



Minutes

Ordinary Meeting of Council

Wednesday 22 July 2026 6:00 pm



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Official opening, welcome and acknowledgement

The Presiding Member declared the meeting open at 6:00pm 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 Frank Mofflin
Cr Pip Slaughter
Cr Melanie Clark
Cr Ingrid van Dorssen

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

Mr Glen Dougall
Ms Caitlin Skinner
Mr Pete Stone
Mr Graham Tattersall
Ms Chloe Johnston
Ms Melody Foster
Mr Ben Maltais
Ms Emily Groves
Ms Jordyn Harvey

Chief Executive Officer
A/Director City Business
Director Creative Arts and Community
Director Infrastructure
Manager City Planning
Manager Governance
Principal Design Engineer
Media and Community Relations Advisor
Meeting Support Officer

There were approximately 35 members of the public and no members of the press in attendance.

Apologies

Cr Jemima Williamson-Wong Coastal Ward

Leave of absence

Nil.



Applications for leave of absence

Nil.

Disclosures of interest by members

Nil.

Responses to previous public questions taken on notice

There were no questions taken on notice at the Ordinary Meeting of Council held on the 24 June 2026.

Public question time

The following members of the public spoke in relation to item SGSC2607-5:

Alan Greenwood

Kelvin Fowler on behalf of Stephen Samson

Jacques Richard

Dale Fairbairn

Daniela Tsalikis

Kim Fowler

Kelvin Fowler

Lisette Stephenson

Traci Cascioli

Jon Strachan

Dominique Chanovre on Behalf of Lorrel Moffit and Terace Kennedy

Brett Goring

Freya Cleffers

The following member of the public spoke in relation to item C2607-1:

Roslyn De Souza

The following member of the public spoke in relation to item PSC2607-6:

Pathika Jones

Petitions

Cr Andrew Sullivan presented a petition signed by 44 residents, requesting the following:

To pause the approval process for the proposed 28 bed overnight respite accommodation at the former St John's building, 14 Parry Street, until meaningful



consultation has taken place and all relevant planning, operational and community impacts have been properly considered.

The petition was accepted by the Chief Executive Officer and will be addressed by relevant officers.

Cr Andrew Sullivan presented a petition signed by 18 residents, requesting the following:

To expand yellow line road markings in South Fremantle in a more consistent manner to prevent dangerous traffic, solve frustrating parking problems and maintain emergency and waste access.

The petition was accepted by the Chief Executive Officer and will be addressed by relevant officers.

Deputations

Nil.

Presentations

Nil.

Confirmation of minutes

COUNCIL DECISION

Moved: Cr Geoff Graham

Seconded: Cr Pip Slaughter

Council confirm the minutes of the Ordinary Meeting of Council dated 24 June 2026.

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



Elected member communication

Nil.



Reports and recommendations from officers

Committee and working group reports

SGSC2607-5 RESPITE CENTRE PROPOSAL

Meeting date:	8 July 2026
Responsible officer:	Director Creative Arts and Community
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	Nil

SUMMARY

The purpose of this report is to seek Council endorsement for the City of Fremantle (the City) to work exclusively with St Patrick's Community Support Centre (St Pats) to progress a proposal for an overnight respite accommodation service at 14 Parry Street, Fremantle, a City-owned building.

The proposal responds to a persistent and visible homelessness challenge in the Fremantle inner CBD, one that no single sector can solve alone, but which the City is committed to leading a local response to. The proposed service would provide up to 28 beds per night for men and women along with an opportunity to include two family rooms. It is proposed to operate seven nights per week, with the proposal that the City enter into an exclusivity arrangement for the centre to be operated by St Pats as an entry-level, short-term respite model for at least an initial five year period.

Council's approval at this stage will allow the City and St Pats to begin the community engagement process, progress grant funding applications, and present a compelling and united case for State Government funding to operate the centre, the critical enabling condition for the service to open.

This report recommends that Council delegates authority to the CEO to enter into an Exclusivity Deed and Agreement for Lease with St Pats to progress the 14 Parry Street respite accommodation proposal; request the State Government to commit to a minimum five years of operating funding.



BACKGROUND

Homelessness is a complex, systemic challenge, national and global in scale, and present in every Australian city. It is not the responsibility of any single level of government or any single sector to solve. In Fremantle, however, the City occupies a unique position, as a regional community services hub that directly supports thousands of community members each week, and as a local government area where the impacts of homelessness and rough sleeping are acutely visible in the city centre every day. The City has a role in facilitating a local response, utilising appropriate assets, working in partnership with specialist service providers, the State Government, and the broader community.

Despite ongoing outreach and service coordination efforts by specialist providers, the absence of a local overnight respite accommodation option means that people sleeping rough in Fremantle have no safe destination within the City at night.

The Fremantle By-Name List recorded between 110 and 260 people experiencing homelessness each month over the period January 2023 to August 2024, with rough sleeping consistently ranging from 60 to 115 people per month.

Over the period 2024 to 2026, the City undertook planning and engagement processes for the Social Needs Analysis, Community Safety and Crime Prevention Plan and Health and Wellbeing Plan, across each of which homelessness was consistently identified by the community as a priority issue requiring a coordinated response.

14 Parry Street, Fremantle (the Property) is a City-owned building and is currently being used temporarily for City Parking and Waste administration services. The building was previously occupied by St John Ambulance. The Property is zoned Mixed Use under the City of Fremantle Local Planning Scheme No. 4 and is listed on the City's Heritage List at Level 3, which means planning approval is required for works and change of use to the building.

The building's single-storey configuration, site area, and location proximate to St Pats existing services, the Fremantle CBD, and the After-Hours Goodwill meals service, were identified as well-suited to a respite accommodation model.

In mid-2024, City officers undertook a site visit and analysis of Tom Fisher House in Perth, operated by St Vincent de Paul Society, the only comparable crisis accommodation service in the Perth metropolitan area. Tom Fisher House, also a single-story configuration located within high density residential setting, operates as a low-barrier, low-threshold service providing safe, inclusive accommodation and on-site support for people aged 18 and over experiencing chronic homelessness and complex needs.



In the 2025 reporting period, Tom Fisher House supported 416 people with 3,951 bed nights of safe respite. Every client reported feeling safe, and 96 per cent of external stakeholders stated that Tom Fisher House is critical to meeting sector demand (St Vincent de Paul Society, Annual Impact Report 2025). This benchmarking directly informed the service model developed for 14 Parry Street, which is designed on the same entry-level, short-term respite principle, a safe place to sleep and access support, not a long-term housing solution.

The specific model for a respite centre at 14 Parry Street was developed through discussions between the City and St Patrick's Community Support Centre, drawing on St Pats operational expertise in homelessness, supported housing and outreach services in Fremantle. Initial discussions between the CEO of St Pats and the CEO of the City of Fremantle commenced in December 2024.

A presentation to the Informal Elected Member Meeting on 17 November 2025 resulted in Elected Members demonstrating strong in-principle support for the proposal.

Following the presentation, officers from both organisations progressed the proposal. A site walkthrough was conducted on 23 April 2026, attended by:

- St Patrick's Community Support Centre - CEO and officers
- Office of Homelessness, Department of Communities - Executive Director and Coordinator
- City of Fremantle - CEO, Director Creative Arts and Community, Manager Community Development, Manager Infrastructure Project Management and Facilities

The presence of the Office of Homelessness at the site walkthrough reflects early-stage State Government awareness of and interest in the proposal, which is relevant to ongoing advocacy and the funding outlook for the service.

The proposal has also been the subject of direct Ministerial and federal engagement, with site walkthroughs and briefings conducted with:

- Walkthrough: Hon Minister Simone McGurk MLA (Minister for Creative Industries; Heritage; Industrial Relations; Aged Care and Seniors; Women) - 24 April 2026. Purpose: to view the site alongside City of Fremantle Elected Members, gain an overview of the project, discuss next stages, and seek support from the Minister.
- Briefing: Minister Matthew Swinbourn's Office, Minister for Homelessness
- Briefing: Federal Member Josh Wilson – to be briefed by St Pats CEO in July.

The level of engagement from State Ministers and the Federal Member for Fremantle reflects the significance of the proposal and provides a strong



foundation for the City and St Pats to jointly advocate for the operating funding commitment required to activate the service. The City, in partnership with St Pats, is seeking a minimum of five years of State Government operating funding to provide the service stability necessary for St Pats to operate effectively and to justify the capital investment in the building.

St Patrick's Community Support Centre proposes to operate an overnight respite accommodation service from 14 Parry Street on the following model:

- Hours of operation: Seven nights per week, 6:00 pm to 7:00 am. Staff commence at 5:00 pm to allow referral intake and overlap with the After-Hours Goodwill Service. The 7:00 am closure aligns with the opening of St Pats Engagement Hub at 7:30 am, ensuring continuity of support.
- Capacity: Up to 28 beds per night — male dormitory (12 beds), female dormitory (8 beds), family room (4 beds), and accessible family room (4 beds). Referrals would allow for 10 nights at a time and come from Fremantle.
- Staffing: A minimum of two to three trained staff on site at all times, supported by a contracted security officer.
- Site configuration: The building is arranged around three distinct zones with separate entries, fenced separation, and dedicated courtyards. The male zone (105m²) comprises a 12-bed dormitory, lounge and kitchenette, WC/shower facilities, and private male courtyard. The female zone (76m²) comprises an 8-bed dormitory, lounge/living area, kitchenette, WC/shower facilities, and private female courtyard. The family zone includes a standard family room (4 beds) and an accessible family room (4 beds), accessible from either the male or female zone under staff management. A central shared zone (135m²) accommodates reception, multi-use space (20 persons), kitchenette, UAT room, and WC/shower. Staff facilities (40m²) include office, first aid and counselling room, laundry, and cleaner's store. External areas include a staff private courtyard, drying line, ambulance/doctor's bay, loading bay, and secure external storage for bulky client belongings. The building design incorporates features to minimise impacts on neighbouring properties, including fenced zone separation, defined and controlled entries, and contained external activity areas.
- Service integration: The service operates as a community response in partnership with the City of Fremantle and local after-hours service providers. Dedicated support will be on site, with additional support provided through St Pats broader daytime services.



FINANCIAL IMPLICATIONS

The total estimated capital cost to bring 14 Parry Street to the standard required for its intended use as a respite accommodation centre is \$2.1 million. The City proposes to fund this through a combination of external grants and a City contribution:

1. \$1.6 million to be sought through grant funding, including a possible application to Lotterywest and other funding bodies identified through the coordinated funding approach with St Pats.
2. \$500,000 City of Fremantle capital contribution, subject to the 2026/27 budget approval process.

The City also proposes to provide the Property to St Pats on a peppercorn basis (\$1 per annum plus GST), linked to the delivery of agreed service outcomes and KPIs. St Pats will be responsible for all outgoings, rates, utilities, insurance (including \$20 million public liability cover in the names of both parties), and maintenance of the premises for the duration of the lease. Each party will meet their own legal costs.

St Patrick's Community Support Centre is responsible for securing recurrent operating funding for the service. The City is jointly advocating with St Pats for a minimum of five years of State Government operating funding through the Office of Homelessness (Department of Communities).

To lodge a development application, there will also be a fee applicable for St Pats. Based on the estimated project cost, the fee would be approximately \$5812. LPP 1.1 Planning Refunds, Amendments and Community Consultation enables the fee to be waived by Council. Given the clear community benefit to this use, and to reduce the costs for the applicant, it is recommended any future planning fee be waived for this proposal.

LEGAL IMPLICATIONS

Officers sought legal advice and it has been confirmed that the proposed lease to St Pats is exempt from the public advertising and disposal of property requirements under section 3.58 of the Local Government Act 1995. Regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996 provides an exemption where a local government disposes of property to a body whose objects are charitable, benevolent or philanthropic, and whose members are not entitled to receive any pecuniary profit. St Pats is a registered charity and not-for-profit incorporated body and satisfies these criteria.



Advice was also provided regarding section 3.59 of the Local Government Act 1995 (major land transactions). While the lease and associated fit-out works constitute a land transaction, the estimated value of the City's contribution is below the prescribed major land transaction threshold of \$10 million. Accordingly, the proposal is not a major land transaction, and the requirements of section 3.59 do not apply. It was confirmed that State Government funding received by St Pats to support the delivery of is not relevant to the value of the land transaction and is therefore not included in the section 3.59 assessment.

The proposed lease is exempt from the requirements of Council Policy – Leasing of City Property in a Competitive Manner under clauses 24(a) and 24(b).

The Property is subject to a Crown Grant in Trust for the purpose of 'Corporation Yards', which permits a lease of up to a maximum of 21 years. Consistent with this, the proposed agreement will be formalised as an Agreement to Lease, followed by a formal Lease, between the City of Fremantle (as lessor) and St Patrick's Community Support Centre Limited (as lessee) on a peppercorn basis (\$1 per annum plus GST). The Lease will be subject to the consent of the Minister for Lands.

An Agreement to Lease is the recommended approach at this stage given that a number of pre-conditions, including confirmation of operating funding, finalisation of the premises plan and fit out, and agreement on KPIs, need to be satisfied before a formal Lease can be executed. The Agreement to Lease will be binding: if the pre-conditions are met, the City will be required to proceed with the Lease.

Key terms of the proposed Lease, subject to finalisation, are as follows:

- Term: 5 years, with an option to extend for a further 5 years subject to funding.
- Rent: \$1 per annum plus GST, linked to the delivery of agreed service outcomes and KPIs.
- Permitted use: Community support centre providing respite accommodation.
- Outgoings: St Pats will pay all outgoings, rates, taxes, utility charges, and direct costs applicable to the premises.
- Insurance: St Pats must affect \$20 million public liability insurance (in the names of both parties), plate glass, contractors' all risk, property, and business interruption insurance prior to handover.
- Maintenance: St Pats will be responsible for all maintenance of the premises and keeping the premises clean and in good repair. This excludes structure and roofing.
- Fitout: To be determined as part of the Agreement to Lease process. St Pats must obtain the City's approval for any works and submit full fitout plans and specifications.



- Make good: St Pats must return the premises to the City in the same condition as at the handover date (fair wear and tear excepted) on expiry.
- Sublease or assignment: Not permitted without the City's prior written consent.
- Holdover: If St Pats remains in occupation beyond the lease expiry with the City's consent, the tenancy converts to a monthly arrangement on the same terms.

Several regulatory approvals are required before the service can commence, with responsibilities split between the City as landowner and St Pats as operator:

- Due to the building's heritage status and zoning, development (planning) approval is required in order to undertake works and change the use of the building. The City (as landowner) will need to sign the application with St Pats being listed as the applicant. The City's planning team will assess the proposal against all relevant planning and heritage requirements, and the City can be determining authority for the application. Advice will be provided by the planning team during the preparation of all relevant documents; initial advice is that the proposal is capable of approval.
- Building approval via a certified building permit will also be required, with the works needing to be certified by a building surveyor from the private sector.
- St Patrick's Community Support Centre (as operator): St Pats must register the service as a lodging house with the City under the *Health (Miscellaneous Provisions) Act 1911* and the City of Fremantle Health Local Law 1997, prior to commencing operations. St Pats will be responsible for maintaining compliance with all applicable health and operational requirements for the duration of the lease.

STRATEGIC IMPLICATIONS

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

Resilient City – A future-proofed asset base that remains functional and accessible to the community

- The City's facilities are functional and fit for purpose and contribute to improving community well-being.

Resilient City – Availability of services and support for the most vulnerable members of the community

- Access to programs that connect vulnerable community members to services and support.



The proposal is also consistent with the State Government's WA Homelessness Strategy 2020–2030, which identifies rapid access to safe accommodation as a key response to rough sleeping.

CONSULTATION

Internal consultation has been undertaken with the following City officers in the development of this proposal:

- Chief Executive Officer
- Director Creative Arts and Community
- Manager Community Development
- Manager Infrastructure Project Management and Facilities
- Infrastructure Project Lead
- Manager Commercial Services (lease and property advice)
- Team Leader Strategic Planning and Heritage (planning and zoning advice)
- Coordinator Statutory Planning (use classification advice)
- Principal Building Surveyor (building permit advice)
- Manager Regulatory Services (planning and building approval confirmation)
- Environmental Health (lodging house registration requirements)

External engagement to date has involved St Patrick's Community Support Centre and the Office of Homelessness (Department of Communities), including a joint site walkthrough on 23 April 2026. The City has existing relationships with the adjoining sporting precinct and several stakeholders in the immediate local vicinity, however, no community engagement has commenced on this proposal.

The following feedback taken from the community engagement processes for the Community Health and Wellbeing Plan and Community Safety and Crime Prevention plan in 2025, demonstrates residents and stakeholders have consistently called for action on homelessness in Fremantle.

Community Health and Wellbeing Plan — Community Engagement (2025)

The City conducted a community and stakeholder engagement process in 2025, to inform development of a Local Public Health Plan in accordance with Part 5 of the *Public Health Act 2016*.

This engagement process reached 633 people through face-to-face conversations and online participation via the City's MySay platform, with 49 formal submissions received. A structured priority-setting workshop held in August 2025 with 21 participants, including Elected Members, community members and City staff, identified addressing homelessness and housing access as one of six priority areas through a nominal group process.



Engagement participants identified the following actions as relevant to the homelessness priority:

- Investigating sites and opportunities for crisis accommodation in Fremantle
- Working with partners to connect people experiencing homelessness with information and services from specialist organisations
- Strengthening the City's capacity to support outreach coordination and connection responses for rough sleeping
- Advocating to State and Federal Government for increased support for the homeless community

It is noted that the proposed Community Health and Wellbeing Plan 2026–2031 (Local Public Health Plan), is provided in this Agenda (Item SGSC2607-3) for Council consideration prior to advertising.

Community Safety and Crime Prevention Plan - Community Engagement (2025)

The City also conducted a community engagement process in 2025 to inform the development of a new Community Safety and Crime Prevention Plan, with findings presented to the Ordinary Meeting of Council in April 2026.

This engagement received 243 formal submissions generating more than 6,500 individual pieces of data via MySay survey (74%), in-person meetings (24%) and formal email (2%). Respondents were asked to identify the top community safety issues in Fremantle. Homelessness ranked third of all issues, selected by 66% of respondents, behind only people affected by drugs or alcohol (92%) and antisocial or disorderly behaviour (72%).

In open-text responses, homelessness and social disorder was raised 49 times. Respondents described rough sleeping, loitering, and begging in commercial and residential areas as ongoing concerns and called for compassionate, coordinated interventions addressing housing, addiction, and mental health. A related theme: homelessness, social housing and complex social needs, was raised a further 42 times, with respondents identifying a gap in support services for vulnerable people in the CBD and calling for better coordination between policing, social services, and housing agencies.

It is noted that officers are in the process of finalising the proposed Community Safety and Crime Prevention Plan, to be brought to Council for consideration in the coming months.



OFFICER COMMENT

Homelessness is not a problem created by any single sector, and it cannot be solved by any one organisation acting alone. It is a national and global challenge, which Fremantle and the state is also experiencing. What distinguishes Fremantle is the City's willingness to lead and coordinate to complement the role of specialist service providers, by using its assets and relationships to create the conditions for a genuine community solution. The demand for crisis accommodation in Fremantle outstrips supply at every level, and the evidence from the City's planning and engagement processes confirms that the community is calling for action.

The Tom Fisher House model, operated by St Vincent de Paul Society is the only comparable crisis accommodation service in the Perth metropolitan area, demonstrates both the feasibility and the impact of this approach. City officers visited Tom Fisher House in mid-2024 as part of the development of this proposal. Its outcomes, 416 people supported, 3,951 bed nights of safe respite, 100 per cent of clients reporting feeling safe (St Vincent de Paul Society, Annual Impact Report 2025) provide a compelling evidence base for what a well-designed, well-operated respite service can achieve. The proposed service at 14 Parry Street is designed on the same entry-level, short-term respite principle: a safe place to sleep and access support, not a long-term housing solution.

14 Parry Street presents a genuine opportunity for the City to make a meaningful contribution to addressing visible rough sleeping in the inner Fremantle area. St Patrick's Community Support Centre provides a professional approach and has decades of presence in Fremantle, deep expertise in community housing, temporary accommodation and outreach, and an established relationship with the City. The proposal has the support of the Office of Homelessness (Department of Communities), which was represented at the April 2026 site walkthrough.

A feasibility-stage concept design for the proposed works has been completed by Christopher Paterson Heritage + Architecture. CP-HA is a heritage architecture specialist, reflecting the building's Heritage List Level 3 status. The concept design is sufficiently developed to support detailed capital cost estimates and provides the basis for the \$2.1 million total project cost figure outlined in this report. This level of design is appropriate and adequate for the purpose of grant applications and Council's consideration at this stage. Final design will be progressed once operating and capital funding has been confirmed.

Council's approval to enter into an exclusivity agreement with St Pats will provide the mandate to begin community engagement, pursue funding, and advocate to the State Government, without committing to the lease, the capital works, or the



planning approvals, all of which depend on funding being confirmed and the design finalised.

A critical enabling condition for the service is the award of recurrent State Government operating funding for a period up to five years. Without this commitment, St Pats cannot viably staff and operate the service. The level of Ministerial and federal engagement to date, including site walkthroughs and briefings with Minister McGurk, Minister Swinbourn's office, and Federal Member Josh Wilson, demonstrates significant political interest in the proposal and provides a strong platform for formal advocacy.

Officers recommend that Council formally request the State Government to commit to operating funding and authorise the Chief Executive Officer to write to the Minister for Homelessness to that effect.

It is intended that the exclusivity agreement be put in place for a period up to twelve months to allow sufficient time to negotiate with the various stakeholders to attain operating and capital funding.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COMMITTEE RECOMMENDATION

Moved: Cr Ingrid van Dorssen Seconded: Cr Frank Mofflin

Council:

1. Receives this report on the proposed overnight respite accommodation service at 14 Parry Street, Fremantle, including the proposal developed by St Patrick's Community Support Centre, and the collaborative site assessment process undertaken with the Office of Homelessness.
2. Approves the City of Fremantle working exclusively with St Patrick's Community Support Centre to develop and progress the proposed respite accommodation service at 14 Parry Street, Fremantle, including;



- a. undertaking community engagement (*including local and city-wide stakeholders*), *noting a report will be brought back to Council for consideration*; and
 - b. pursuing operating and capital funding for the period up to 30 June 2027.
3. Requests the State Government to commit to a minimum of five years of operating funding for the proposed service and authorises the Chief Executive Officer to write to the Minister for Homelessness to that effect.
4. Authorise the Chief Executive Officer to negotiate and execute an Exclusivity Deed and Agreement for Lease with St Patrick's Community Support Centre Limited, and the subsequent execution of a Lease in line with the essential terms below:

Land	Lot 500 on Deposited Plan 423924 being the whole of the land comprised in Certificate of Title Volume 4058 Folio 718
Premises	The building and surrounds located on the Land, known as 14 Parry Street, Fremantle.
Lessor	City of Fremantle
Lessee	St Patrick's Community Support Centre Limited
Permitted Use	Community Support Centre providing respite accommodation
Term	5 years
Option	5 years subject to ongoing funding
Commencement Date	TBD
Rent	\$1 per annum plus GST.
Holdover	If the Lessee remains in occupation of the Premises beyond the expiry of the term, with the consent of the Lessor, the Lessee shall become a monthly tenant of the Premises on the same terms and conditions of the Lease.
Expiry Date	5 years from the Commencement Date
Outgoings (including relevant statutory expenses)	The Lessee is solely responsible for, and must pay, all outgoings in respect of the Premises, including all statutory charges, taxes, rates, levies, and other government-imposed expenses relating to the Premises or its use.



Direct charges and exclusive services	The Lessee must, at its own cost, pay for the supply and use of all services, utilities, security, and any other facilities that are separately metered to, supplied to, or otherwise attributable to the Premises.
Legal Fees	Each party will be responsible for their own costs.
Insurance	Prior to handover of the Premises, the Lessee must effect, and provide evidence of, the following insurances: • \$20,000,000.00 public liability insurance for any one event (in the names of the Landlord and the Tenant): • Plate glass insurance; • Contractors' all risk policy in respect of Lessee's Works (if applicable) to their full value; • Insurance over the Lessee's Property, and any property for which the Lessee has responsibility, for full replacement value; • Any other insurance required by law, or which the Lessor requires the Lessee to effect.
Make Good	On or before the Expiry Date, the Lessee must return the Premises to the Lessor in the same condition (except fair wear and tear) as it was at the Commencement Date.
Fitout	Excluding the fit out works undertaken by the Lessor, the Lessee must: • Obtain the Lessor's approval in relation to any proposal to alter or add to the premises; and • Carry out works in accordance with the Lessor's conditions of approval.
Costs	With the exception of any agreed contribution from the Lessor, the Lessee will be responsible for all costs of, or associated with, the Lessee's alterations, improvements or developments.
Sub-lease or Assignment	The Lessee must not, without the Lessor's prior written consent, assign or sub-lease any part of the Lease.



Parties to act in good faith	Each party agrees to act in good faith throughout the term of the Lease and to not publicly disparage, denigrate or criticise the other party.
Maintenance	• The Lessee acknowledges that the Leased Area is offered in an “as is” condition at the Commencement Date. • The Lessor is responsible for the maintenance, repair and replacement of the structural elements of the Premises, including the roof and structural walls. • The Lessee must keep the Premises clean, safe and in good condition, and is responsible for maintaining and repairing all non-structural fixtures, fittings, plant, equipment and services serving the Premises. • The Lessee must promptly make good any loss or damage caused by the Lessee or its invitees at its own cost, but is not responsible for fair wear and tears, structural deterioration, latent defects, or damage caused by the Lessor.

5. Waive all fees for Development Applications associated with the proposed overnight respite accommodation service at 14 Parry Street Fremantle.

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

AMENDMENT

Moved: Cr Andrew Sullivan

Seconded: Cr Ingrid van Dorssen

To amend the Officer’s Recommendation, to read as follows:

Council:

2. Approves the City of Fremantle working exclusively with St Patrick’s Community Support Centre to develop and progress the proposed respite accommodation service at 14 Parry Street, Fremantle, including;



- a. undertaking community engagement (*including local and city-wide stakeholders*), *noting a report will be brought back to Council for consideration; and*
- b. *further develop the concept to mitigate impacts on adjoining residents and community activities as far as reasonably possible and enhance public accessibility and safety to the surrounding precinct; and*
- c. *pursuing operating and capital funding for the period up to 30 June 2027.*

Amendment 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 amendment:

As part of the concept development phase for the Respite Centre, the City investigates ways to integrate it with the surrounding street, laneway and park, including opportunities that make access to the complex more discrete, that help mitigate impacts on surrounding residents and improve the surrounding public realm to enhance public accessibility and safety especially in the park and laneway.

In accordance with clause 9.4 of the [Meeting Procedures Policy](#), Cr Geoff Graham moved the amended committee recommendation, in 5 parts, as follows:

COUNCIL DECISION ITEM SGSC2607-5

(Committee recommendation, as amended - Part 1)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Frank Mofflin

Council:

1. Receives this report on the proposed overnight respite accommodation service at 14 Parry Street, Fremantle, including the proposal developed by St Patrick's Community Support Centre, and the collaborative site assessment process undertaken with the Office of Homelessness.



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

COUNCIL DECISION ITEM SGSC2607-5

(Committee recommendation, as amended - Part 2)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Frank Mofflin

Council:

2. Approves the City of Fremantle working exclusively with St Patrick's Community Support Centre to develop and progress the proposed respite accommodation service at 14 Parry Street, Fremantle, including;
 - a. undertaking community engagement *(including local and city-wide stakeholders)*, noting a report will be brought back to Council for consideration;
 - b. further develop the concept to mitigate impacts on adjoining residents and community activities as far as reasonably possible and enhance public accessibility and safety to the surrounding precinct; and
 - c. pursuing operating and capital funding for the period up to 30 June 2027.

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



COUNCIL DECISION ITEM SGSC2607-5

(Committee recommendation, as amended - Part 3)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Frank Mofflin

Council:

3. Requests the State Government to commit to a minimum of five years of operating funding for the proposed service and authorises the Chief Executive Officer to write to the Minister for Homelessness to that effect.

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

COUNCIL DECISION ITEM SGSC2607-5

(Committee recommendation, as amended - Part 4)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Frank Mofflin

Council:

4. Authorise the Chief Executive Officer to negotiate and execute an Exclusivity Deed and Agreement for Lease with St Patrick's Community Support Centre Limited, and the subsequent execution of a Lease in line with the essential terms below:

Land	Lot 500 on Deposited Plan 423924 being the whole of the land comprised in Certificate of Title Volume 4058 Folio 718
Premises	The building and surrounds located on the Land, known as 14 Parry Street, Fremantle.
Lessor	City of Fremantle
Lessee	St Patrick's Community Support Centre Limited
Permitted Use	Community Support Centre providing respite accommodation
Term	5 years
Option	5 years subject to ongoing funding



Commencement Date	TBD
Rent	\$1 per annum plus GST.
Holdover	If the Lessee remains in occupation of the Premises beyond the expiry of the term, with the consent of the Lessor, the Lessee shall become a monthly tenant of the Premises on the same terms and conditions of the Lease.
Expiry Date	5 years from the Commencement Date
Outgoings (including relevant statutory expenses)	The Lessee is solely responsible for, and must pay, all outgoings in respect of the Premises, including all statutory charges, taxes, rates, levies, and other government-imposed expenses relating to the Premises or its use.
Direct charges and exclusive services	The Lessee must, at its own cost, pay for the supply and use of all services, utilities, security, and any other facilities that are separately metered to, supplied to, or otherwise attributable to the Premises.
Legal Fees	Each party will be responsible for their own costs.
Insurance	Prior to handover of the Premises, the Lessee must effect, and provide evidence of, the following insurances: • \$20,000,000.00 public liability insurance for any one event (in the names of the Landlord and the Tenant): • Plate glass insurance; • Contractors' all risk policy in respect of Lessee's Works (if applicable) to their full value; • Insurance over the Lessee's Property, and any property for which the Lessee has responsibility, for full replacement value; • Any other insurance required by law, or which the Lessor requires the Lessee to effect.
Make Good	On or before the Expiry Date, the Lessee must return the Premises to the Lessor in the same condition (except fair wear and tear) as it was at the Commencement Date.



Fitout	Excluding the fit out works undertaken by the Lessor, the Lessee must: • Obtain the Lessor's approval in relation to any proposal to alter or add to the premises; and • Carry out works in accordance with the Lessor's conditions of approval.
Costs	With the exception of any agreed contribution from the Lessor, the Lessee will be responsible for all costs of, or associated with, the Lessee's alterations, improvements or developments.
Sub-lease or Assignment	The Lessee must not, without the Lessor's prior written consent, assign or sub-lease any part of the Lease.
Parties to act in good faith	Each party agrees to act in good faith throughout the term of the Lease and to not publicly disparage, denigrate or criticise the other party.
Maintenance	• The Lessee acknowledges that the Leased Area is offered in an "as is" condition at the Commencement Date. • The Lessor is responsible for the maintenance, repair and replacement of the structural elements of the Premises, including the roof and structural walls. • The Lessee must keep the Premises clean, safe and in good condition, and is responsible for maintaining and repairing all non-structural fixtures, fittings, plant, equipment and services serving the Premises. • The Lessee must promptly make good any loss or damage caused by the Lessee or its invitees at its own cost, but is not responsible for fair wear and tears, structural deterioration, latent defects, or damage caused by the Lessor.

Carried: 7 / 1

For:

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

Against:

Cr Geoff Graham



COUNCIL DECISION ITEM SGSC2607-5

(Committee recommendation, as amended - Part 5)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Frank Mofflin

5. Waive all fees for Development Applications associated with the proposed overnight respite accommodation service at 14 Parry Street Fremantle.

Carried: 7 / 1

For:

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

Against:

Cr Geoff Graham

COUNCIL DECISION ITEM SGSC2607-5

Council:

1. Receives this report on the proposed overnight respite accommodation service at 14 Parry Street, Fremantle, including the proposal developed by St Patrick's Community Support Centre, and the collaborative site assessment process undertaken with the Office of Homelessness.
2. Approves the City of Fremantle working exclusively with St Patrick's Community Support Centre to develop and progress the proposed respite accommodation service at 14 Parry Street, Fremantle, including;
 - a. undertaking community engagement (*including local and city-wide stakeholders*), noting a report will be brought back to Council for consideration;
 - b. further develop the concept to mitigate impacts on adjoining residents and community activities as far as reasonably possible and enhance public accessibility and safety to the surrounding precinct; and
 - c. pursuing operating and capital funding for the period up to 30 June 2027.
3. Requests the State Government to commit to a minimum of five years of operating funding for the proposed service and authorises



the Chief Executive Officer to write to the Minister for Homelessness to that effect.

4. Authorise the Chief Executive Officer to negotiate and execute an Exclusivity Deed and Agreement for Lease with St Patrick's Community Support Centre Limited, and the subsequent execution of a Lease in line with the essential terms below:

Land	Lot 500 on Deposited Plan 423924 being the whole of the land comprised in Certificate of Title Volume 4058 Folio 718
Premises	The building and surrounds located on the Land, known as 14 Parry Street, Fremantle.
Lessor	City of Fremantle
Lessee	St Patrick's Community Support Centre Limited
Permitted Use	Community Support Centre providing respite accommodation
Term	5 years
Option	5 years subject to ongoing funding
Commencement Date	TBD
Rent	\$1 per annum plus GST.
Holdover	If the Lessee remains in occupation of the Premises beyond the expiry of the term, with the consent of the Lessor, the Lessee shall become a monthly tenant of the Premises on the same terms and conditions of the Lease.
Expiry Date	5 years from the Commencement Date
Outgoings (including relevant statutory expenses)	The Lessee is solely responsible for, and must pay, all outgoings in respect of the Premises, including all statutory charges, taxes, rates, levies, and other government-imposed expenses relating to the Premises or its use.
Direct charges and exclusive services	The Lessee must, at its own cost, pay for the supply and use of all services, utilities, security, and any other facilities that are separately metered to, supplied to, or otherwise attributable to the Premises.
Legal Fees	Each party will be responsible for their own costs.



Insurance	Prior to handover of the Premises, the Lessee must effect, and provide evidence of, the following insurances: • \$20,000,000.00 public liability insurance for any one event (in the names of the Landlord and the Tenant): • Plate glass insurance; • Contractors' all risk policy in respect of Lessee's Works (if applicable) to their full value; • Insurance over the Lessee's Property, and any property for which the Lessee has responsibility, for full replacement value; • Any other insurance required by law, or which the Lessor requires the Lessee to effect.
Make Good	On or before the Expiry Date, the Lessee must return the Premises to the Lessor in the same condition (except fair wear and tear) as it was at the Commencement Date.
Fitout	Excluding the fit out works undertaken by the Lessor, the Lessee must: • Obtain the Lessor's approval in relation to any proposal to alter or add to the premises; and • Carry out works in accordance with the Lessor's conditions of approval.
Costs	With the exception of any agreed contribution from the Lessor, the Lessee will be responsible for all costs of, or associated with, the Lessee's alterations, improvements or developments.
Sub-lease or Assignment	The Lessee must not, without the Lessor's prior written consent, assign or sub-lease any part of the Lease.
Parties to act in good faith	Each party agrees to act in good faith throughout the term of the Lease and to not publicly disparage, denigrate or criticise the other party.
Maintenance	• The Lessee acknowledges that the Leased Area is offered in an "as is" condition at the Commencement Date. • The Lessor is responsible for the maintenance, repair and replacement of the



	structural elements of the Premises, including the roof and structural walls. • The Lessee must keep the Premises clean, safe and in good condition, and is responsible for maintaining and repairing all non-structural fixtures, fittings, plant, equipment and services serving the Premises. • The Lessee must promptly make good any loss or damage caused by the Lessee or its invitees at its own cost, but is not responsible for fair wear and tears, structural deterioration, latent defects, or damage caused by the Lessor.
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5. Waive all fees for Development Applications associated with the proposed overnight respite accommodation service at 14 Parry Street Fremantle.



Cr Fedele Camarda left the meeting at 7:40pm and returned at 7:42pm prior to the vote on the following item.

PSC2607-3 EAST STREET, NO. 39/31, FREMANTLE - CHANGE OF USE TO UNHOSTED SHORT TERM RENTAL ACCOMODATION (ED DA0153/26)

Meeting date:	1 July 2026
Responsible officer:	Manager City Planning
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. Development Plans 2. Management Plan and Code of Conduct - 39 East - Redacted
Additional Information: (viewed electronically)	3. Strata Approval 4. Site Photos 5. Applicant Response to Submissions

SUMMARY

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 39/31 East 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 (Discretionary 'A')

The application is recommended for conditional approval.

PROPOSAL

Detail

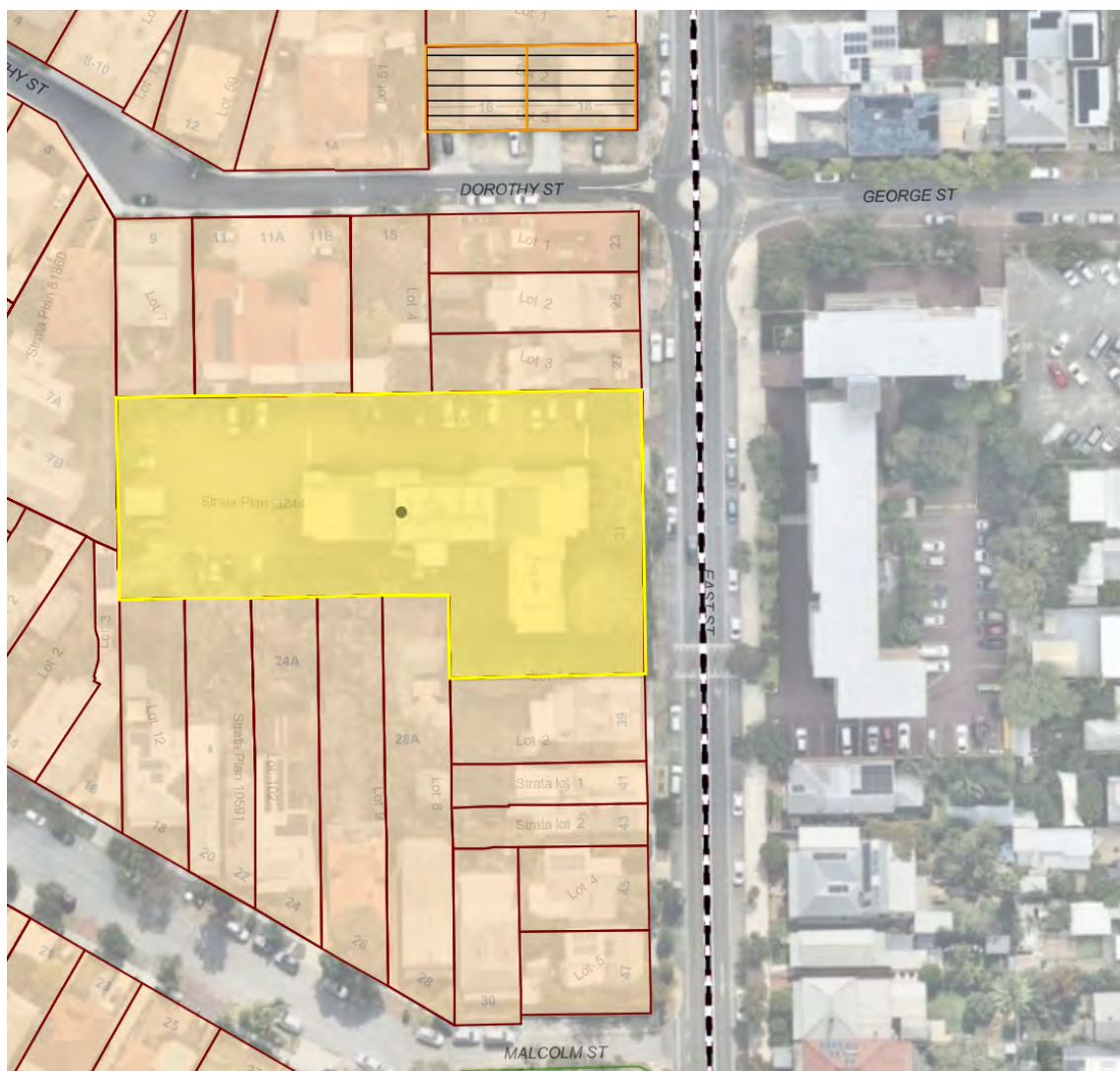
Approval is sought for a change of use of an existing Multiple dwelling (apartment) to Unhosted short-term rental accommodation at No. 39/31 Adelaide Street, Fremantle. No works are proposed to the existing building or dwelling as part of this application.



Development plans are included as Attachment 1 and the Management Plan and Code of Conduct at Attachment 2.

Site/application information

Date received: 24 April 2026
Owner name: Henry Jon Vaughan
Submitted by: Henry Jon Vaughan
Scheme: Residential (R25)
Heritage listing: Not Listed
Existing land use: Multiple Dwelling
Use class: Unhosted Short Term Rental Accommodation
Use permissibility: Discretionary (A)





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 25 May 2026, and thirteen (13) submissions were received, all objecting to the proposal. The following issues were raised (summarised) with officer comment:

Submitter Comment	Officer Comment
Concerns the guests use the premises for parties, create excessive noise and disturbance throughout the night including anti-social behaviour.	It is the responsibility of the owner/manager of the unit to ensure that the STRA is managed in accordance with, and guests adhere to the Code of Conduct stipulated within, the Management Plan provided with the application at Attachment 2 to mitigate any amenity impacts and/or disturbance of adjoining residents and take necessary steps where/if issues arise. Any issues of non-compliance or other concerns should also be reported to the strata management of the complex to action as deemed appropriate by the strata.
Concerns over disruptive and disrespectful behaviour by guests and inefficient guest screening and inadequate incident mitigation and/or response times by the operator – several incidents have already occurred, one being violent which required police attendance.	As above.
Short term renters are using communal spaces (including the roof-top) for parties without any oversight, causing disturbance, anti-social behaviour and creating risk for other occupiers.	As above.



Security is compromised as the access codes are given to guests which can then be shared with anyone and/or accessed after the stay is over.	As above.
A majority of the other apartments (90%) are owner-occupied or have long-term tenants, short term rental units are not compatible with other occupiers in the complex	It is noted that only six (6) of the 50 dwellings (12%) within the apartment complex, including the subject dwelling, are registered as STRA units, with a majority of dwellings remaining as owner-occupied and/or long term rental tenanted. It is therefore considered there is not an overabundance of temporary residents or STRA within the complex as it currently stands.
STRA is not a residential use, it introduces transient occupancy, reduces long term housing availability, and disrupts neighbourhood cohesion. In an area already saturated with STRA, the proposal is inconsistent with the objectives of the Residential Zone and the amenity considerations under Clause 67 and approving additional unhosted STRA would be inconsistent with the intent and objectives of the State's STRA reforms which aim to restrict STRA where housing pressure is severe or high concentrations of STRA already exist - Fremantle is listed among the highest-pressure metropolitan areas with respect to housing availability and concentration of STRA in lieu of permanent residents or long-term rentals.	As above.

In response to the above, the applicant provided detailed responses to each of the summarised submissions in the Additional Information attachments to this report.

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 western side of East Street in Fremantle and comprises a six-storey multiple dwelling (strata) development with 50 dwellings/units on a site with an overall area of approximately 3,400sqm, known as the *Swan River Apartments* (refer site photos in Additional Information).

The dwelling subject of this change of use application has 2 bedrooms, a floor area of approximately 60sqm and is allocated 1 car bay within the ground floor car park for the complex.

The site is zoned Residential and has a density coding of R25. The site is not individually heritage listed nor located within a Heritage Area.

The surrounding area is characterised by a 9 storey multiple dwelling development to the east of the subject site and otherwise surrounded by 1-2 storey single houses and grouped dwellings to the north, south and west of the site.

A search of the property file has revealed there is no relevant history for the dwelling subject of this change of use application, but the following previous applications for the complex overall:

- DA0252/12 - Additions, Alterations and Maintenance works to existing (50 Unit) Multiple Dwelling Building
- DA0310/14 - New Roof on Lift Shaft of Existing Multiple Dwelling building

Data from the State's Short Term Rental Accommodation (STRA) Register indicates that six (6) of the 50 units (representing 12% overall) within the Swan River Apartments complex are registered as STRA units, including the subject dwelling.



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 considered minor in scale, comprising two bedrooms (limited to a maximum of four occupants, secured by condition) and it is not considered the scale of this operation will result in detrimental impact to the amenity of the area or adjoining residents if managed appropriately in accordance and the management plan (Attachment 2) by the operator and guests comply with the code of conduct submitted with the application (included within Attachment 2).
- It is noted that while the subject site is located in the residential zone and outside of any formal centre, the subject site location is considered appropriate for short term / tourist accommodation as the site is located a short distance from attractions like the George Street Local Centre (50m – multiple café/restaurant, small bar and retail options), the Swan River (360m), Fremantle Art Centre (385m) and the Fremantle City Centre (1km) all of which are considered readily accessible from the property via walking, cycling, public transport (multiple bus routes servicing wider metro available from Canning Highway or Marmion Street nearby) and/or other alternative transport modes by guests of the property.
- It is noted that only six (6) of the 50 dwellings (12%) within the apartment complex, including the subject dwelling, are registered as STRA units, with a majority of dwellings remaining as owner-occupied and/or long term rental tenanted. It is therefore considered there is not an overabundance of temporary residents or STRA within the complex as it currently stands.
- There are no external additions or alterations proposed to the dwelling (or complex) 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 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 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: 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 per the policy.
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,	Complies – 1 on-site bay is provided for and allocated to the two-bedroom unit for



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).	dedicated use. As the dwelling is only two-bedroom, no additional on-site parking is required.
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 – not located within the City Centre zone.
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-bedroom dwelling. A maximum of four (4) persons are permitted to occupy the at any one time which is secured via a recommended condition of approval.
3.3 Rooms not originally designed as bedrooms (e.g. living / dining rooms) cannot be converted for STRA occupancy calculations.	The two bedrooms are lawful bedrooms and there is no proposal to convert others.
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	The proposal is for an Unhosted short-term rental for only four (4) persons. It



appropriate to properly assess the impact on neighbours and amenity.	is not considered that this will result in any significantly detrimental impact to the amenity of adjoining properties/dwellings or the area generally if managed appropriately. As such a 12 month approval limit is not considered to be required.
7. Restriction of Operator	Officer comment
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.	Compliance with this provision will be secured via a recommended condition of approval.
8. Management Plans and Other Unhosted Short-Term Rental Accommodation Application Requirements	Officer comment
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.	A letter from the Strata Company Manager is included as 'Additional Information' to this report and includes consent from the strata management and the Council of Owners for the STRA use of the unit.
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.	Refer site plan provided in Attachment 1 which indicates the allocated parking bay for the unit.
8.3 Development applications must include a Management Plan detailing the following: 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.	A Management Plan accompanied the lodgement of the application (Attachment 2) which addresses the requirements of this provision. Compliance with this Management Plan will be secured via a



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: • 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. g) Bushfire emergency response procedures (in designated bushfire prone areas).	recommended condition of approval.
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: 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.	A Code of Conduct accompanied the lodgement of the application (refer Attachment 2) 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.



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.	
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In further consideration of the objectives of LPP2.27, while the property is not located in the City Centre zone, it is noted that only six (6) of the 50 dwellings (12%) within the apartment complex, including the subject dwelling, are registered as STRA units, with a majority of dwellings remaining as owner-occupied and/or long term rental tenanted. It is therefore considered there is not an overabundance of temporary residents or STRA within the complex as it currently stands. Further, the STRA unit is considered of a small scale, that is appropriately located and serviced to meet the needs of visitors and if managed appropriately and in accordance with management plans provided, will not be detrimental to the amenity of the adjoining residents or the area generally.

On the basis of the above and subject to appropriate conditions of approval, the proposal is considered acceptable pursuant to LPP2.26 objectives and provisions.

CONCLUSION

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 39/31 East Street, Fremantle. With consideration to the officer assessment above, the proposed Unhosted STRA is considered acceptable and can be suitably operated to minimise any potential impact to the amenity of adjoining residents and the area generally. The land use is generally compatible with the objectives of the Residential zone and LPP2.27, providing accommodation that is minor in scale, with STRA still a minority use of the overall number of dwellings within the apartment complex and can be expected to operate with minimal amenity impact to adjoining residents if managed appropriately and in accordance with the management plans to be implemented by the operator.

As such, the application is considered worth of approval, subject to appropriate conditions of approval.

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

DECISION MAKING AUTHORITY

The Planning Services Committee under Delegation 1.1 of the City of Fremantle Delegated Authority Register.

This item was referred to Council for determination in accordance with the City of Fremantle Delegated Authority Register.

COMMITTEE 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. 39/31 East Street, Fremantle, subject to the following condition(s):

1. This approval relates only to the development as indicated on the approved plans, dated 23 April 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 Henry Jon Vaughan as the current landowner only. If Henry Jon Vaughan 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 four (4) guests at any one time, based on the two (2) bedrooms within the dwelling.
4. The Management Plan and Code of Conduct dated 23 April 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):

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 PSC2607-3
(Alternative motion)

Moved: Cr Andrew Sullivan

Seconded: Cr Melanie Clark

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. 39/31 East Street, Fremantle, as shown on the plans dated 23 April 2026, for the following reasons:

1. By virtue of the location of the proposed use within a multiple dwelling (50 apartment) development predominantly occupied by long term residents, and the potential amenity impact upon these residents due to the nature of the use, including temporary visitors to the site and the activities/behaviour of these visitors, as highlighted in submissions on the application, the proposal is considered to have a detrimental impact on the amenity and established character of the Residential zone generally and the multiple dwelling development setting in which it sits, thereby contravening Clause 67 (2) (n) & (m) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the policy objectives of Local Planning Policy 2.27 Unhosted Short Term Rental Accommodation.

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:

Due to the significant level of objection from permanent residents of the apartment complex, notwithstanding that the Strata Manager provided a letter of support in compliance with 8.1 of the policy.



PSC2607-4 ORD STREET, NO. 314/8 (LOT 56), FREMANTLE - CHANGE
OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMODATION - (CR DA0132/26)

Meeting date: 1 July 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Decision making authority: Council
Attachments: 1. Development Plans
2. Management Plan
3. Code of Conduct
Additional Information: 4. [Site photos](#)
(*viewed electronically*)

SUMMARY

Approval is sought for Unhosted short-term rental accommodation at No. 314/8 Ord 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. 314/8 Ord Street, Fremantle. There are no works proposed.

Amended development plans are included as attachment 1.



Site/application information

Date received: 8 April 2026
Owner name: Michael Craig Speldewinde
Submitted by: Michael Craig Speldewinde
Scheme: Residential R25
Heritage listing: Ord Street Precinct Heritage Area
Existing land use: Multiple Dwelling
Use class: Unhosted Short-Term Rental Accommodation
Use permissibility: A

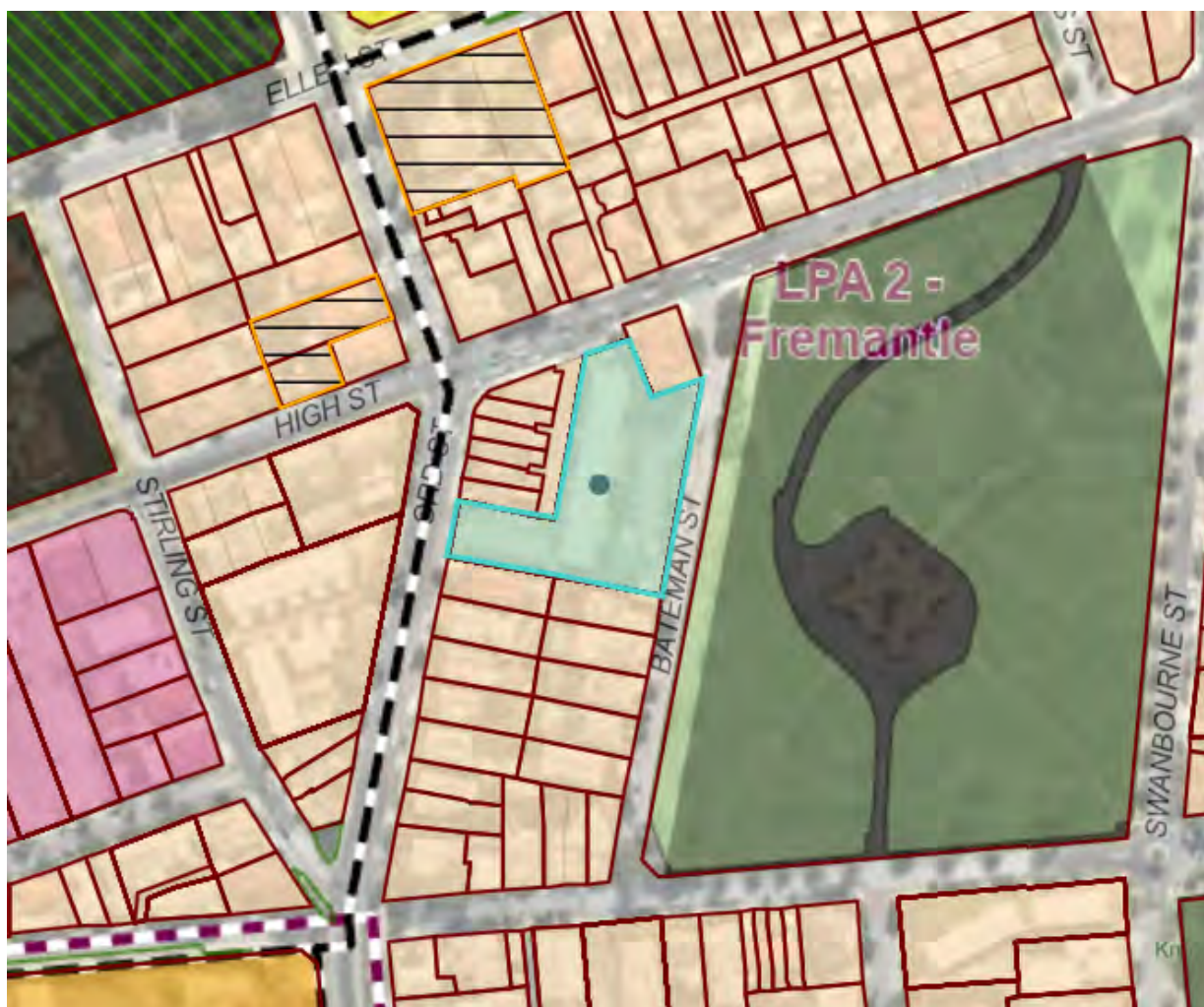


Figure 1 – Context Map

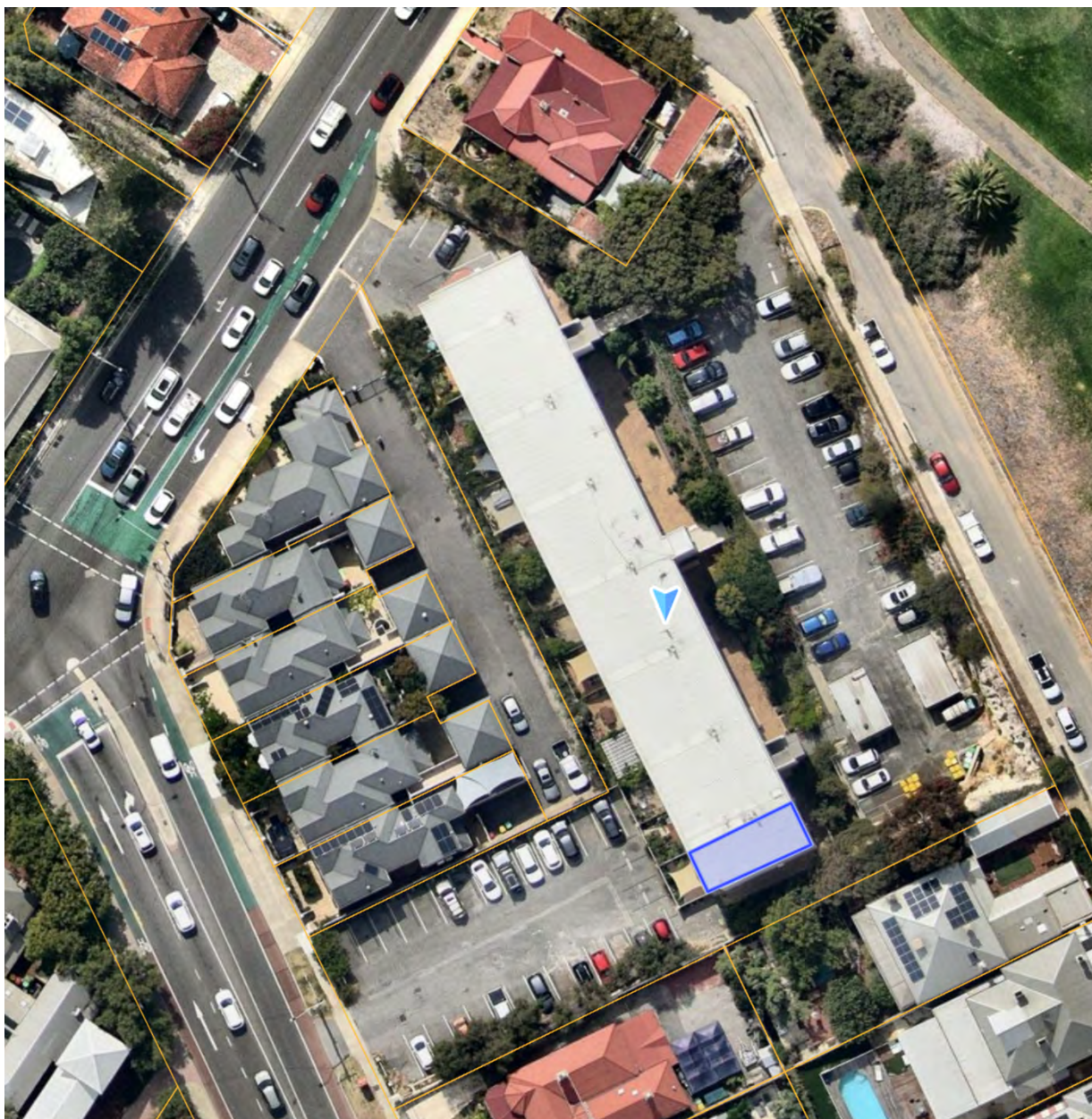


Figure 1 – Approximate location of subject dwelling outlined in blue

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 as



the proposal required a merit-based assessment against the Scheme and local planning policy. The advertising period concluded on 6 May 2026, and four (4) submissions were received. two (2) in support of the proposal, one (2) objecting to the proposal. The following issues were raised (summarised):

- Concerns of impacts on Noise, parking, amenity, and antisocial behavior.
- Compatibility of use with area.

In response to the above, the applicant submitted revised management plan to address the following the following response:

- Updated Management plan that clearly indicates maximum parking bay use of one (1), strict quiet hours between 10pm-7am, no parties and no nuisance behaviour.

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 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 Ord Street. The dwelling subject to the change of use is within a strata development comprising 70 Multiple dwellings and has a floor area of approximately 60m². The dwelling is located on the third floor and sits within a parent lot of approximately 7785m². The site is zoned residential and has a density coding of RAC-3. The dwelling subject of this change is a 1 bedroom dwelling and is allocated 1 car bay.

The site is not individually heritage listed and located within the Ord Street Precinct Heritage Area.

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

- Primary fence addition approved DA513/86.
- Four storey multiple dwelling BP approved in 1966.



Eighteen (18) of the seventy (70) units (representing 26% overall) within the apartment building are currently registered as Unhosted Short-rental Accommodation.

Land Use

Unhosted short-term rental accommodation is an 'A' use in the Residential 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 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 comprises of one bedroom with a maximum of two occupants. Because of the small scale, it is not considered to have a significant detrimental impact to the amenity of the area or adjoining residents if managed appropriately as per the attached management plan (attachment 2).
- The subject site is located within a residential zoned area and is on the edge of the city centre serves as an appropriate location for short term accommodation as the site is within a short distance key entertainment and tourism uses and sits immediately on high frequency public bus transport along High street.
- No structural works are proposed as a part of this application and the proposal will therefore have no impact on existing streetscape or heritage character of the area.

Local Planning Policy 2.27 – Unhosted Short-Term Rental Accommodation

The purpose of LPP2.27 is to establish a 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 this policy 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 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: a) Limited to sign plaques or plates affixed to the main frontage of the building. b) To not exceed 0.5m ² 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).	The subject site is compliant with existing approval for parking. As only one bedroom is proposed to be rented out, only existing one bay is required to be provided. Code of conduct additionally directs for use of maximum one parking bay by occupants.
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
3.2 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 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.
3.3 Rooms not originally designed as bedrooms (e.g. living / dining rooms) cannot be converted for STRA occupancy calculations.	Existing single bedroom is an approved lawful bedrooms.
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 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



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.	Compliance with this provision will be secured via a recommended condition of approval.
8. Management Plans and Other Unhosted Short-Term Rental Accommodation Application Requirements	Officer comment
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.	Confirmation from the Strata Company Manager included as additional information accompanied the application that strata council provide consent to proposed change of use.
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.	Parking location indicated in provided plans.
8.3 Development applications must include a Management Plan detailing the following: 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: • Violence or threats	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.



• 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. g) Bushfire emergency response procedures (in designated bushfire prone areas).	
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: 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.	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.



Officer Comment

The proposed unhosted short-term rental accommodation meets the objectives of LPP2.27 for the following reasons:

- As the proposed is a change of use with no structural alterations, as such, there will be minimal to no impact on the amenity of the character of the area.
- As a one bedroom Unhosted Short term Rental Accommodation, the scale, design and operation will have little impact due to the proposed management plan that will provide the controls necessary to contain any impact.
- As outlined above in the land use section, the vibrancy and viability of the residential zone is maintained with the majority of the units still utilised for permanent residence.

CONCLUSION

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 314/8 Ord street, Fremantle. With consideration to the officer assessment above, the proposed change of use to Unhosted Short-term rental 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, as the accommodation 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:

Thriving City - A resilient seven-day economy

- A City with a diverse range of unique, resilient and sought-after businesses and attractions.

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

DECISION MAKING AUTHORITY

The Planning Services Committee under Delegation 1.1 of the City of Fremantle Delegated Authority Register.

This item was referred to Council for determination in accordance with the City of Fremantle Delegated Authority Register.

COUNCIL DECISION ITEM PSC2607-4 (Committee recommendation)

Moved: Cr Andrew Sullivan

Seconded: Cr Frank Mofflin

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. 314/8 (Lot 56) Ord Street, Fremantle, as detailed on plans dated 9 June 2026, subject to the following conditions:

1. This approval relates only to the development as indicated on the approved plans, dated 9 June 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 Michael Craig Speldewinde as the current landowner only. If Michael Craig Speldewinde 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 June 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

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: 4 / 4

For:

Mayor Ben Lawver, Cr Andrew Sullivan, Cr Frank Mofflin and Cr Ingrid van Dorssen

Against:

Cr Fedele Camarda, Cr Geoff Graham, Cr Pip Slaughter and Cr Melanie Clark

CASTING VOTE: Mayor Ben Lawver used his casting vote in favour of the recommendation, resulting in the motion being CARRIED.



PSC2607-6 ADOPTION OF AMENDED LOCAL PLANNING POLICIES 2.23:
REGISTER OF SIGNIFICANT TREES AND VEGETATION AREAS
AND 2.26: TREE RETENTION

Meeting date:	1 July 2026
Responsible officer:	Manager City Planning
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. Schedule of Submissions 2. LPP 2.26 Tree Retention - for adoption 3. LPP 2.23 Register of Significant Trees and Vegetation Areas - for adoption

SUMMARY

The purpose of this report is to provide Council with the outcomes of the community consultation for amendments to Local Planning Policy 2.23: Register of Significant Trees and Vegetation Areas, consider nominations to the Register of Significant Trees and Vegetation Areas and amendments to Local Planning Policy 2.26: Tree Retention.

This report recommends Council:

- Adopt amended Local Planning Policy 2.23: Register of Significant Trees and Vegetation Areas.
- Adopt amended Local Planning Policy 2.26: Tree Retention.
- Not include the trees nominated for addition to the Register of Significant Trees and Vegetation Areas.
- Remove three trees from the Register of Significant Trees and Vegetation Areas.

BACKGROUND

Retaining trees and vegetation is widely recognised for improving neighbourhood character and environmental outcomes. A recent *Urban Vegetation Mapping 2026 – City of Fremantle* report by ArborCarbon found a decline in the canopy cover on private land from 2015 to 2026. As shown on in the tables below, taken from the ArborCarbon report, the greatest loss of canopy cover was on private land calculated at 15.7% or 17.5ha. The main loss on private land was in the vegetation with a height of 3-10m. The advertised policies seek to further protect existing trees and canopy cover on private property.



Table 10: Change in vegetation cover across each land tenure (public and private) in the City of Fremantle between 2015 and 2026 (ha). Green indicates increase, red indicates decrease.

Tenure	Area (ha)	2015 – 2026 Difference (ha)						
		Non-Veg	0-3m	3-10m	10-15m	>15m	Canopy	All Veg
Private	1252.0	17.1	0.5	-17.4	-0.9	0.8	-17.5	-17.1
Public	738.3	0.2	-9.4	5.4	1.4	2.4	9.2	-0.2

Table 11: Change in vegetation cover across each land tenure (public and private) in the City of Fremantle between 2015 and 2026 as a percentage of the 2015 vegetation cover area (%). Green indicates increase, red indicates decrease.

Tenure	Area (ha)	2015 – 2026 Difference (%)						
		Non-Veg	0-3m	3-10m	10-15m	>15m	Canopy	All Veg
Private	1252.0	1.7	0.5	-18.7	-6.3	18.5	-15.7	-7.9
Public	738.3	0.1	-6.2	7.4	4.9	14.2	7.8	-0.1

Council, at its 8 April 2026 Ordinary meeting (C2604-7), resolved the following:

Council:

1. Endorse amendments to Local Planning Policy 2.26: Tree Retention (Attachment 1) for the purpose of advertising in accordance with Schedule 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.
2. Endorse amendments to Local Planning Policy 2.23: Register of Significant Trees and Vegetation Areas (Attachment 2) for the purpose of advertising in accordance with Schedule 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.
3. Acknowledge the nominations and comments received for the Register of Significant Trees and Vegetation Areas (Attachment 3 and 4) and notes a report will be brought back to Council to consider these nominations following the advertising of Local Planning Policy 2.26: Tree Retention and Local Planning Policy 2.23: Register of Significant Trees and Vegetation Areas.



The proposed amendments to the local planning policies (LPPs) adopted for advertising included:

Local Planning Policy 2.26: Tree Retention (LPP 2.26)

- Expanding the application of the policy to include residential lots coded R35 and R40.
- Addition on a list of undesirable species which would be exempt from requiring a development approval to be removed.

Local Planning Policy 2.23: Register of Significant Trees and Vegetation Areas (LPP 2.23)

- 1.2(iv) modified to reference LPP 2.26 - A tree which has only ecological value will not be considered for inclusion on the Register if it is protected by LPP 2.26.
- Addition of section 3: Exemption from Development Approval – this expands on the advice note in the current policy and outlines when tree-damaging activity does not require development approval. These provisions are adapted from LPP 2.26.
- Modifying the '2. Development application for sites including a tree / vegetation area on the Register' section to align with LPP 2.26.
- Strengthening the requirement for replacement trees to align with LPP 2.26.
- Addition of the definitions for 'Arborist report', 'Maintenance pruning', 'Tree-damaging activity' and 'Regulated Tree'.
- Removing 'Procedure for Administering the Register of Significant Trees and Vegetation Areas' and Appendix A – Nomination Form from the policy. This information is contained in a separate document which will accompany LPP 2.23.

The consultation now been undertaken. Following consultation Officers are proposing the inclusion of an additional tree species to the unwanted tree list in LPP 2.26 and the removal of three trees from the Register of Significant Trees and Vegetation Areas found in LPP 2.23. The Consultation and Officer Comment sections of this report will discuss the outcomes of this consultation, changes post advertising and provides recommendations relating to the Register of Significant Trees and Vegetation Areas.

FINANCIAL IMPLICATIONS

Nil



LEGAL IMPLICATIONS

The procedure for amending a local planning policy is set out in Schedule 2, Regulation 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

STRATEGIC IMPLICATIONS

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

Liveable City - Sustainably designed and optimised urban and natural environments

- An increasing tree canopy that enhances biodiversity and helps cool our urban environments.

Resilient City – A focus on planning for a stronger and more resilient future

- A contemporary planning framework considers the changing needs of our community amid challenging economic times while ensuring our built environment is resilient to changes in climate.

CONSULTATION

The two policies were advertised from 24 April – 17 May 2026. 12 submissions were received. The results are illustrated in the table below:

	LPP 2.23	LPP 2.26
Support	4	3
Somewhat support	2	3
Oppose	1	2
Comment only	5	4

The following table contains a summary of the comments received during the consultation period and officer responses. Refer to Attachment 1 for full submissions and officer responses.

Comment	Officer Response
Policies interfere with private property rights and may discourage residents from planting trees	The City already regulates development on private land through planning controls. Local planning provisions are needed to help protect urban canopy, as private canopy loss



	cannot be offset entirely on public land. Urban canopy also increases the value of neighbourhoods and decreases the urban heat island effect. Recent SAT decisions have confirmed that the removal of trees does constitute works, and local governments need to prepare policy to exempt and/or outline assessment provisions to manage this.
LPP 2.26 should apply to all residential land, higher-density areas, and commercial land.	Tree protection already applies through other planning controls in higher-density areas. The amended policy is intended as a practical, staged expansion.
Support for tree removal without approval for certain undesirable species, such as the <i>Tipuana tipu</i> .	<i>Tipuana tipu</i> has been added to the undesirable trees list following consultation.
Guidance should be provided for dealing with overhanging branches, root damage, risks to houses, maintenance, and neighbour disputes.	Pruning a neighbouring tree branch or root back to the shared property boundary can occur without seeking approval, provided the branch is dead, or the pruning is done to balance the tree or thin the crown in a way that does not harm the overall health of the tree. The advice of a qualified arborist is encouraged. Guidance for landowners with regulated trees and neighbours is provided on the City's website. Officers are preparing additional guidance to be added to the website based on common queries received and will continue to update this information as required. The City also has an on-demand Duty Planner service that ensures residents can call or write with their specific queries.
Arborist reports, approvals and ongoing obligations impose costs on homeowners, especially older residents.	Large tree maintenance already generally requires specialist expertise, and such costs are comparable to maintaining other property assets. Majority of tree removal applications received since the introduction of LPP



	2.26 are part of the development approval process for other works.
Incentives such as free pruning, arborist support, green waste removal, or rates relief to encourage retention of large trees.	Council may wish to investigate incentives in future, however there are not matters than can be dealt with through planning policy.
Comments relating to specific trees nominated for the Register of Significant Trees and Vegetation Areas	The nominated trees are not recommended for inclusion on the Register as the expanded Tree Retention policy would already provide protection for the retention of the tree. Inclusion on the Register would not provide any further protection. Further information is included in the report below.

OFFICER COMMENT

LPP 2.23 and Register of Significant Trees and Vegetation Areas

Following advertising, Officers recommend that the Register be modified to only include significant trees which are of heritage / cultural significance, beyond being a regulated tree, or are located on private property not covered by LPP 2.26. Modifications to LPP 2.23 prior to advertising sought to ensure that the tree protections provided by the policy are consistent with LPP 2.26. Inclusion of trees to the Register which meet the definition of a regulated tree and located on properties covered by the expanded LPP 2.26 is unnecessary, as the two policies provide the same level of protection. For this reason, officers recommend that the four trees nominated for inclusion to the Register, listed below, not be added, as they are already protected through LPP 2.26.

Nominated Tree	Address	Zone / R-Code
Cape Lilac (<i>Melia azedarach</i>)	8 Sumpton Street, Hilton	Residential R20
Spotted gum (<i>Eucalyptus maculata</i>)	54 Hope Street, White Gum Valley	Residential R20/25
Flooded Gum (<i>Eucalyptus grandis</i>)	2 Parmelia Street, South Fremantle	Residential R30
Red River Gum (<i>Eucalyptus camadulensis</i>)	18 Suffolk Street, Fremantle	Residential R35

In addition, officers are proposing that LPP 2.23 be modified to remove the following trees from the Register of Significant Trees and Vegetation Areas for the reasons outlined below:



Tree ID	Common name and botanical name	Address	Reason
19-06	Rose Gum (<i>Eucalyptus grandis</i>)	7/18 John Street, North Fremantle	Residential R35 property – covered by expanded draft LPP 2.26 No heritage value
19-07	River Red Gum (<i>Eucalyptus camaldulensis</i>)	7/18 John Street, North Fremantle	Residential R35 property – covered by expanded draft LPP 2.26 No heritage value
24-01	Lemon-scented Gum (<i>Corymbia citriodora</i>)	6 Douglas Street, Fremantle	Residential R30 property – covered by current 2.26 No heritage value

The two trees which remain on the amended Register (19-01 and 19-02) have historical value and were removed from the City's Heritage List and placed on the Register in 2019. Officers are recommending that these trees remain on the Register until Heritage reviews are undertaken for the North Fremantle area or as part of the annual update.

LPP 2.26 Tree Retention

As a result of comments received during consultation an additional species has been added to the list of unwanted trees at Appendix 1 of the policy.

Botanical name	Common Name	Reason
<i>Tipuana Tipu</i>	Tipu Tree, Pride of Bolivia, Rosewood	Invasive root system. Outcompetes native plants

Format

Both policies have been updated to reflect the City's new policy format.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council



COMMITTEE RECOMMENDATION ITEM PSC2607-6

(Officer's recommendation)

Council:

1. Receives submissions made on Local Planning Policies 2.23 and 2.26, provided in Attachment 1.
2. *Defer part 2 of the officers recommendation to the next appropriate Planning Services Committee meeting, to further review the trees recommended for removal, expand the tree retention policy to apply to all trees and species in the City of Fremantle, and review the scope of the policy.*
3. Adopt amended Local Planning Policy 2.23 – Register of Significant Trees and Vegetation Areas, as provided in Attachment 3, in accordance with Schedule 2, clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
4. Remove the following trees from the Register of Significant Trees and Vegetation Areas:
 - a) 19-06 Rose Gum (*Eucalyptus grandis*) at 7/18 John Street, North Fremantle
 - b) 19-07 River Red Gum (*Eucalyptus camaldulensis*) at 7/18 John Street, North Fremantle
 - c) 24-01 Lemon-scented Gum (*Corymbia citriodora*) at 6 Douglas Street, Fremantle
5. Supports not adding the following nominations to the Register of Significant Trees and Vegetation Areas:
 - a) 8 Sumpton Street, Hilton – *Melia azedarach* (Cape Lilac)
 - b) 54 Hope Street, White Gum Valley – *Eucalyptus maculata* (Spotted Gum)
 - c) 2 Parmelia Street, South Fremantle - *Eucalyptus grandis* (Flooded Gum)
 - d) 18 Suffolk Street, Fremantle - *Eucalyptus camadulensis* (Red River Gum)

ADDITIONAL OFFICERS COMMENT

The Planning Services Committee deferred part 2 of the officer's recommendation at its meeting on 1 July 2026. In deferring a decision on the amended LPP 2.26 Tree Retention policy, there are implications for the updates to the Significant Tree Register as recommended. The advertised policy proposed increasing the



density to R40, which would have protected some of the trees nominated for, or currently on the Significant Tree Register.

One of the trees in the list of nominated trees that will not be captured by LPP 2.26 as it stands under current, adopted provisions, is No. 18 Suffolk Street which has an R35 coding. It has been reviewed against the current criteria of the Significant Tree Register, and is supported for inclusion. Reasons being that a visual assessment was undertaken by the City's Parks team, and the tree was found to be in good health. The structure of the tree was deemed to be in good condition with good canopy coverage, no signs of decay, pests or diseases.

The tree met the following criteria for inclusion on the Register –

- Visual / aesthetic value
- Habitat for local fauna

Two other trees currently on the Register (John Street), which are recommended to be removed, are not protected by the existing, adopted Tree Retention policy, and are recommended to stay on the Significant Tree Register until changes are finalised to the Tree Retention Policy.

As adoption of the changes to LPP 2.26 has been deferred, to ensure the protection of these trees in the immediate term, officers recommend the following amendment to the Committee Recommendation:

PROPOSED OFFICER'S AMENDMENT

Amend the Committee recommendation, to read as follows:

1. Receives submissions made on Local Planning Policies 2.23 and 2.26, provided in Attachment 1.
2. *Part 2 deferred*
3. Adopt amended Local Planning Policy 2.23 – Register of Significant Trees and Vegetation Areas, as provided in Attachment 3, in accordance with Schedule 2, clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
4. Remove the following trees from the Register of Significant Trees and Vegetation Areas:

- ~~a. 19-06 Rose Gum (*Eucalyptus grandis*) at 7/18 John Street, North Fremantle~~
- ~~b. 19-07 River Red Gum (*Eucalyptus camaldulensis*) at 7/18 John Street, North Fremantle~~



- c. 24-01 Lemon-scented Gum (*Corymbia citriodora*) at 6 Douglas Street, Fremantle
5. Supports not adding the following nominations to the Register of Significant Trees and Vegetation Areas:
 - a) 8 Sumpton Street, Hilton – *Melia azedarach* (Cape Lilac)
 - b) 54 Hope Street, White Gum Valley – *Eucalyptus maculata* (Spotted Gum)
 - c) 2 Parmelia Street, South Fremantle - *Eucalyptus grandis* (Flooded Gum)
 - d) ~~18 Suffolk Street, Fremantle – *Eucalyptus camadulensis* (Red River Gum)~~
6. Endorse the addition of the following to the Register of Significant Trees and Vegetation Areas:
 - a. 18 Suffolk Street, Fremantle - *Eucalyptus camadulensis* (Red River Gum)

***Cr Andrew Sullivan moved the Committee Recommendation, including the proposed officer's amendment, as follows:

COMMITTEE RECOMMENDATION
(Committee recommendation, as amended)

Moved: Cr Andrew Sullivan

Seconded: Cr Frank Mofflin

Council:

1. Receives submissions made on Local Planning Policies 2.23 and 2.26, provided in Attachment 1.
2. *Defer part 2 of the officers recommendation to the next appropriate Planning Services Committee meeting, to further review the trees recommended for removal, expand the tree retention policy to apply to all trees and species in the City of Fremantle, and review the scope of the policy.*
3. Adopt amended Local Planning Policy 2.23 – Register of Significant Trees and Vegetation Areas, as provided in Attachment 3, in accordance with Schedule 2, clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
4. Remove the following trees from the Register of Significant Trees and Vegetation Areas:
 - a. ~~19-06 Rose Gum (*Eucalyptus grandis*) at 7/18 John Street, North Fremantle~~



- ~~b. 19-07 River Red Gum (*Eucalyptus camaldulensis*) at 7/18 John Street, North Fremantle~~
 - c. 24-01 Lemon-scented Gum (*Corymbia citriodora*) at 6 Douglas Street, Fremantle
5. Supports not adding the following nominations to the Register of Significant Trees and Vegetation Areas:
- a) 8 Sumpton Street, Hilton – *Melia azedarach* (Cape Lilac)
 - b) 54 Hope Street, White Gum Valley – *Eucalyptus maculata* (Spotted Gum)
 - c) 2 Parmelia Street, South Fremantle - *Eucalyptus grandis* (Flooded Gum)
 - ~~d) 18 Suffolk Street, Fremantle – *Eucalyptus camadulensis* (Red River Gum)~~
6. Endorse the addition of the following to the Register of Significant Trees and Vegetation Areas:
- a. 18 Suffolk Street, Fremantle - *Eucalyptus camadulensis* (Red River Gum)

PROCEDURAL MOTION

At 8:00pm the following procedural motion was moved:

COUNCIL DECISION

Moved: Cr Pip Slaughter

Seconded: Cr Andrew Sullivan

Council DEFER this item back to administration for a decision at the next appropriate Planning Services Committee, to provide officers sufficient time to conduct a thorough review of the policy, and so a new draft can be brought back.

Carried: 7 / 1

For:

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

Against:

Cr Geoff Graham



PSC2607-8 REVOCATION OF LOCAL PLANNING POLICY 3.17 HILTON NEIGHBOURHOOD CENTRE

Meeting date:	1 July 2026
Responsible officer:	Manager City Planning
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. Local Planning Policy 3.17 - Hilton Neighbourhood Centre South Street Hilton 2. Excerpt of Local Planning Scheme 4 - Sub Area 7.3.1 Hilton Neighbourhood Centre

SUMMARY

The purpose of this report is to discuss revoking Local Planning Policy 3.17: Hilton Neighbourhood Centre (South Street, Hilton).

This report recommends that Local Planning Policy 3.17: Hilton Neighbourhood Centre (South Street, Hilton) be revoked due to the updates to the state planning framework that now reflect an improved approach to higher density development, with key development provisions retained in the Local Planning Scheme.

BACKGROUND

At the Ordinary Council Meeting held on 12 February 2025, Council received the Local Planning Policy (LPP) Review Timeline 2025-26.

The aim of the review is to simplify the planning framework relating to these areas, remove superfluous and outdated criteria, and revert to the updated Residential Design Codes (R-Codes) where appropriate.

This particular report focuses on the review of the policy relating to the City's Neighbourhood Centre in Hilton and endeavours to simplify its planning controls. This policy is closely related to the recently revoked Local Planning Policy 3.18 - Beaconsfield and White Gum Valley Neighbourhood Centre Areas. Both policies were put in place to supplement scheme amendments, and both have been superseded by contemporary legislation that ensures a well rounded review of design and development merit.

The area affected by this policy is shown in the map below:

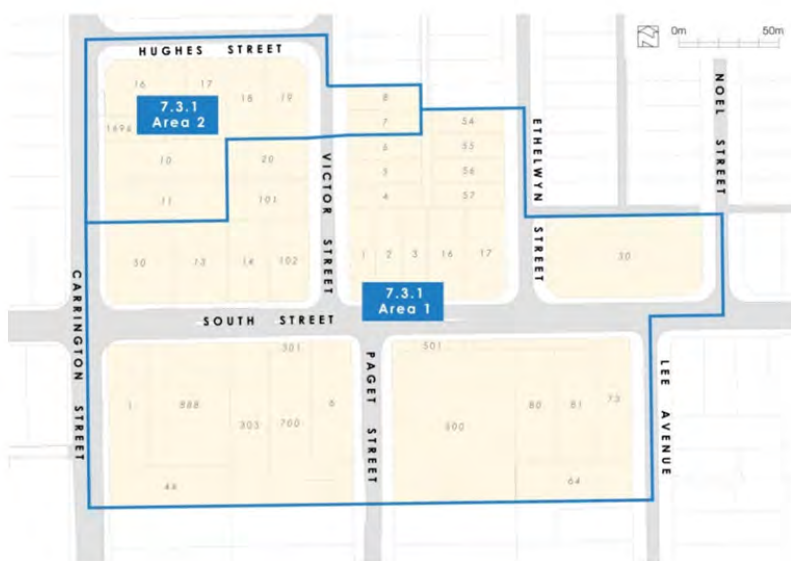


Figure 1 – Local Planning Policy 3.17 Excerpt

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

The procedure for making a local planning policy is set out in Schedule 2, Regulation 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

STRATEGIC IMPLICATIONS

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

Liveable City - Sustainable growth in city centre population

- Fremantle is recognised as a development-friendly city as a result of flexible and adaptable approaches to planning.

Liveable City - Sustainably designed and optimised urban and natural environments

- Urban development and public realm enhancement is coordinated, design-led, and sympathetic to surrounding natural environments.



CONSULTATION

In accordance with clause 6, Schedule 2 of the Regulations an LPP can be revoked without consultation, but the Local Government is to publish a notice of revocation. Local Planning Policy 3.17: Hilton Neighbourhood Centre (South Street, Hilton) will be revoked immediately should Council adopt the officer recommendation.

OFFICER COMMENT

Local Planning Policy 3.17 – Hilton Neighbourhood Centre (LPP 3.17), adopted on 20 June 2018 and amended on 9 October 2024 for administrative purposes, expands on desired development and urban design outcomes outlined in the City's LPS4 for the Neighbourhood Centre zone in Hilton.

The policy is similar to former LPP 3.18 which provided the same function for Neighbourhood Centre sites in Beaconsfield and White Gum Valley, revoked by Council at its ordinary meeting of 13 August 2025.

LPP 3.17 complemented accompanying scheme amendment 64, which was gazetted in September 2016 to increase development potential for the affected land to RAC-1 density and allow for heights of up to 6 storeys subject to meeting specified development controls. The policy was prepared prior to the introduction of Volume 2 of the R-Codes. Volume 2 now provides clearer and more detailed design criteria for higher density development inclusive of mixed-use developments than that contained in the policy.

A comparison between the LPP 3.17 policy criteria, LPS4 Sub Area 7.3.1 criteria, and the equivalent, more comprehensive objectives of the R-Codes Volume 2 are provided below for reference:

Policy Criteria	LPS4 7.3.1 Criteria	Equivalent R-Codes Volume 2 Criteria
Development context	A base coding of R20 applies where proposals do not satisfy all of the design criteria for Sub Area 7.3.1	Part 3 – siting the development
Site planning, orientation, and setbacks	General provisions 7m minimum building height for all new non-residential buildings Bonus R160 Building height buffer of 14m to be provided for development within 5m of	Part 2 – primary controls



	the boundary of any lot outside the sub area Buildings with a frontage to South Street have a minimum setback of 10 and a maximum of 12m, with a maximum aggregated building separation distance of 6m Buildings with a frontage to South Street are to incorporate windows and doors at the ground floor with windows to the first level	
Architectural expression and articulation	General provisions All new non-residential buildings in Area 1 to feature an activated frontage to their respective primary street Bonus R100 Maximum achievable 14m building height for lots 1000m2 or greater Building height buffer of 11m to be provided for development within 5m of the boundary of any lot outside the sub area Bonus R160 Land use – for South Street and Carrington Streets, residential uses are not to be sited on the ground floor The South Street frontage shall achieve a minimum height of 7m All lots are subject to a maximum 17m building height Ground floors with a frontage to South Street shall not exceed 600mm above the adjacent footpath Floor to floor heights on the ground floor abutting South Street shall be a minimum of 4m above the adjacent foot path Bonus R-AC1	Part 1 – introduction Referencing the ten design principles contained within State Planning Policy 7.0 – Design of the Built Environment 1. Context and character 2. Landscape quality 3. Built form and scale 4. Functionality and build quality 5. Sustainability 6. Amenity 7. Legibility 8. Safety 9. Community 10. Aesthetics Part 4 – designing the building



	Buildings design – buildings to incorporate a distinctive architectural feature and achieve design excellence as defined under LPS4 Development incorporating at least a minimum of two levels of non-residential land uses inclusive of one the ground floor; or a minimum 1000m2 net lettable shop use on the ground floor, or a minimum of 10% of the residential net lettable area to be affordable housing Maximum achievable building height of 20m applicable to all lots Building height buffer of 14m to be provided for development within 5m of the boundary of any lot outside the sub area Minimum lot size of 2400m2	
Corners (buildings)	As above	Part 3 – siting the development
Landscape design and public domain interface	Bonus R160: A minimum outdoor living area of 15m2 10% of the site area to be landscaped with planting and permeable surfacing	Part 4 – designing the building
Vehicle parking and access	Bonus R100: Car parking and vehicle access to be coordinated and discourage access from Carrington Road where it abuts an alternative public road Bonus R160: Car parking and vehicle access to be coordinated and discourage access from South Street where it abuts an alternative public road A Traffic Impact Statement is required to be submitted to support any proposals with frontage to South Street	Part 3 – siting the development



	Vehicle parking is to be sited at the rear of, below ground level, or on the roof top level of buildings	
Building services	-	Part 4 – designing the building

The policy also reproduces the development controls within the LPS4 Sub Area 7.3.1 (Attachment 2) for ease of reference. These existing scheme provisions will not be impacted by revoking the policy.

Given that the policy predominantly duplicates existing clauses under Schedule 7 of Local Planning Scheme No.4 (LPS4) and contains provisions that are now superseded by Volume 2 of the R-Codes, it is recommended that this policy be revoked.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM PSC2607-8 (Committee recommendation)

Moved: Cr Pip Slaughter

Seconded: Cr Frank Mofflin

Council revoke Local Planning Policy 3.17: Hilton Neighbourhood Centre (South Street, Hilton), provided in Attachment 1, in accordance with Schedule 2, Regulation 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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



SGSC2607-1 RESPONSE TO PETITION - PEDESTRIAN CROSSING AT HIGH ST AND AMHERST ST

Meeting date:	8 July 2026
Responsible officer:	Manager Infrastructure Engineering
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. Site Context Plan 2. Amhurst Street Improvement Proposals - correct design 3. Chalmers Street Improvement Proposals 4. Amhurst Street – Crossing Concept

SUMMARY

At the Ordinary Meeting of Council held on 25 February 2026, a petition was presented to Council by Lin Fritschi, signed by approximately 61 residents and visitors. The petition requested the following of Council:

'To install a pedestrian refuge on High and Amherst Street, Fremantle, to provide a safe halfway point for those crossing the street, significantly reducing the risk of accidents and making the journey safer for pedestrians and cyclists.'

In addition to the above, the petition also referenced the issue of vehicles undertaking illegal right turns at the Amherst Street/High Street intersection.

This report recommends that Council acknowledge the petition and following review and assessment, propose that the following pedestrian / road improvement works be planned to improve pedestrian safety in this location:

1. Improvements to enhance safety at the existing guarded crossing across High Street in the vicinity of Chalmers Street.
2. Improvements to minimise the potential for illegal vehicle movements at the Amherst Street/High Street intersection.
3. Re-assess the potential for further pedestrian modifications at the Amherst Street/ High Street intersection (including potential safe refuge area) following a period of monitoring and engagement with MRWA.



BACKGROUND

At the Ordinary Meeting of Council held on 25 February 2026, Cr Melanie Clark presented a petition, on behalf of Lin Fritschi, signed by approximately 61 residents and visitors. The petition requested the following of Council:

'To install a pedestrian refuge on High and Amherst Street, Fremantle, to provide a safe halfway point for those crossing the street, significantly reducing the risk of accidents and making the journey safer for pedestrians and cyclists.'

In addition to the above, the petition also referenced the issue of vehicles undertaking illegal right turns at the Amherst Street/High Street intersection.

The petition was accepted by the Chief Executive Officer, to be addressed by relevant officers.

City officers have assessed the request and arranged a formal Road Safety Audit (RSA) of the intersection.

For site context the existing crossing points on High Street are detailed in (Attachment 1).

FINANCIAL IMPLICATIONS

Should the proposed treatments be approved, they will be added to the City's forward planning schedule for Council consideration as part of the annual budget process.

The estimated costs for the installation of the potential works, should they be supported and approved are as follows:

- a. Improvements to minimise the potential for illegal vehicle movements at the Amherst Street/High Street is estimated at \$110,000 (Attachment 2).
- b. Improvements to enhance safety at the existing guarded crossing across High St in the vicinity of Chalmers St is \$290,000 (Attachment 3).
- c. Installation of a island supported pedestrian crossing on High Street near Amherst Street (incorporating point a. above works) is \$410,000 (Attachment 4).



Traffic volumes on High Street necessitate the relatively high costs associated with carrying out the works and significant traffic management requirements with a requirement for works to be undertaken at night. This cost could also increase if service relocations are necessary.

LEGAL IMPLICATIONS

The City, as the road authority for local roads under the *Road Traffic Code 2000*, is empowered to implement traffic management devices and road safety treatments where appropriate.

Notwithstanding the above, MRWA approval is required for signage and line-marking of any road improvements, and this approval may not be granted if improvements are considered to be non-compliant or inappropriate for a particular location.

STRATEGIC IMPLICATIONS

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

Liveable City - Sustainable growth in City centre population

- Infrastructure, services and facilities meet the needs of a growing residential population and contribute to making the city centre a safe and desirable place to live.

Liveable City - Connected city

- Streets are well connected, and it is easy and safe for pedestrians and cyclists to move within neighbourhoods and between key destinations and precincts.

CONSULTATION

Petition accepted by the Chief Executive Officer at the Ordinary Meeting of Council on 25 February 2026 signed by approximately 61 residents and visitors.

OFFICER COMMENT

All requests for traffic calming measures have been assessed in accordance with the City's Traffic Calming Council Policy. The policy provides clarity and consistency around the assessment of speed reduction initiatives and implementation of traffic calming measures on roads and open space under the



care, control or management of the City, and the requirement to comply with the relevant Acts and guidelines. The policy states that in the first instance the City will pursue traffic calming measures that are low cost and easily delivered, with high cost measures being a secondary option when deemed necessary.

Current Factors to Consider

Whilst the concerns of the petitioners are acknowledged, there are a number of factors that need to be considered in relation to the provision of the requested crossing point as follows:

Temporary Fremantle Bridge Closure

It is noted that the current traffic conditions in the area are influenced by the temporary bridge closure and this will be impacting crossing opportunities at the subject location, however, this a temporary situation.

Significant Traffic Volumes

High Street is a major distributor road carrying significant traffic volumes. The most recent traffic data indicates daily volumes of approximately 11,167 vehicles, with 85th percentile speeds of approximately 57 km/h in both the eastbound and westbound directions. Given these volumes and speeds the crossing points on High Street create conflict points and safety risks.

Existing Safer Crossing Points

With reference to the requested crossing point it is noted that there are currently existing opportunities to cross High Street in proximity to Amherst Street, including:

- the roundabout and associated underpass at the Stirling Highway intersection, and
- the signed and marked crossing at Chalmers Street (noting that this crossing point is not totally complaint and requires improvements to modify the refuge and adjacent traffic lane widths).

The existing crossing points are detailed in (Attachment 1).

It is considered that these locations provide safer opportunities for pedestrians and cyclists to cross High Street without introducing additional potential mid-block conflict points, however, it is acknowledged that use of these alternatives can lead



to an increase in travel distance, depending on the final destination of the pedestrians.

Left-in/left-out configuration

The petition also references the issue of vehicles undertaking illegal right turns at the Amherst Street/High Street intersection.

The intersection of High Street and Amherst Street currently operates in a left-in/left-out configuration, designed to minimise crash risk by preventing right-turn and through movements across the four lanes of High Street. Notwithstanding this, the City has observed that both vehicles and cyclists are continuing to undertake illegal and unsafe straight-through manoeuvres between the eastern and western sections of Amherst Street.

It should also be noted that the City is also currently reviewing its Bike Plan, which includes assessing whether the existing north/south cycling connection could be shifted from Amherst Street to Chalmers Street, where a safer and existing crossing opportunity is available and cyclists do not have to undertake an illegal manoeuvre in contravention of the existing left-in/left-out arrangement at the intersection.

To address this issue, the City is proposing to further reinforce the restriction through the installation of centreline separation kerbing and hazard markers, which will physically prevent these illegal movements and improve safety at the intersection (Attachment 2).

Crash Data

Crash data for the past five years indicates that crashes at the location are relatively low in number, however two of the four recorded crashes were right angle collisions, which indicates that the illegal crossing movements are still occurring.

The only permitted right turn movement at the intersection is vehicles travelling eastbound on High Street turning into Amherst Street.

The above mentioned improvements to minimise illegal manoeuvres is aimed at reducing crashes associated with the illegal traffic movements.



Road Safety Audit (RSA)

To further understand the potential risks at this location, the City arranged a formal Road Safety Audit.

A Road Safety Audit is a formal, systematic, assessment of the potential road safety risks associated with a new road project or road improvement project conducted by a qualified audit team. The assessment considers all road users (including pedestrians) and suggests measures to eliminate or mitigate any risks identified by the audit team.

The Road Safety Audit was conducted following the general principles detailed in Austroads Guide to Road Safety Part 6: Road Safety Audit and in accordance with the requirements contained in the Main Roads Western Australia Policy and Guidelines for Road Safety Audit.

A number of maintenance type issues were identified in the audit and these will be assessed and addressed by City Officers as necessary.

With respect to the potential for the installation of a crossing point across High Street in the vicinity of Amherst Street, the RSA recommendation was as follows;

Due to the high traffic volume along High Street and the two lanes in each direction, it is not recommended that a pedestrian refuge be proposed at the intersection, due to unsafe gaps in the traffic for pedestrians to cross.

The RSA also indicated that the proposed treatment represented a high likelihood to potentially pose a Fatal or Serious Injury (FSI) Crash Risk.

With respect to the issue of vehicles making illegal right turns and through movements at the intersection, the RSA recommendation was as follows:

Review the island designs on both Amherst Street approaches and readjust to reduce the potential for vehicles crossing High Street.

In terms of justification for the above finding the RSA states:

The Island opening geometry on both Amherst Street approaches could lead to drivers attempting to cross High Street increasing the risk of right angle and side swipe crashes at this location.



Possible High Street Crossing Improvements

Existing Crossing Point at Chalmers Street:

In terms of the existing crossing point at Chalmers Street the existing crossing has been observed to be too small and has been squeezed into the street by narrowing laneways poorly which direct traffic towards the pedestrian refuge. This crossing would benefit from being enlarged to comply with standards along with some minor road widening to create safer lane widths which keep traffic away from the median.

(Attachment 3) details potential improvements that would improve safety at this crossing point.

Potential Crossing Point at High Street and Amherst Street:

Notwithstanding the concerns detailed above officers have reviewed the location and developed a concept plan (Attachment 4) for a potential crossing point in the vicinity of Amherst Street. The proposed treatment would also reduce the potential for illegal through and turning vehicle movements at the intersection.

This concept plan was referred to the Road Safety Auditors for review and they have indicated that given the volume of traffic the pedestrian crossing gap (the time between vehicles to allow pedestrians to cross) appears to be insufficient and requires further investigation/analysis.

Conclusion

Whilst the concerns of the petitioners are acknowledged it is important to ensure that any proposed crossing treatment at this location is suitable for the existing traffic environment.

As detailed in the RSA there are considerable risks associated with providing a crossing in the requested location given the prevailing traffic environment. It is also noted that existing crossings and the proposed improvements to the Chalmers Street crossing provide much safer crossing alternatives.

In addition to this the costs associated with the potential crossing are high and given the relatively low numbers crossing at this point, it is questionable whether this level of expenditure is justified, especially given the safer alternatives.

It is recommended that the City pursue modifications at the High Street/Amherst Street intersection to prevent illegal vehicle movements and further develop the



proposed improvements at the crossing in the vicinity of Chalmers Street for further Council budget consideration.

It should also be noted that any future modifications will also be subject to Main Roads WA approvals.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required.

DECISION MAKING AUTHORITY

Strategic and General Services Committee under Delegation 1.1 of the City of Fremantle Delegated Authority Register. Referred to Council on 8 July 2026.

COUNCIL DECISION ITEM SGSC2607-1 (Committee recommendation)

Moved: Cr Melanie Clark

Seconded: Cr Andrew Sullivan

Council:

1. Acknowledge the petition to request the installation of a safe halfway point for those wanting to cross the road at High and Amherst St, Fremantle.
2. Note the assessment of the crossing points in this area of High Street and support that the following proposals be prioritised and added to the forward planning schedule for consideration as part of the annual budget process:
 - a. Improvements to enhance safety at the existing guarded crossing across High Street in the vicinity of Chalmers Street.
 - b. Improvements to minimise the potential for illegal vehicle movements at the Amherst Street/High Street intersection.
3. Request the Chief Executive Officer re-assess the potential for further pedestrian modifications in the vicinity of the Amhurst Street / High Street intersection (including a potential safe refuge area) following a period of monitoring and engagement with MRWA, and
 - a. Provide an update report to Council by March 2027, when traffic conditions on High Street normalise (following completion of the Traffic Bridge construction works).



4. Note that the lead petition organiser will be advised of the outcome.
5. *Consider any improvement works to align to the forthcoming Bike Plan.*

Carried: 4 / 4

For:

Cr Fedele Camarda, Cr Geoff Graham, Cr Frank Mofflin and Cr Pip Slaughter

Against:

Mayor Ben Lawver, Cr Andrew Sullivan, Cr Melanie Clark and Cr Ingrid van Dorssen

CASTING VOTE: Mayor Ben Lawver used his casting vote in favour of the recommendation, resulting in the motion being CARRIED.



SGSC2607-6 AMENDMENTS TO FINANCIAL HARDSHIP POLICY

Meeting date:	8 July 2026
Responsible officer:	Director City Business
Voting requirements:	Absolute Majority Required
Decision making authority:	Council
Attachments:	1. Draft Amended Council Policy - Financial Hardship Policy

SUMMARY

The purpose of this report is to recommend changes to the existing Financial Hardship Policy in recognition of the current cost of living crisis that will enable members of the community experiencing financial hardship to avoid payment of interest and instalment fees associated with rates.

The policy has also been updated to better connect members of the community experiencing financial hardship to support agencies that can provide free of charge financial counselling and support services.

This report recommends that Council adopt the amended policy.

BACKGROUND

Due to the current global economic situation and ongoing cost of living pressures being faced by the community, Elected Members have given consideration as part of the 2026/27 budget process to initiatives that may support those experiencing financial hardship.

Interest and instalment charges associated with the payment of rates were identified as a possible approach to relieving cost of living pressures for those experiencing financial hardship.

Elected Members also flagged that better access to complimentary financial support services may also assist those experiencing financial duress as a result of current cost of living pressures.

The City's existing Financial Hardship Policy was identified as a suitable mechanism for enabling and communicating these types of considerations. As such the policy has been updated to facilitate this and is provided to Council for consideration.



FINANCIAL IMPLICATIONS

The impact of the proposed amended policy may result in a reduction of the budget revenue for fees collected for instalment charges but is not considered to affect the materiality of the City's budget as a result of the adoption of this policy.

LEGAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

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

Resilient City – Availability of services and support for the most vulnerable members of the community

- Access to programs that connect vulnerable community members to services and support.
- A caring community supports, protects and accepts those who are most vulnerable.

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

Changes are being proposed following consultation and engagement with Elected Member as part of the 2026/27 Annual Budget Process.

OFFICER COMMENT

The City's Financial Hardship Policy exists to support ratepayers and debtors that due to exceptional circumstances may at times encounter difficulty in paying charges as they fall due.

This Policy intends to ensure that the City offers fair, equitable, consistent and dignified support to ratepayers and debtors suffering financial hardship, while treating all members of the community with respect and understanding during times of difficulty. For this reason, the Policy is not intended to provide relief to ratepayers or debtors who are not able to evidence financial hardship.



The policy does not exist to provide a mechanism for the write off of debt, full rates and charges are still required to be paid. However it does provide greater flexibility around how and when the debt can be paid should there be evidence of genuine financial hardship.

Changes to the policy being proposed include:

- Greater definition of the evidence required to demonstrate financial hardship, to ensure that it is only members of the community that are genuinely impacted by financial hardship that receive support.
- Inclusion of information about free financial advice and counselling services, and acceptance of relevant correspondence from these agencies as supporting evidence for financial hardship.
- Ability to waive instalment and interest charges associated with paying rates by instalments, for those experiencing financial hardship.

The Policy changes are proposed in recognition of the increasing cost of living pressures being faced by the community, amid the current global economic situation.

They also reflect feedback and advice from elected members received as part of the 2026/27 budget process.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

DECISION MAKING AUTHORITY

Council



COUNCIL DECISION ITEM SGSC2607-6
(Committee recommendation)

Moved: Cr Melanie Clark

Seconded: Cr Ingrid van Dorssen

Council adopt changes to the Financial Hardship Policy, provided in attachment 1.

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



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 Ingrid van Dorssen

Seconded: Cr Fedele Camarda

The following items be adopted en bloc as recommended:

SGSC2607-7	REVIEW OF VARIOUS COUNCIL POLICIES
SGSC2607-8	DESTINATION DEVELOPMENT WORKING GROUP CHAIR
PFC2607-1	ENGAGEMENT UPDATE ON NEW LOCAL PLANNING SCHEME
PFC2607-2	O'CONNOR INDUSTRIAL AND COMMERCIAL AREA REVIEW
PFC2607-3	HERITAGE PROTECTION AND WEST END
PFC2607-4	CITY CENTRE
CEOPRC2606-1	CHIEF EXECUTIVE OFFICER ANNUAL PERFORMANCE REVIEW 2025/26

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



SGSC2607-7 REVIEW OF VARIOUS COUNCIL POLICIES

Meeting date:	8 July 2026
Responsible officer:	Manager Governance
Voting requirements:	Absolute Majority Required
Decision making authority:	Council
Attachments:	1. Draft Amended Council Policy - Appointment of Acting Chief Executive Office 2. Draft Council Policy - Elected Member and Chief Executive Officer Attendance at Events 3. Draft Amended Council Policy - Execution of documents 4. Draft Amended Council Policy - Procurement 5. Draft Amended Council Policy - Records Management 6. Amendments to the Register of Delegated Authority 2026-27
Additional Information: (viewed electronically)	7. <u>Current Elected Member and Chief Executive Officer Attendance at Events Council Policy (to be replaced)</u>

SUMMARY

Various Council policies have been reviewed in line with the City's commitment to review City documents every four years, grouped together to assist reporting.

This report recommends that Council adopt the following amended Council Policies, as provided in the attachments:

- a. Appointment of Acting Chief Executive Officer
- b. Elected Member and Chief Executive Officer Attendance at Events
- c. Execution of Documents
- d. Procurement
- e. Records Management

Approval is also sought to amend delegation number 2.11 and 2.12 of the Delegated Authority Register 2026/27, to align with amendments to the City's Procurement Policy.

BACKGROUND

A key role of the Council is to make policies to guide its decision making, as specified in section 2.7 of the *Local Government Act 1995*.



The City is committed to reviewing City documents (policy, plans, etc) every four years to ensure they reflect current operations and requirements. Variable factors may influence these reviews to occur earlier than scheduled, such as changes in policy application required to achieve desired outcomes, or later than anticipated, such as prioritisation of resources to other projects or timing of contributing projects or legislation changes. The City have an internal procedure to support officers to achieve thorough reviews, avoiding a “tick box” approach and prioritising collaboration across the City, stakeholders, and the community where required.

The following Council policy amendments don't require community consultation, and as such have been grouped in this report for consideration by Council:

- Appointment of Acting Chief Executive Officer
- Elected Member and Chief Executive Officer Attendance at Events
- Execution of Documents
- Procurement
- Records Management

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Council policies establish principles to guide decision making, particularly in areas where legislation does not provide specific requirements for the City to follow.

The Elected Member and Chief Executive Officer Attendance at Events Council Policy is required under section 5.90A of the *Local Government Act 1995*, providing exemption for disclosure requirements in Committee and Council for listed events.

STRATEGIC IMPLICATIONS

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

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'



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

CONSULTATION

Nil.

OFFICER COMMENT

The recommended amendments to the Council Policies are tracked within Attachments 1-5. The following table lists the proposed amendments and the justification for each.

Appointment of Acting Chief Executive Officer (Attachment 1)	
Change	Reason
Addition of section headings: 1. <i>Appointment for a period of up to 6 weeks</i> ; and 2. <i>Appointment for a period greater than 6 weeks</i>	Administrative changes to improve the process in the event the current CEO is unable to make a decision for an appointment less than 6 weeks.
Amendments to wording in clauses 1.1, 1.4, and 2.1.	
Addition of clause 1.5: "If the Chief Executive Officer is unable to make a decision of appointment, the Mayor is to appoint, in writing, an officer employed in the position of Director as Acting Chief Executive Officer."	
Elected Member and Chief Executive Officer Attendance at Events (Attachment 2)	
Change	Reason
Replace the existing policy, provided as additional information 7 with attachment 2.	The existing policy is complex and officers propose a full re-write to align with a template provided by the Department of Local Government. The intent is the same, providing exemption of disclosure requirements in Committee and Council meetings for pre-approved events. 1. Absolute majority requirement - A note has been added to the



	Policy Scope confirming that adoption and amendment of this policy requires an absolute majority of Council, in accordance with s.5.90A(2) of the <i>Local Government Act 1995</i>. 2. CEO website publication obligation - A new statement has been added confirming the CEO's statutory obligation to publish an up-to-date version of the policy on the City's official website, in accordance with s.5.90A(5) of the Act. 3. Regulation 20B entities - gift register clarification - A clarifying statement has been added after the list of excluded entities to make clear that while gifts from those entities are exempt from the interest disclosure provisions, the obligation to disclose and record gifts of \$300 or more on the City's Gift Register under sections 5.87A and 5.87B of the Act remains. 4. Disclosure threshold clarified - The Disclosure Requirements section has been amended to apply the \$300 threshold consistently, resolving an inconsistency in the previous version which implied all event invitations must be disclosed regardless of value. 5. Gifts Framework definition updated - The definition has been expanded to include s.5.89A (gift register) in addition to ss.5.87A and 5.87B, more accurately reflecting the full legislative framework. 6. Appendix 1 included - The pre-approved events list has been included to reflect the City's current sponsorship portfolio for events.
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Addition of Appendix 1: Pre-Approved Events.	Supports policy application and transparency.
Execution of Documents (Attachment 3)	
Change	Reason
Format change	Removal of the document category table and inclusion of clauses assists with referencing.
Various additions and amendments	Administrative in nature to assist with application and clarification of the intent, and reflect current practice.
Addition of section 3 <i>Execution of Document</i>	Directs the administrative process of signing a document.
Procurement (Attachment 4)	
Change	Reason
Remove and replace clause 5 (Risk Management) with the following: <i>All procurement with an ECV exceeding \$1 million (excluding GST) must comply with this Policy and the procurement planning requirements set out in the Procurement Procedures and Guidelines. The MPA Panel will determine the extent of procurement planning and supporting documentation required, having regard to the value, complexity, and risk of the procurement.</i>	This clause has been revised to improve clarity and governance by removing procedural duplication and ambiguous references to exemptions. The revised clause clearly establishes that procurements exceeding \$1 million ECV must comply with both the Policy and the Procurement Procedures and Guidelines, while maintaining the MPA Panel's role in determining the level of procurement planning and supporting documentation required based on the value, complexity and risk of the procurement. This strengthens consistency, accountability, and auditability of significant procurement activities.
Amendments to section 12 <i>Procurement Exceptions and Exemptions</i> Procurement Exceptions and Exemptions The City acknowledges that there are circumstances whereby the seeking of Quotes up to and including the	This clause has been amended to remove unnecessary wording, including amendments to the title and Table 2. Further amendments have been recommended to address inconsistency between delegation and policy.



\$250,000 (excluding GST) purchasing threshold is not always possible or practical. A list of exemptions is outlined in the below in Table 2. Exemptions will be reviewed annually and / or on the acceptance of any new Contracts. The use of these exemptions must be approved by relevant Director or CEO and be reported to Council via the Audit, Risk <i>and Improvements</i> Committee. <i>All procurement exemptions that exceed the Director's delegation under the Register of Delegated Authority must be endorsed by MPA and approved by the CEO.</i> <i>All exemptions that exceed the CEO's delegation under the Register of Delegated Authority must be referred to Council for approval.</i>	The delegation establishes the approval limits for the CEO and Directors, while the Procurement Policy outlines the process to be followed for exemptions rather than the limits themselves.
Amendments to Table 2 in section 12 <i>Procurement Exceptions and Exemptions</i> Sole Source of Supply Where goods or services not exceeding \$50,000 (excluding GST) are available from only one private sector source of supply, (i.e. manufacturer, supplier or agency) and there is reasonable evidence that there is genuinely only one source of supply. Every endeavour to find alternative sources must be made and documented. Where the requirement exceeds \$50,000 and up to and including \$250,000, sole source of supply requires MPA endorsement and CEO approval. Where the requirement exceeds \$250,000, sole source of supply requires Council approval.	



Previous section 16 <i>Sole Source of Supply</i> has been removed.	This clause is not required as it is dealt with under clause 12. All subsequent clauses have been renumbered accordingly.
Proposed administrative changes to the Register of Delegated Authority: 2.11 Expressions of interest and tenders Allows the CEO to vary a contract while active, and ensures other delegated powers within 2.11 are in accordance with the procurement policy. 2.12 Procurement Exemptions Ensures exemptions are in accordance with the procurement policy.	Addresses the inconsistency between delegation and policy.
Records Management (Attachment 5)	
Change	Reason
Clarification of responsible parties in section 1 <i>Responsibilities</i> .	Independent committee members and volunteers were not captured in the responsibility to create, collect, and retain records. Amendment from "corporate information services" to "records management" staff is administrative.
Addition of clause 3.2: "Elected members and independent committee members are responsible forwarding records to relevant staff to meet the requirements of clause 3.1."	Clarifies the process for Elected Members to ensure records are retained by the City.
Amendments to section 7 <i>Policy implementation and training</i>	Reflects current practice. Amendments include reference to administrative policies, training provided to all officers, and induction information for Elected Members, Committee Members, volunteers and contractors.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required



DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM SGSC2607-7 (Committee recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Fedele Camarda

Council:

1. Adopts the following amended Council policies, as provided in the Attachments:
 - a. Appointment of Acting Chief Executive Officer
 - b. Elected Member and Chief Executive Officer Attendance at Events
 - c. Execution of Documents
 - d. Procurement
 - e. Records Management
2. Adopts the amendments to the Register of Delegated Authority 2026/27, as provided in Attachment 6.

Carried en bloc: 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



SGSC2607-8 DESTINATION DEVELOPMENT WORKING GROUP CHAIR

Meeting date:	8 July 2026
Responsible officer:	A/Manager Economic Development and Events
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. CONFIDENTIAL - Evaluation sheet 2. CONFIDENTIAL - Applicant A Letter and CV 3. CONFIDENTIAL - Applicant B Letter and CV 4. CONFIDENTIAL - Applicant C Letter and CV

SUMMARY

This report recommends that Council appoint the preferred candidate for the Destination Development Working Group Chair role.

BACKGROUND

In 2018, the City of Fremantle appointed a Destination Development Working Group comprising external industry experts to provide advice and guidance on the City's destination development and economic development activities.

With the evolution of the City's strategic framework, including the Destination Development Strategic Plan 2023–2027 and the Economic Development Strategy 2025–2030, the Working Group continues to play a critical role in supporting Fremantle's position as a destination to live, visit, work and invest.

As part of the regular renewal of the Working Group and in accordance with the Terms of Reference, the City of Fremantle sought Expressions of Interest from suitably qualified and experienced individuals to be appointed as the Independent Chairperson of the Destination Development Working Group.

The purpose of the Destination Development Working Group is to provide external industry guidance and advice to City officers and Council to support the delivery of the City's Destination Development Strategic Plan 2023–2027 and relevant initiatives within the Economic Development Strategy 2025–2030.

The Group supports all business-to-customer industries in Fremantle, including (but not limited to) retail, hospitality, professional services, arts and culture, creative industries and traditional tourism attractions.

The Independent Chairperson plays a key leadership role within the Destination Development Working Group and is responsible for:

- Facilitating meetings of the Working Group in an effective, inclusive and professional manner



- Ensuring discussion and advice aligns with the City's adopted strategies and Terms of Reference
- Supporting constructive collaboration between industry representatives and City officers
- Providing strategic guidance on destination development, marketing and economic development matters
- Acting as a key point of leadership for the Group when presenting outcomes to Council, where required

In the absence of the Chairperson, the Director City Business may act as Deputy Chairperson if the meeting cannot be rescheduled.

FINANCIAL IMPLICATIONS

The Chairperson is eligible to receive an allowance, determined by the City's Chief Executive Officer.

LEGAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

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

Thriving City - A thriving and supportive ecosystem for start-ups 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.

CONSULTATION

Applications were invited through a public expression of interest process advertised across the City's corporate communication channels.

OFFICER COMMENT

Three applications were received for the Chair role. Following an evaluation by the selection panel, a consensus was reached that Applicant C was the preferred candidate. Applicant C was identified as the most suitable candidate based on their strong economic development experience, extensive tenure on boards,



proven leadership as a Chair, and active involvement with Fremantle stakeholders.

Their involvement in significant state level strategic initiatives further demonstrates a strong capacity to provide advice in line with the objectives of the City's Economic Development Strategy.

Applicants C's experience was also identified as being suitable in transitioning the DDWG's focus from a solely tourism focused approach to a more diverse investment attraction focus, as articulated in the City's Economic Development Strategy.

The evaluation panel assessed three applicants against the selection criteria. The confidential attachments contain further information on the applicants.

Applicant Scores (out of 120):

Applicant A: 65.5

Applicant B: 55

Applicant C: 89.5

The term of the appointment of the Independent Chair will be for no longer than 12 months in order to align with the timing the Local Government Election scheduled for October 2027, at which point all working groups and their membership are required to be reviewed and endorsed by Council.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council



COUNCIL DECISION ITEM SGSC2607-8
(Committee recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Fedele Camarda

Council:

1. Acknowledge the exiting Destination Development Working Group Chair, Linda Wayman, for her leadership and commitment to the group for 8 years.
2. Appoint Applicant C, as provided in Confidential Attachment 4, as the Chair of the Destination Development Working Group for the term ending the day of the next Ordinary Local Government Election.

Carried en bloc: 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



PFC2607-1 ENGAGEMENT UPDATE ON NEW LOCAL PLANNING SCHEME

Meeting date:	13 July 2026
Responsible officer:	Manager City Planning
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. Fact Finding Local Planning Scheme Engagement Report 2. Fact Finding Engagement Report - Individual Submission

SUMMARY

This report provides an update on the preliminary engagement undertaken during the drafting of new Local Planning Scheme No. 5.

BACKGROUND

On 20 January 2026, the Western Australian Planning Commission (WAPC) resolved that the City of Fremantle (the City) required a new local planning scheme. The current Local Planning Scheme No. 4 (LPS4) is 19 years old and has been subject to over 80 amendments. Since the inception of the Scheme, state planning has progressed to the extent that many provisions are outdated, redundant or no longer work well together. Additionally, the scheme is required to be reformatted to fit the Model Scheme Text provided in the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

In early 2026, the WAPC endorsed the City of Fremantle Local Planning Strategy. The Strategy sets out the intended direction of the new scheme, and references other strategic documents such as the City Plan prepared in 2025.

Officers intend to present a draft of the new scheme by the end of 2026 to avoid increasing risks of having an outdated scheme. These risks include decision-makers such as the state development assessment unit not giving due regard to provisions, inconsistency with contemporary state legislation, inappropriate controls hindering development, and lack of appropriate guidance for desired urban growth.

At the 25 February 2026 Ordinary Council Meeting, Council resolved to establish a Planning Framework Committee to provide elected members with an ability to get closer to the understanding of how the planning system works and to support the planning of the updated planning framework.



The first Planning Framework Committee was held on 13 April 2026 and made recommendations regarding:

- Holding a series of internal workshops with City Officers and Elected Members to discuss specific aspects of a new scheme;
- Allowing the Fremantle Alternative to lapse; and
- Discussing the state of the existing Mixed Use zones throughout the City.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Resilient City – A focus on planning for a stronger and more resilient future

- A contemporary planning framework considers the changing needs of our community amid challenging economic times while ensuring our built environment is resilient to changes in climate.

CONSULTATION

Although formal consultation is only mandatory once the Minister for Planning has given permission to advertise the Scheme, the City has undertaken a general fact finding exercise to guide the drafting of the scheme. This engagement builds on that undertaken for the Strategic Community Plan, Local Planning Strategy and City Plan.

Consultation was carried out to find out what the community valued, what it wanted protected, and where it saw the current scheme falling short. Consultation was carried out from 20 May to 19 June 2026 with the full report included as Attachment 1 One submission included a number of specific questions and is addressed in Attachment 2.



Key takeaways

The public engagement program reached more than 450 people through online and face-to-face interactions. The project team received 31 formal submissions of feedback to the project.

Responses were received from across the City of Fremantle, with the strongest participation from residents in Fremantle (Central), South Fremantle, North Fremantle and Beaconsfield.

Overall, the engagement identified six recurring themes:

- o Heritage and neighbourhood character.
- o Tree canopy and climate resilience.
- o Housing diversity and affordability.
- o Walkability and cycling.
- o Parking and transport.
- o Planning controls, development outcomes and future growth.

Heritage, neighbourhood character and tree canopy were the three most selected priorities when respondents were asked what a new planning framework should focus on. Protecting heritage buildings, historic streetscapes, human-scale development and Fremantle's character was the most frequently recurring theme throughout the engagement. Guarding and enhancing these qualities was viewed as essential when considering Fremantle's future growth and development and a key priority for the new planning scheme.

Tree canopy, urban greening and climate resilience were identified as major priorities for future planning. Increase tree canopy, retain mature trees and strengthen urban greening outcomes was seen as a key part of what the framework should consider. Respondents viewed trees and green infrastructure as essential infrastructure that contributes to cooling, biodiversity, liveability and climate adaptation.

General support for housing diversity and increased housing choice was provided, however respondents emphasised the importance of location, design quality and neighbourhood context. Support was strongest for medium-density and "missing middle" housing forms located near activity centres, transport corridors and redevelopment areas. Concerns were raised about building heights, development scale and the potential loss of neighbourhood character. Additional



housing was generally supported in appropriate locations and where neighbourhood character is maintained.

Walkability, cycling and connected neighbourhoods were identified as important planning priorities. Improve pedestrian environments, cycling infrastructure and access to local destinations. Create neighbourhoods that support active transport, community interaction and reduced reliance on private vehicles. Walkability something linked with neighbourhood liveability, public health and local business activity.

Parking generated a wide range of perspectives throughout the engagement, with varying views on whether more or less was needed. Respondents expressed differing views regarding parking provision and future transport priorities. Comments focused on city centre accessibility, visitor access, residential parking impacts and the relationship between parking and future development.

Concern surrounding consistency and application of planning controls in current planning. Development waivers, compliance monitoring and consistency of decision-making were recurring themes. The engagement identified a desire for greater transparency, consistency and confidence in planning decision-making.

Mixed-use development, active streets and vibrant centres were viewed as important contributors to Fremantle's future success. Respondents supported development that creates local activity, supports local businesses and strengthens community connection. Activation was generally supported where it complements neighbourhood character and local amenity.

Vacant, underutilised and strategic redevelopment sites were frequently identified as opportunities for future housing, employment and mixed-use development. Opportunities to unlock existing urban land before expanding development pressure into established neighbourhoods was seen as a higher priority. Industrial land, vacant sites, contaminated land and future port-related redevelopment opportunities were commonly referenced.

Climate change adaptation was a recurring consideration. Urban heat, tree canopy loss, coastal impacts and sea level rise were highlighted as issues that should be addressed through the new planning scheme. The community expressed strong support for planning outcomes that improve environmental resilience and long-term sustainability.

In addition to the survey comments, the City received 8 email submissions raising detailed issues, including recommendations that the new scheme:



- Include more provision for drive through food outlets.
- Think broadly and strategically in regard to West End heritage properties and consider each site in its own context.
- Review the heritage protections to better balance protecting heritage with allowing sufficient flexibility to facilitate strategic objectives and development outcomes.
- Be more flexible with car parking and their trigger for neighbour consultation requirements.
- Facilitate increased density while using a plot ratio approach rather than strict setbacks or height controls.
- Review the land use definitions.
- Review the existing requirement for mixed use development on land coded less than R60 to meet a minimum threshold for non-residential floor space.
- Maintain the flexibility to reach development outcomes currently embedded in the scheme.
- Consider tiny homes and alternate forms of housing including intergenerational housing and RV parks.
- Embed economic considerations into the development framework.
- Balance heritage protection with commercial reality.
- Increase planning certainty and reduce complexity.
- Plan for the future economy.
- Rezone some sites.
- Include more provision for streetscape variability to residential heritage properties on noisy streets where the place is not easily adaptable.

The full report, including full text of some submissions received via email, is included as Attachment 1. A submission with a detailed list of questions and the City's response is included in Attachment 2.

City Officers also carried out a total of six one-on-one meetings, some of which occurred after the end of the submission period and were not included in the engagement report. Discussion revolved around:

- Protection of heritage around the West End
- Concern about proliferation of 8 storey developments encroaching on heritage curtilage and sightlines.
- Concerns about the current informal engagement process.
- Public open space should be prioritised and elevated in the scheme.
- Need to include Aboriginal voices in consultation.
- Discussion on how local governments in other parts of the world have handled height and suggested case studies.
- Consider allowing subdivision of ancillary dwellings for more housing.
- View corridor from Monument Hill needs to be retained.



- Look for infill opportunities around laneways.

Since the inception of the new planning scheme project, City Officers have also held a roundtable with the City's Design Advisory Committee (DAC) and workshops with external stakeholders that included a mix of precinct group representatives, community interest groups, planning consultants, major developers and state agency representatives. These workshops did not engage with specific clauses which may be in a new scheme but canvassed general positives and negatives about development within the City that officers could later use to guide the new scheme.

The questions and general discussion at the DAC review are as follows:

Question	Summary of Responses
What is the perception of developing in Fremantle?	• City is easy to deal with and thinks practically about development. • Good level of discretion exists in the scheme. • Pressure for developers is parking and costs of construction/affordability. • Scheme is daunting/complex; simplification is necessary. • Density targets will not be achieved through single lot housing; need a targeted and organised shift in density. • What are the objectives behind the criteria?
What works / doesn't work? What does the scheme need?	• Nothing to incentivise adaptive reuse. • More housing diversity needed. Can it be incentivised?
Are the R-Codes alone generally resulting in good development?	• R-Codes are too restrictive. Development criteria should be more values based. • Medium density codes are better but still don't incentivise building one unit above another.

The first two community workshops involved groups that had direct and specific knowledge of planning schemes in many different local government areas. The questions and the general discussion are provided below:

Question	Summary of Responses
What are the development perceptions of Fremantle planning framework?	• Freo character/identity is important and uniqueness needs to be maintained. • Need clarity around hard limits versus where discretion is available. • Controls are rigid with little room for discretion; purpose of the provisions have



	been lost, making it hard to determine level of discretion and alternate outcomes. • Current framework is too restrictive and will not deliver the desired housing outcomes. • Existing development “bonuses” are not worthwhile – asking too much and providing too little. • Keep the planning framework simple. • Diversity of housing is needed (ie: 2x1s) – luxury development is not the market. • The City needs to be thought of as a regional centre with the core of the City humming. • Lots of potential but an old scheme with complex controls makes it difficult to navigate.
What works in the existing scheme?	• Schedule 7 is unique and complex and sort of functions as individual structure plans. • Good flexibility in the land use zoning table. • Mixed Use zones are good for flexibility and provide broad extent of land uses. • Heritage management works well. • Clarity around development in the West End.
What doesn't work?	• If something is important, don't allow flexibility. Conversely, if something isn't important, reduce the restrictions. Right now everything has same level of importance. • Existing social and affordable housing bonuses don't stack up and aren't worthwhile to pursue. In general, such bonuses will not work unless imposed by the state government because major developers will just build in other local governments. • Delegation is very restrictive. • Don't offer up density/height on locations where the City does not want change. • Design excellence is not defined. • Public art contributions seen as adding costs but very little benefit.
What would you like to see change?	• Height and density done well and focused on key areas. • Consider zero car parking developments in City Centre while noting that cash in lieu for car parking is not feasible and will result in more on-site parking. • Quantity of applications going to Council for decision is high compared to some other local governments. • Reward land assembly. Currently, small, subdivided sites do not permit the kind of



	large-scale redevelopment envisaged by the strategy. • R-Codes are inflexible and deemed-to-comply criteria do not often result in good outcomes. • Back to basics urban design: A specific control (ex: height) should either be acceptable or not on its own, but should not depend on a bonus requirement to achieve. • Balance of flexibility and creativity.
Anything else?	• Reinvigorate the high streets. • Keep it simple. • Plan for flexibility to achieve outcomes rather than rigid requirements.

The third workshop involved community groups with less direct knowledge of the scheme and, consequently, the questions were broader:

Question	Summary of Responses
What would you like to see kept or protected?	• Trees and vegetation • Community spaces for gathering • Lifestyle and character • Adaptation – balance development and conservation • Enhance local retail and improve connection between City Centre and surrounding suburbs
What is working right?	• Adapting to change and provisions that encourage change such as density bonuses. • South Street and South Fremantle are activated and successful. • Knutsford and White Gum Valley development • Innovations such as the Youth Plaza and nature play spaces. • Attractive for tourism.
What is not working?	• Beaconsfield redevelopment – loss of tree canopy. • Essential workers being priced out. • Certainty on what we can do in areas surrounding areas of protection. • Concerns about chain stores chasing out local businesses. • Battleaxe development in Hilton and consequent loss of trees. • High level of tree clearance.
What changes would you like to see?	• Identify places that can work together (ex: increase City Centre population to encourage activation of South Terrace strip. • Zero parking developments.



	• Improved infrastructure. • Housing affordability and diversity. • Work with the industry to deliver housing. • East End of City Centre can absorb more change to protect West End. • More people living locally. • Concerned about gentrification. • Improvements in built form quality.
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As of the writing of this report, the Planning Framework Committee has held three internal workshops to discuss the following issues:

- General heritage protections and the West End;
- City Centre land use and development; and
- O'Connor industrial area and buffer zones.

The above three workshops are presented as separate items to the Planning Framework Committee.

City Plan

As part of the creation of the City Plan: City Centre, several phases of engagement were carried out. The final engagement carried out in June 2025 presented a final draft of the City Plan for public consultation. The engagement process found general support for improved public and alternate forms of transportation. Submissions expressed concern about maintaining heritage protections and the City's identity, safety, and the potential for taller buildings near significant heritage landmarks.

The City Plan was subsequently endorsed by Council and incorporated into the Local Planning Strategy 2026.

North Fremantle

In February 2026, the City Design Team has carried out an exploration of the transport issues currently extant within the North Fremantle suburb as well as how the area may prepare for the opening up of more residential or mixed use land on the current industrial zoned land west of the rail line south of Curtin Avenue and further down as part of the Future of Fremantle project. The consultation presented several possible scenarios involving rerouting roads to connect Curtin Avenue to Tydeman or Stirling Highway and/or moving the train station. These scenarios were based on current strategies from Main Roads and Department of Transport and Major Infrastructure (DTMI).



The engagement found a clear disapproval of the plan to connect Curtin Avenue to Stirling Highway. Other key issues were summarised as:

1. Delivery, Timeframes & Early Action

Strong frustration with long timeframes; desire for faster delivery and concurrent staging. Clear push for early wins such as footpaths, crossings, PSP upgrades, and town centre works.

2. Station Location, Rail Options & Access

Mixed views on relocation; many opposed while others support long-term changes if equity is maintained. Reopen Leighton suggested. Strong rejection of flyovers.

3. Active Transport, Local Streets & Safety

Pedestrian network seen as poor. Support for walking/cycling-first design, safer crossings, wider paths, PSP improvements, and protecting the town centre.

4. Coastal Risks, Climate & Open Space

High concern about erosion and sea level rise. Requests for buffers, long-term open space, nature-based adaptation, and reduced coastal intensity.

5. Density, Height & Character

Concerns about overdevelopment and high-rise impacts. Preference for moderate heights, quality design, and protecting North Fremantle's character.

6. Traffic, Roads & Network Impacts

Opposition to flyovers and car-dominated approaches. Concern about funnelling traffic through town centre; need to maintain McCabe Street function.

7. Governance, Alignment & Trust

Frustration with State–Local misalignment and concerns about consultation. Strong desire for collaboration and clearer communication.

8. Beach Access, Regional Usage & Transport

Beach access must serve wider Fremantle. Calls for adequate parking or major transit/cycling improvements.

9. Development Readiness & Northern Bracks Street

Northern Bracks St critical for early momentum; landowners need transport certainty.



10. Communications & Accessibility

Need clearer documents, better notification, and simpler summaries.

OFFICER COMMENT

Overall, the key themes within the above engagement are:

- Identity
- Protecting Fremantle's identity, heritage places, historic streetscapes and neighbourhood character while allowing change to be managed in a place-sensitive way.
- Climate resilience
- Increasing tree canopy, protecting mature vegetation and embedding climate resilience, including responses to urban heat, coastal risk, sea level rise and environmental sustainability.
- Housing
- Supporting greater housing diversity and affordability, particularly medium-density, missing-middle and alternative housing forms in appropriate locations near centres, transport corridors and redevelopment areas.
- Strategic density
- Directing height, density and redevelopment to strategic locations, including the City Centre, underutilised land, industrial transition areas and major redevelopment sites, while limiting pressure on established neighbourhoods and sensitive heritage areas.
- Access
- Improving walkability, cycling, public transport access and connected neighbourhoods, with stronger emphasis on safer streets, better infrastructure, early delivery of local improvements and reduced reliance on private vehicles where appropriate.
- Parking
- Balancing parking needs with future transport objectives, including differing views on visitor access, residential impacts, zero-parking development, beach access and city centre accessibility.
- Simplification
- Simplifying the planning framework and improving certainty, transparency and consistency, including clearer controls, better defined discretion, reduced complexity, more effective delegation and stronger confidence in decision-making.
- Flexibility
- Supporting active centres, local businesses and future economic activity through mixed-use development, adaptive reuse, high-street activation,



flexible land use settings and planning for long-term employment and investment.

Planning response

Broadly, the new scheme can address matters of land use, zoning, density, vehicle access, heritage protection, subdivision controls and limited building form. Many of the themes can be at least partially addressed through planning controls, whether that is the scheme, local planning policies, structure plans, etc.

Identity

Protecting Fremantle's identity is critical and is a key consideration when drafting the scheme. This includes the protection of heritage assets that make up the City's streetscapes.

Climate resilience

There is scope to include provisions for some sort of climate resilience, particularly around flood zones, but the ability to increase vegetation through the scheme is limited except in targeted circumstances. The City's current tree retention policy goes some way towards addressing urban canopy loss.

Housing

The scheme can encourage medium density developments through density coding and other requirements. However, the first version of the new scheme will not include a radical rethinking of alternative forms of housing. Such a project requires resourcing that would conflict with the timeliness of a new scheme but can be considered in the future, noting the planning framework will continue to evolve and respond to conditions of the day.

Social and affordable housing is recognised as a major issue but requires state and/or local government partnerships with private organisations to deliver. Current scheme controls have not delivered this type of housing because the private market has been unable to make it financially viable to do so. This is true not just in Fremantle but throughout the state. Advice from the DPLH is that, because of this, incentives or requirements for social or affordable housing are unlikely to be supported.

Other teams within the City are currently exploring how such social and affordable housing may be delivered outside of the scheme.



Strategic density

In line with the Local Planning Strategy, the new scheme will aim to focus density within key nodes along transport routes, and around the outside of the historic West End.

Access

Focusing density around key transport nodes will improve access, but improvement of public urban streetscapes is a whole-of-government approach that cannot be specifically addressed within the scheme. Oftentimes, particularly when dealing with state agencies such as Main Roads, improvements are generated by on-the-ground demand rather than anticipated demand. Targeted densification may eventually provide the impetus for changes such as improved crossings of major thoroughfares or intersection modifications.

Parking

Car parking requirements will be relocated from the scheme to a local planning policy, which will give the City the opportunity to review the criteria and consider parking maximums or zero-parking developments where appropriate.

Simplification

Based on the format of the Model Scheme Text, feedback from the Department of Planning, and communication with other local governments, the Minister is likely to require that any new scheme be streamlined and simplified. Much of the specific building form criteria in the current scheme will likely be required to be removed, with the potential for it to be placed within a local planning policy.

Flexibility

The Model Scheme Text introduces a degree of flexibility that the existing scheme lacks. This can be both a positive and a negative thing, and support from local planning policies will assist in guiding assessments.

Next Steps

City Officers are aiming to have a draft of the new planning scheme to Council by the end of this year. Once Council endorses the draft, the next steps in the process are:



Steps	Estimated Timing
The Department of Planning, Lands and Heritage (DPLH) reviews the draft, with department officers liaising with the City for any changes. The Western Australian Planning Commission (WAPC) then makes a recommendation to the Minister.	3-6 months
The Minister for Planning reviews the scheme and grants permission to advertise with or without changes. If changes are required, the changes are made and then the scheme re-submitted to the Minister.	3-6 months
Formal advertising is prepared and undertaken.	3 months
Public submissions are considered and responded to, and scheme amendments are considered prior to sending the scheme back to Council for final endorsement.	3-4 months
If the scheme has been amended in such a way that it introduces substantial changes, it may be advertised again with the changes, and then referred back to Council.	2-3 months (optional)
The DPLH makes a recommendation to the WAPC who make a recommendation to the Minister for Planning.	Up to 4 months
The Minister for Planning reviews the scheme and either approves it with or without changes, or sends it back with changes for further advertising.	3-6 months
Once approved by the Minister, the scheme is gazetted and comes into force.	1-2 weeks

It is also noted that the Minister has the ability to extend the timeframes for the WAPC to consider a new scheme.

During this time, the City will begin work on:

- Precinct Structure Plan for the City Centre

This document provides fine-grain development controls for the City Centre and will be based on State Planning Policy 4.2: Activity Centres and State Planning Policy 7.2: Precinct Design. It requires extensive background information and investigation to inform urban controls. Due to the amount of work to create and seek approval from the WAPC for a Precinct Structure Plan, it is unlikely to coincide with the introduction of the new scheme but should come in not long after. City Officers intend to include interim controls within the scheme to cover any absence.



- New or amended local planning policies or other documents

Policies will continue to be reviewed and updated to maintain consistency with the Scheme. Officers will consider whether it is appropriate and necessary to retain within a local planning policy any criteria that has been removed from the scheme, and what may need to be provided. Officers will also investigate whether any new local planning policies may be required to guide development under the draft scheme. This work will continue in tandem with the Scheme.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM PFC2607-1 (Committee recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Fedele Camarda

Council notes the informal consultation undertaken for the new scheme, as provided in the attachments.

Carried en bloc: 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



PFC2607-2 O'CONNOR INDUSTRIAL AND COMMERCIAL AREA REVIEW

Meeting date: 13 July 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Decision making authority: Council
Attachments: 1. O'Connor Industrial Interface Review

SUMMARY

In 2026, the City of Fremantle (the City) is undertaking work to develop new Local Planning Scheme No. 5. Part of the process includes internal workshops with Elected Members to explore analysis and operation of the existing scheme, as well as investigating ways to implement the City's Local Planning Strategy in the new draft document.

The purpose of this report (Attachment 1) is to present analysis of the O'Connor Industrial zone, Commercial zone and associated Buffer Area (industrial interface). A summary of Elected Member Workshop 3, which focused on exploring this issue is also provided.

It is recommended that the new scheme explore ways to better protect the existing strategically important O'Connor industrial area in line with State Government guidance and with consideration to the unique attributes of the place.

BACKGROUND

The City's Economic Development Strategy found that the O'Connor Industrial Precinct accounted for 17 per cent of jobs in 2021 and had a strong manufacturing base, accounting for 25 per cent of its local jobs. The industrial base is critically important in supporting local businesses as a manufacturing, warehousing and distribution hub, and should be protected and enhanced

The City's Local Planning Strategy 2026 identifies the following planning actions to be carried out in relation to the O'Connor Industrial area:

- Reviewing the Industrial zoning of residential properties in O'Connor.
- Review existing scheme provisions related to the O'Connor Industrial area to ensure they are effective and protect the objectives of the Industrial zone. This may include the O'Connor Industrial Interface Special Control Area and/or land use permissibility.



The purpose of the O'Connor Industrial Interface Special Control Area (buffer zone) is to protect industrial land from encroaching non-industrial land uses that may affect their viability and consequently the economic performance of the area. In turn, the buffer offers protection to adjoining residential properties from the threats to amenity associated with industrial activity such as noise, traffic, emissions, and beyond.

Various neighbouring local government local planning schemes have been reviewed in conjunction with the State Government planning framework and Manner and Form – Consistent Local Planning Schemes May 2024 planning reform paper. City officers have also conducted a land use audit of the area and visually corroborated a desktop analysis with a site inspection. This information is presented in Attachment 1.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

The *Planning and Development (Local Planning Schemes) Regulations 2015* set out the process for amending the local planning scheme.

STRATEGIC IMPLICATIONS

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

Liveable City - Sustainable growth in city centre population

- Fremantle is recognised as a development-friendly city as a result of flexible and adaptable approaches to planning.

Thriving City - Attraction and retention of diversified investment and talent

- Fremantle holds a reputation as a desirable place to work and visit which attracts investment from businesses and developers.



CONSULTATION

Formal community consultation on any new, draft scheme will occur after endorsement from the Minister for Planning. Preliminary fact finding and stakeholder engagement is occurring, and new provisions of a scheme will follow the adopted Local Planning Strategy and Strategic Community Plan which has also been through an engagement process.

OFFICER COMMENT

City Officers have undertaken a review of the O'Connor area and the existing planning framework that applies to it. A report presenting the findings is included in Attachment 1 and identifies several challenges for the area:

- Noise, odour and traffic impact to adjoining residential and commercial land zones places risk of operations being limited or curtailed for industrial activity.
- Diversity of existing and approvable land uses within the industrial zone that may be in conflict with noisy, intensive industrial uses through type of activity or increase in traffic.
- Fragmentation of land through subdivision, resulting in a permanent loss of larger lots.
- Aligning local planning controls with State Government requirements (manner & form).

A comprehensive review of the Industrial and Commercial zones has found a need to ensure that any changes allow existing industrial business activity to continue and extend logically without endangering viability where such amenity impacts are manageable. Guidance from the State Government indicates that the efficacy of the industrial area should be protected by limiting the range of non-industrial uses that can be considered in the zone and investigating whether controls are needed to guide subdivision.

Encroachment of non-industrial uses into the O'Connor Industrial zone may limit its future use as an industrial base supporting local commercial activity. The current historic pattern of land use and subdivision has the potential to negatively impact the viability of the zone. The report in Attachment 1 notes several areas which should be explored in the context of a new planning scheme:

- Expanding and improving the buffer area and its land use and built form controls;



- Reviewing allowable non-industrial land uses within the Industrial zone to protect industrial activity;
- Normalising zoning along the existing buffer to reflect existing service commercial uses on major traffic routes; and
- Considering whether subdivision controls are required to reduce land fragmentation.

As part of the review, City Officers have investigated introducing a new Light Industry zone based on the State Government's Model Scheme Text to provide a transitional zone between General Industry and Residential. This could be done either alone or in conjunction with a Special Control Area to codify the buffer zone into the new scheme. Local planning policy/s may also be developed to support the provisions and assist developers and decisions makers in the use of discretion.

Planning Framework Committee Workshop #3

On 18 June 2026, City officers met with elected members at the Planning Framework Committee (PFC) workshop in advance of the PFC meeting on 13 July 2026 to discuss the O'Connor Industrial Interface, and the Industrial zone overall. This discussion centred on:

- Land use permissibility in the Industrial zone
- The O'Connor Industrial Interface (Buffer Zone)
- Subdivision of Industrial-zoned land resulting in permanent fragmentation

Land Use

At present, current allowed uses in the Industrial zone which may be incompatible with the surrounding industrial area include:

Amusement Parlor	Recreation – Private
Club Premises	Restaurant
Community Purpose	Small Bar
Consulting Rooms	Tavern
Educational	
Establishment	
Hospital	
Hotel	
Liquor Store – Large	
Medical Centre	
Office	
Place of Worship	
Public Amusement	



The PFC workshop discussed how the incompatibility of many of the land uses in the Industrial zone has been a source of conflict and ongoing compliance action for the City. The industrial zone is a key source of City employment and supports the operation of other business within the City. It should therefore be protected from encroaching uses that may limit viability.

Any changes to land use permissibility should also consider land use zoning changes, particularly around intersections where large commercial showrooms currently dominate.

Buffer Zone

The current Buffer Zone is intended to protect residential development from amenity impacts by nearby industry uses and vice versa. There are existing gaps within the buffer zone that presents an amenity risk for non-industrial businesses and occupants experiencing undue levels of traffic, noise, and odour and, in turn, a viability risk to industrial businesses experiencing risks of complaints from non-industrial businesses and occupants. The activity within the Industrial zone complements and supports existing Fremantle businesses, as well as providing employment for the area. To maintain amenity between the two types of land uses, the buffer zone should be amended to address existing gaps.

The issues discussed during the workshop are also supplemented with the review of the O'Connor Industrial Interface contained within Attachment 1.

Subdivision

The Industrial Land Steering Committee 10-Year Industrial Land Strategy 2025 reveals that the Central Sub-region (refer to maps below) industrial estate's employment density is significantly higher than that of industrial areas in outer regions. Critically, with the changing nature of industries, industrial employment levels in the Central sub-region are expected to increase.

The *2012 Economic and Employment Lands Strategy* is the most recent publicly available data pertaining to minimum lot size demand according to industrial activity. Consultation with key industry bodies and private landowners revealed that most land demand stemmed from two distinct categories:

1. International and national firms seeking large warehouses (greater than 4000m²) and land areas (exceeding 2-3 ha).
2. Small scale local businesses seeking warehouse space less than 1000m².

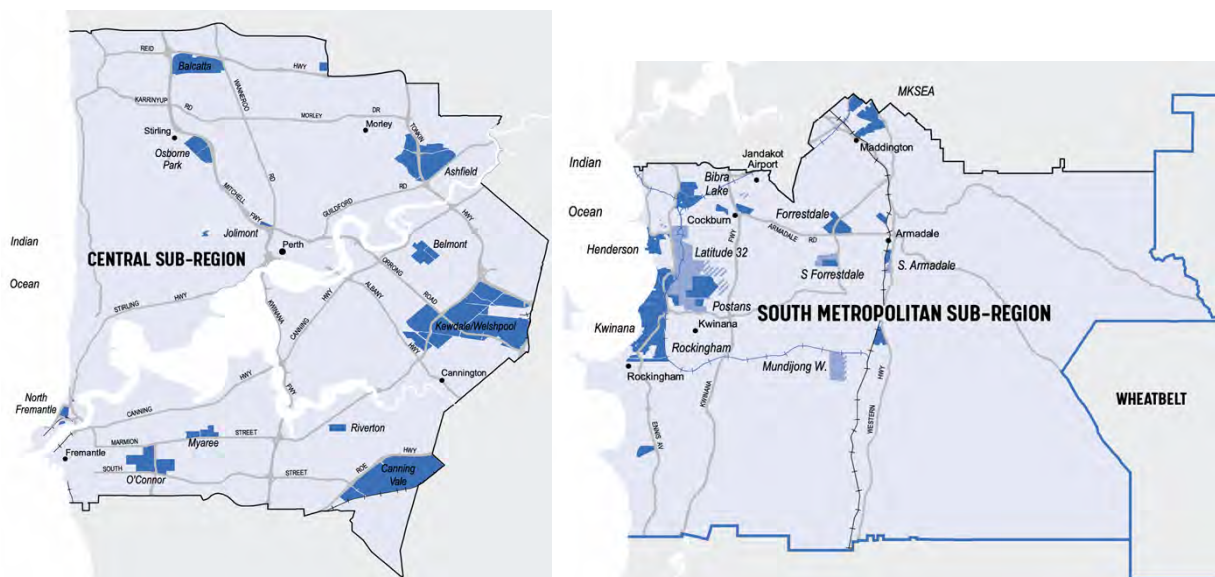


Figure 1: Excerpts from Industrial Land Steering Committee 10-Year Industrial Land Strategy 2025

There are only a small selection of larger lots left within O'Connor which currently present the best opportunity for businesses to pursue larger scale manufacturing and assembly onsite (see map below). This acts as an employment generator and enhances the appeal of the land because it reduces cost for the operators. However, there are currently no statutory controls in place to prevent the land from being subdivided, whether by freehold subdivision or built strata where several units share services and carparking for instance. Once lots are subdivided, they are very rarely amalgamated again, thereby risking the complete loss of large lots.

The carparking demand intensity also tends to be higher for smaller tenancies due to the nature of the associated land uses (i.e. car parking requirements for a warehouse tends to be substantially less than consulting rooms or an office). This trend is resulting in land fragmentation within O'Connor and means that larger scale businesses are a) less likely to establish or remain in O'Connor and b) larger businesses are more likely to be adversely affected by the consequences of juxtaposing their operations adjacent to smaller / built strata lots which may have higher traffic demands.

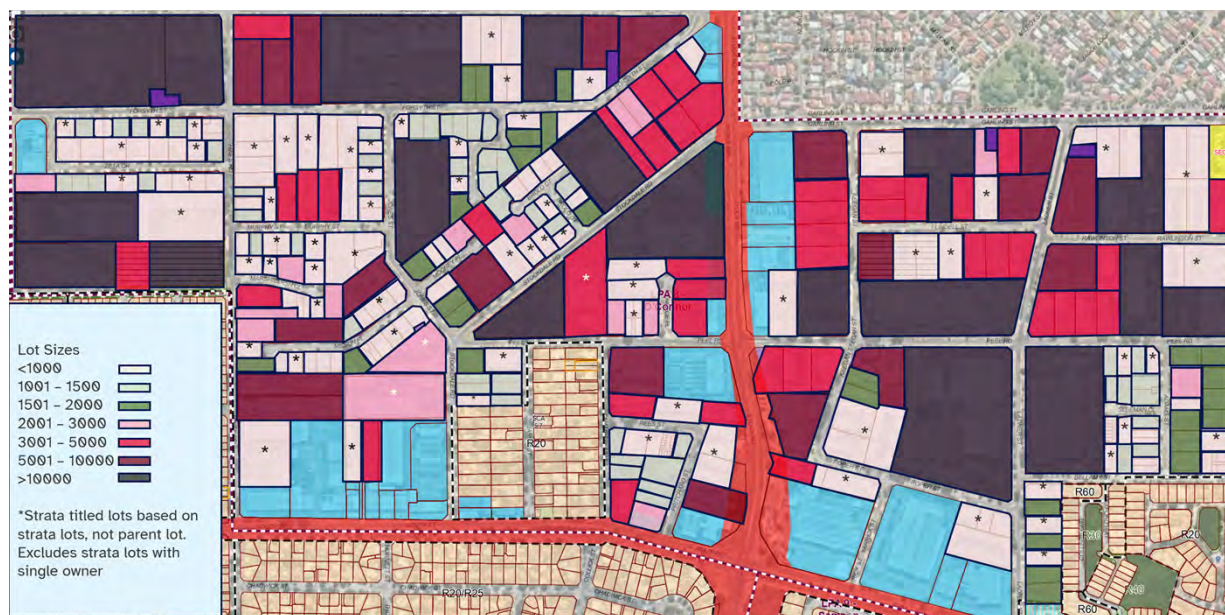


Figure 2: Aerial map depicting current scale of land within O'Connor based upon square metreage.

CONCLUSION

The review presents a series of questions regarding appropriate land use in conjunction with the General Industry (currently Industrial), Light Industry, and Service Commercial zones. Land use permissibility has been reviewed based on consideration of the Manner and Form template, existing City practice and known challenges, and contextual examples from neighbouring local governments with similar industrial interface considerations. It is recommended that a new scheme consider:

- Expanding and improving the buffer area and its land use and built form controls;
- Reviewing allowable non-industrial land uses within the Industrial zone to protect industrial activity;
- Normalising zoning along the existing buffer to reflect existing service commercial uses on major traffic routes;
- Considering whether subdivision controls are required to reduce land fragmentation.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council



COUNCIL DECISION ITEM PFC2607-2
(Committee recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Fedele Camarda

Council receives the report and notes that the issues raised will be explored as part of the drafting of the new local planning scheme.

Carried en bloc: 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



PFC2607-3 HERITAGE PROTECTION AND WEST END

Meeting date: 22 July 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Decision making authority: Council
Attachments: Nil

SUMMARY

In 2026, the City of Fremantle (the City) is undertaking work to develop new Local Planning Scheme No. 5. Part of the process includes internal workshops with Elected Members to explore analysis and operation of the existing scheme, as well as investigating ways to implement the City's Local Planning Strategy in the new draft document. The purpose of this report is to provide the Planning Framework Committee with a summary of Elected Member Workshop 1, which focused on Heritage protection and the West End.

Providing appropriate protections in the Scheme for heritage places within the City is integral to retaining the unique heritage and character of Fremantle. It allows for appropriate development of each individual place to ensure its ongoing use or reuse, and recognises the long-term value these buildings provide to the overall sense of place.

This report recommends that Council receives this report and notes that the outcomes of the workshop will inform the drafting of a new Local Planning Scheme.

BACKGROUND

In line with the resolution of the Local Planning Scheme No. 5 Project Overview report (PFC2604-1) presented to the Planning Framework Committee (PFC) on the 13 April 2026, the first workshop with the members of the PFC and elected members was held on 29 April 2026. The workshops are not intended to be a final resolution of the scheme provisions, rather form part of the engagement in developing the draft.

The focus of this workshop was heritage protection within the planning scheme. There are a number of elements of the local planning framework relating to heritage which will not be changed as part of the review and preparation of Local Planning Scheme No. 5 (LPS5). These being:



- State heritage listing of the West End
- Heritage Act
- Individual local and state registered places
- Heritage areas and lists (noting ongoing program of review of heritage places and areas to ensure robustness of lists)
- Regard for and the assessment of heritage impact as detailed in the *Planning and Development (Local Planning Schemes) Regulation 2015*
- Local planning policies relating to heritage, i.e. Local Planning Policies 3.6: Heritage Protected Places Built Form and Land Use and 3.21: West End Heritage Area.

The workshop discussed general heritage protections in the current Local Planning Scheme No. 4 (LPS4) and the height controls for the West End.

Bounded by Market Street to the east, Collie Street and Marine Terrace to the south, Little High Street to the west and the rail line to the north, the West End Heritage Area constitutes a substantial portion of the central area of Fremantle. This Area is characterised by small lots, narrow streets and buildings of similar size and form. The area remains highly intact with a predominance of buildings dating from the mid nineteenth century to the early twentieth century. Streets are relatively homogenous with attached buildings two to three storeys in height, constructed to the street boundary. The West End Heritage Area, along with other heritage places within the City, is an important cultural and tourism asset to the City.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

This 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

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



This item is also guided by and in keeping with the following Action in the City's Local Planning Strategy:

- Ensure up to date local heritage protection and increase clarity over protection requirements and opportunities for adaptive reuse. This work will include continual reviews of, and updates to, the City's Heritage List, Heritage Areas, Local Heritage Survey and assorted policies including specific heritage area policies.

This item is guided by the following Priorities from the City Plan: City Centre document:

- Protect our heritage:
Fremantle's heritage is one of its many obvious assets. Protecting our existing heritage areas and places is a major priority, and we will seek opportunities to consolidate these protections and expand heritage area planning to include additional parts of the City Centre. This will ensure that any future development is contextual and sensitive to the character and heritage of the City.

CONSULTATION

Formal consultation on any new, draft scheme will occur after endorsement from the Minister for Planning. Preliminary fact finding and stakeholder engagement, is ongoing and discussed further in a separate Council report.

OFFICER COMMENT

Analysis – Current Scheme

Preparation of the new scheme will need to consider broad heritage protection and specific height controls in the West End.

The West End Heritage Area is included in sub area 1.3.1 of Schedule 7 of Local Planning Scheme No. 4 (LPS4), as illustrated in Figure 1 below. Current scheme provisions limit height to a maximum of 3 storeys with an additional storey where it is not visible from the street. In applying the additional storey, Council is to be satisfied that the proposal is consistent with predominant height patterns and not detrimental to the amenity of adjoining properties and the locality, consistent with conservation objectives for the site and any other relevant local planning policies.



Sub
 Area
 1.3.1

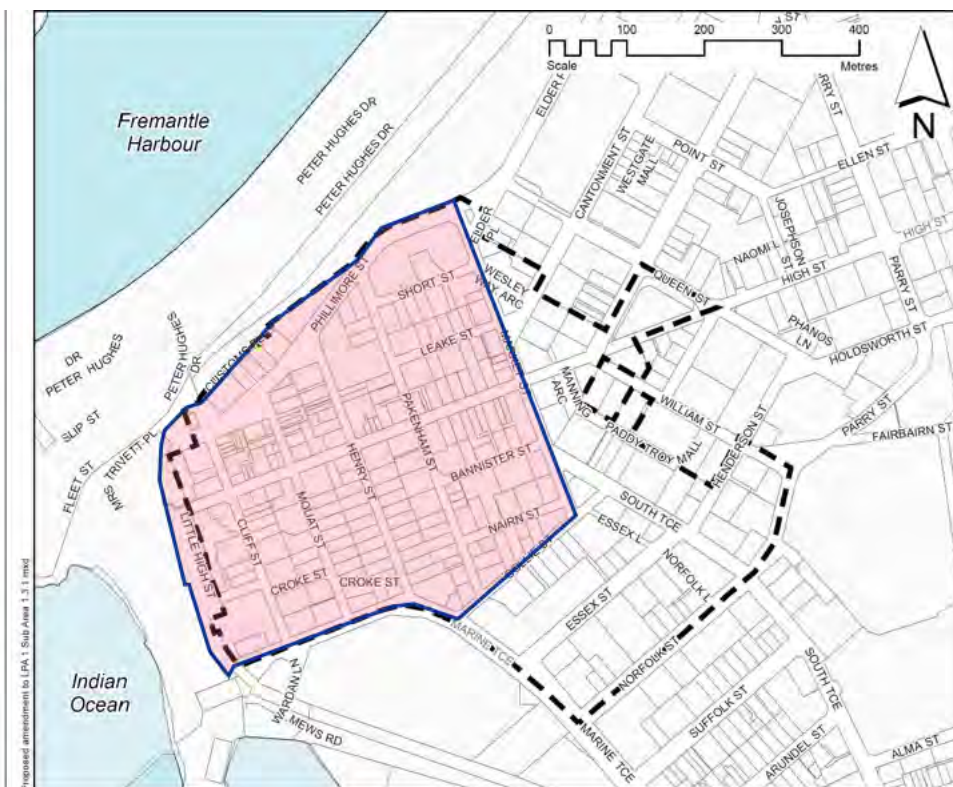


Figure 1: Sub Area 1.3.1 (dashed line) and West End Heritage Area (in pink)

The City's Local Planning Strategy prioritises an increase of density in the City Centre, with a target of around 10,000 people, and generally directing height outside the West End due to its high heritage significance. The Strategy recognizes that the West End itself is not the most suitable location for concentrated density, but increased scale may be accommodated outside its boundaries, particularly to the north. This is further highlighted in the City Plan: City Centre document, as shown below in Figure 2.



What

Thriving City Spatial strategy

A major part of the City Plan is promoting the City Centre as a mixed-use area, similar to how it was in the early 20th century, before the significant and gradual decline of its residential population.

This spatial strategy identifies key areas around the City Centre with development potential, where increased density could accommodate new residents while also attracting more businesses and tourists. By mapping underutilised sites (such as those without significant heritage value, industrial sites, and vacant land), we see the potential to accommodate a capacity of approximately 10,000 residents (3.5 times the current population) and up to 20,000 jobs (double the existing number of jobs).

The majority of this transformational potential is concentrated around the edges of the historic West End, forming a development ring around the City Centre.

As highlighted in the previous chapter, the City Centre's cultural vibrancy—driven by its nightlife, bars, and cafes—is essential to its ongoing appeal. However, this strategy emphasises the need to increase the residential population, particularly in the underdeveloped areas surrounding the historic core. Densifying the City Centre will help create a more vibrant, 24-hour, walkable environment—aligning with the concept of truly mixed-use cities, a model common in Europe but less prevalent in Australia.



City Plan: City Centre | AUGUST 2025

City of Fremantle

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Figure 2: Excerpt from City Plan: City Centre

Partial or complete demolition of heritage places across the City is required to be tested against Clause 4.14 of the current scheme, which restricts development involving the loss of heritage fabric of some significance.

Clause 4.14 of the existing scheme states:

Council will only grant planning approval for the demolition of a building or structure where it is satisfied that the building or structure:

- (a) has limited or no cultural significance, and*
- (b) does not make a significant contribution to the broader cultural heritage significance and character of the locality in which it is located.*

While recently contentious in the Elders Woolstores adaptive reuse matter, the clause has generally been valuable in enabling Council to assess proposals on their merits through independent heritage impact statements, consistent with established Burra Charter practice.



Summary of Workshop

While Sub Area 1.3.1 of the Scheme currently has a nominal three-storey height limit, with discretion for a fourth subject to criteria, there is discretion available for higher development and some recent major approvals have varied these controls. Discussion raised questions about whether the existing height controls are effective, whether capping height is meaningful, and whether controls should better align with the State-designated West End area while allowing greater height elsewhere. Further work will be undertaken in developing draft scheme provisions with this under consideration, noting that heritage rationale will need to be at the core of this consideration.

There is also debate about whether visibility from the street should be the primary constraint and if the current level of discretion may be excessive. Currently, “visible from the street” is generally defined as the angle of view from a pedestrian standing across the street. Anything not visible from that location fits within the definition. However, this does not take into account street intersections or the impact on roofscape views from above, which may also impact the overall West End setting. If strong heritage protection is genuinely intended for the West End, the planning framework may need to include a clearer definition of curtilage, explicit identification of where discretion applies, and a clearly delineated “inner circle” that is treated as sacrosanct.

There was consensus that Clause 4.14, which places specific tests over demolition, should be retained, as it has served the City well in protecting its built heritage. Discussion acknowledged the need to manage incremental loss of heritage fabric, recognise different forms of significance (including social and internal elements), and apply discretion more clearly—particularly for lower-level heritage places—guided by Statements of Significance. The Woolstores case highlighted the need for clearer policy to formalise this discretion, ensure a holistic approach beyond façades, and keep the Scheme simple while better reflecting current practice.

An additional report in this agenda considers broader provisions for the City Centre, and includes consideration of the areas immediately adjacent to the West End.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM PFC2607-3 (Committee recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Fedele Camarda

Council receives the summary of Planning Framework Committee Workshop 1 and note that this will inform the drafting of a new local planning scheme.

Carried en bloc: 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



PFC2607-4 CITY CENTRE

Meeting date: 13 July 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Decision making authority: Council
Attachments: 1. City Centre Report Figures

SUMMARY

In 2026, the City is undertaking work to develop new Local Planning Scheme No. 5. Part of the process includes internal workshops with Elected Members to explore analysis and operation of the existing scheme, as well as investigating ways to implement the City's Local Planning Strategy in the new draft document. The purpose of this report is to provide the Planning Framework Committee with a summary of Elected Member Workshop 2, which focused on the City Centre.

This report recommends Council receives this report and notes that the outcomes of the workshop will inform the drafting of a new Local Planning Scheme.

BACKGROUND

In line with the resolution of the Local Planning Scheme No. 5 Project Overview report (PFC2604-1) which was presented to the Planning Framework Committee (PFC) on the 13 April 2026, the second workshop with the members of the PFC and elected members was held on 21 May 2026.

The focus of this workshop was the City Centre. The workshop discussed various elements to be considered in future development within the City Centre area and how these can be addressed in the Scheme.

The City's local planning framework is guided by the Local Planning Strategy (Strategy), endorsed by the Western Australian Planning Committee (WAPC) in February this year. This document provides the strategic direction for the City's Local Planning Scheme and accompanying local planning policies. In addition, the City Plan: City Centre is a visioning document which was endorsed by Council in 2025, following extensive community engagement, and provides further guidance for the preparation for development controls for the City Centre.

In recognition of the importance of the City Centre, Council adopted a City Plan in August 2025. The impetus for the plan was to address the following need:



- Respond to our Strategic Community Plan
- Build on past work
- Unlock obvious potential
- Respond to strategic shifts
- Protect and activate heritage
- Support our culture
- Respond to community needs
- Create a 7 day economy

The plan sought to shape a vision for the future, striving for a mixed use City Centre, reignited by high density living with a high quality lifestyle and amenity offering. After significant analysis, key precincts were identified within the City Centre, each of which have unique challenges, opportunities and character that dictate how and where future transformation might take place. The City Plan contributes to an evidence base for us to begin the drafting of new provisions in Local Planning Scheme No 5 to realise this vision and protect what is important.

Following the preparation of draft Local Planning Scheme No. 5 (LPS 5) officers are proposing the development of a structure plan for the City Centre zone to provide more detailed controls. The structure plan allows more detail and nuance in provisions, to further evolve the sophistication of the framework. Officers will also be updating the current local planning policies and adding any new ones that may be needed to support the new scheme.

Since the gazettal of Local Planning Scheme No. 4 (LPS 4) several scheme amendments have been introduced to facilitate increased development within the City Centre. An example of this is Scheme Amendment 49 (sub area 1.3.2), which modified development standards on key sites within the City Centre with the objective of increasing retail and commercial activity and residential population. Of the sites within the sub area, substantial redevelopment has occurred on the following (with some additional sites obtaining planning approval):

- No.1 (No. 28 Cantonment Street, Fremantle – Coles development– partial redevelopment)
- No. 4 (No. 52 Adelaide Street, Fremantle – Little Lane- partial redevelopment)
- No. 9 (FOMO)
- No. 11 (Walyalup Civic Centre)

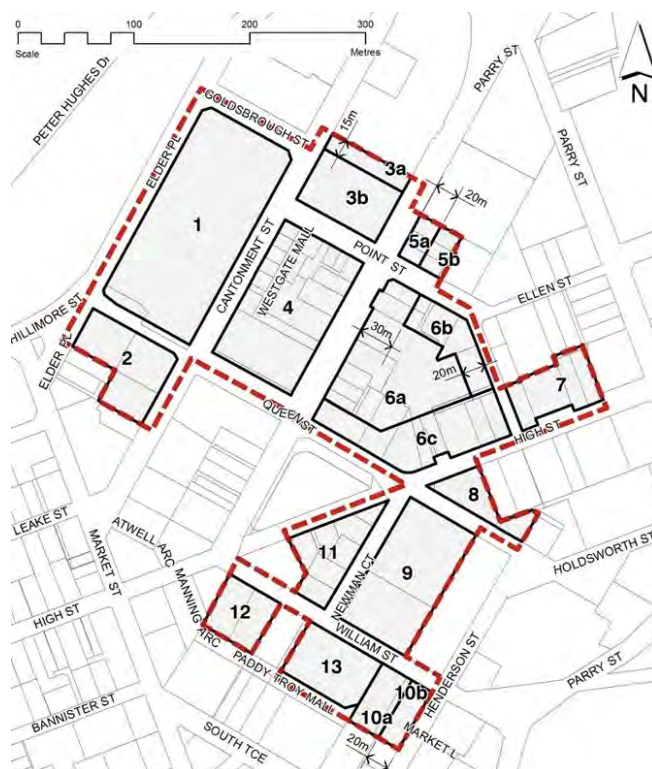


Figure 1: Sub Area 1.3.2 (LPS4)

Significant work was undertaken to identify key sites within the City Centre that offered opportunity for development, with detailed provisions to control built form and use placed on them. Unfortunately, while the intent of this amendment was sound it has not resulted in delivery of built outcomes across many of the sites. Feedback from the Department of Planning, Lands and Heritage (DPLH), stakeholder groups and the community, is that amendments like this, while well intentioned, tended to be overly complex and difficult to navigate. With the state planning framework having evolved to include precinct structure plans, and substantial improvements to state planning policies that require detailed assessment of design, it is time to review how we may deal with development in the zone.

The Officer Comment section of this report provides a summary of the analysis of the City Centre presented to workshop participants as well as a summary of the workshop 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 - Sustainable growth in city centre population

- 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.

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

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

This item is guided by and in keeping with the following Action in the City's Local Planning Strategy:

- Guided by the outcomes of the City Plan: City Centre and the State Planning Framework, develop a Precinct Structure Plan and/or new scheme provisions or policies.

This item is guided by the following Priorities and Actions from the City Plan: City Centre document:

- Thriving City: Unlock tricky sites – Many sites in Fremantle have remained vacant, neglected, or underutilised for years. Factors such as land banking, complex strata ownership structures or contamination often create barriers to redevelopment. Where possible, the City is committed to facilitating opportunities to activate these sites, showcasing their potential and encouraging investment in Fremantle's City Centre.
- Thriving City – Review planning scheme and activity centre plan to better support and attract city centre housing.



CONSULTATION

Formal consultation on any new draft scheme will occur after endorsement from the Minister for Planning. Preliminary fact finding and stakeholder engagement is ongoing and discussed further in a separate Council report.

OFFICER COMMENT

Analysis

Across various planning documents there are currently a number of definitions of what constitutes the City Centre area. For example, as illustrated in Figure 1 (See also Attachment 1) below, the area designated in Local Planning Scheme No. 4 (LPS4), the City Plan document and the Metropolitan Region Scheme (MRS).



Figure 2: City Centre areas

The following series of maps, found at Figures 3 and 4 (see also Attachment 1), illustrate the maximum height permitted under LPS4, the location of heritage places, and lot size. These maps demonstrate opportunities and constraints for development in the northern and southern areas of the City Centre.



Figure 3: City Centre northern area

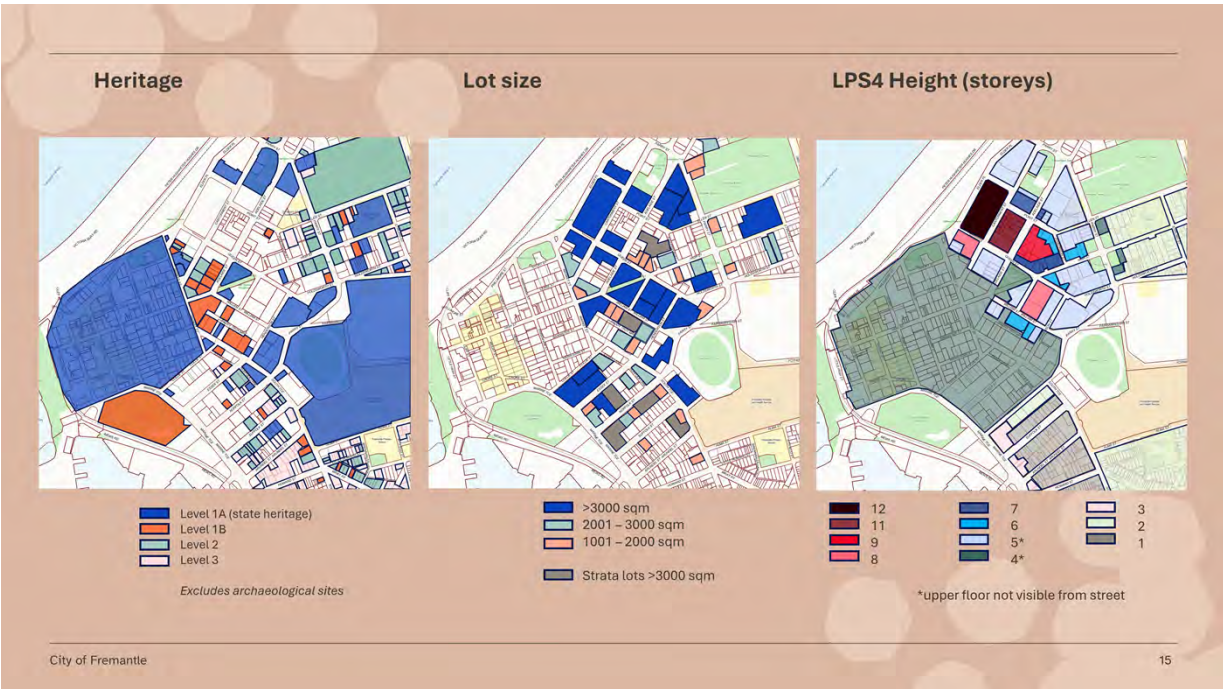


Figure 4: City Centre southern area

Redevelopment is currently constrained by factors such as fragmented land ownership, small lot sizes, heritage considerations, regulatory requirements (including the National Construction Code), and underutilised development potential. Factors outside of the City’s control that have inhibited development



include land costs, construction costs, worker shortages, and a lack of companies that can build large-scale apartment complexes.

The current scheme also contains some building form development controls such as ground and upper floor street setbacks, land use requirements, and a prohibition on ground floor residential units along certain streets. There are also incentives for additional development which have not been realised due to their complexity.

Summary of Workshop Discussion

Presentation of the review and analysis of development and the opportunities and constraints for development within the City Centre area guided valuable discussion in the Workshop. It was discussed that the designation of the City Centre zone in Local Planning Scheme No. 5 (LPS5) will likely be more closely aligned with the MRS City Centre zone.

Officers outlined the intent to develop a Structure Plan which will cover the entire (new) City Centre zone following the preparation of LPS5. The Structure Plan will be able to investigate finer grain controls and will be an extensive exercise. It is expected to take about 12 months to develop a structure plan draft and this work will begin once LPS5 has been submitted to the Commission for approval to advertise. In this way, final endorsement should line up closely with the gazettal of LPS5. However, interim development controls for the City Centre will still need to form part of LPS5 to guide development in the absence of a Structure Plan. These controls would bridge any gap between Scheme commencement and Structure Plan endorsement, as well as be in place should the Structure Plan lapse for any reason in the future. Detailed local planning policies will also remain valid and additional policies that may be needed will be developed to further guide development and any discretion applied.

Discussions were guided by the maps illustrating the maximum height permitted under LPS4, the location of heritage places, lot size, locations for pedestrian access, a prohibition on residential at ground floor, and road widening requirements. It was recognised that due to the unique circumstances and character of the City Centre, there are some real challenges to development. Workshop participants acknowledged that a targeted approach to allowing redevelopment focused on key areas like William Street and Queen Victoria Street, supported by design requirements rather than blanket upcoding, could be appropriate.

The northern portion of the City Centre (lots north of Parry Street as shown in Figure 2 above) was identified as the most suitable area to accommodate



increased height and density with minimal heritage impact, though further testing of planning controls and urban design scenarios is required. Current planning settings may unintentionally limit optimal outcomes on key sites, including prominent corner locations, where greater height and more flexible land use provisions—such as permitting full residential use on smaller lots or enabling future adaptability—could better support redevelopment.

Strategic opportunities exist to leverage underutilised sites, including car yards and City-owned land, to stimulate redevelopment and support more active street frontages. Overall, a more flexible and simplified planning framework could enable development while maintaining appropriate design quality and ensuring positive contributions to the Centre.

It is noted that this workshop focused more on the City Centre surrounding the West End, while recognising that any provisions will need to reflect the impact of development on this important area. It is anticipated that the new scheme would have distinct and separate provisions

Considerations for new scheme provisions

In line with the contemporary manner and form for local planning schemes, the provisions for development within the City Centre in a new scheme will be simplified from provisions contained in LPS4. As noted above, LPS5 will contain interim controls to guide development on the City Centre while a Structure Plan is prepared. Local planning policies will continue to play an important role to support these key documents also.

While recognising the need to simplify controls, there is a need to consider the unique characteristics of the Fremantle City Centre. Its setting on the edge of a port, a core of significant heritage and regional centre significance mean that careful consideration will be given to developing new provisions.

To guide development, controls in the new scheme may consider:

- Resolution of the boundary of the City Centre zone, including extending its current boundaries into areas that surround the centre, allowing for more cohesive centre planning;
- Translation of opportunities for development that have been identified in the City Plan into planning rules (building height, density, land use) across the key precincts;
- Site responsive built form provisions in areas around the West End providing a transitional buffer to protect the significant place and providing opportunity for appropriate development that supports the core;



- Density changes in key locations near transport to improve opportunities for diverse and affordable types of residential development;
- Consideration of simplified built form provisions such as building height across the zone;
- Land Uses and zone objectives to support growth of the Centre and promote a seven (7) day economy with consideration to allowing residential development to ground level in certain locations, and prioritising entertainment and hospitality in areas where they are less likely to create conflict; and
- Transition between zones surrounding the City Centre.

Discussion on the analysis and opportunities for the West End portion of the City Centre, is included in a separate report.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM PFC2607-4 (Committee recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Fedele Camarda

Council receives the summary of Planning Framework Committee Workshop 2 and note that this will inform the drafting of a new local planning scheme.

Carried en bloc: 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



CEOPRC2606-1 CHIEF EXECUTIVE OFFICER ANNUAL PERFORMANCE
REVIEW 2025/26

Meeting date:	22 July 2026
Responsible officer:	Manager Governance
Voting requirements:	Absolute Majority Required
Decision making authority:	Council
Attachments:	1. Summary Report - CEO Performance Review 2025-26 2. CONFIDENTIAL - CEO Performance Review Report 2026-27 3. Proposed CEO Performance Criteria 2026-27 4. Minutes - CEO Performance Review Committee - 24 June 2026 5. Meeting attachments - CEO Performance Review Committee - 24 June 2026 6. CONFIDENTIAL - Confidential meeting attachments - CEO Performance Review Committee - 24 June 2026

SUMMARY

This report recommends Council receive the minutes of the CEO Performance Review Committee, for the CEO's annual performance review for the period of July 2025 to June 2026. Recommendations are also made on the proposed performance criteria for the period of July 2026 to June 2027 for Council consideration.

BACKGROUND

Council, as the employer of the Chief Executive Officer (CEO), is required to establish measures, review the performance of the CEO, and provide feedback to the CEO in line with their employment contract, at least once per year.

The Council appointed a CEO Performance Review Committee (the Committee) to undertake the performance review of the CEO on behalf of Council throughout the year, and to report findings and recommendations to Council for consideration in accordance with the *Local Government Act 1995*.

To ensure the CEO performance review is undertaken in an impartial and transparent manner, the Council appointed an independent consultant from Price Consulting Group to undertake the annual review process in consultation with the Committee.



FINANCIAL IMPLICATIONS

Section 5.39 (7) of the *Local Government Act 1995* requires that a CEO is to be paid in line with the current Salaries and Allowances Tribunal determination.

LEGAL IMPLICATIONS

The CEO performance review has been conducted in accordance with sections 5.38 and 5.39 (3)(b) of the *Local Government Act 1995*, which require that:

- The performance of the CEO be reviewed at least once a year for each year of employment;
- The employment of the CEO is to be governed by a written employment contract, which shall include performance criteria for the purpose of conducting a review; and
- A Local Government is to consider each review on the performance of the CEO carried out under section 5.38 and is to accept the review, with or without modification, or to reject the review.

At its meeting on 24 June 2026, the Committee recommend an increase of 3.5% to CEO Mr Dougall's salary (cash component) and 0% to the superannuation component, effective 1 July 2026. This increase maintains the Total Reward Package within the SAT approved range for a CEO in a Band 1 Council.

STRATEGIC IMPLICATIONS

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

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

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

CONSULTATION

All Elected Members and a selection of staff were invited to undertake an online questionnaire as part of the CEO's annual performance review process.

As indicated in the 24 June 2026 Committee meeting agenda, the Committee discussed the collated feedback data before a recommendation was made.



OFFICER COMMENT

In line with the review process adopted by Council in March 2025 (C2503-25), the CEO's annual performance review for the period July 2025 to June 2026 was undertaken by the City's external consultant, in consultation with the CEO Performance Review Committee.

A summary of the process undertaken is provided below:

Activity	Due Date
CEO self-report sent to Consultant	Monday, 18 May 2026
Draft feedback questionnaire developed and sent to CEO Performance review Committee (the Committee), Committee Chair, and CEO for approval	
Feedback questionnaire issued/feedback period opens	Monday, 25 May 2026
Feedback period closes	Monday, 8 June 2026
Consultant sends the collated feedback data and information to inform the annual remuneration review to Committee members A draft Performance Review Report is shared with the CEO	Monday, 15 June 2026
Consultant presents high-level outcomes to the Committee and facilitates a discussion that identifies: • Consensus feedback for the CEO on the year's performance • Priority performance focus areas and suggested professional development for the next period • Any changes required to the Performance Criteria for the next period	Wednesday, 24 June 2026
Consultant meets with CEO to advise the outcomes of the meeting with the Committee	
Consultant facilitates the formal feedback meeting with CEO and the Committee	
Consultant prepares the Performance Review Report and sends to the CEO for their comment	Tuesday, 30 June 2026
Consultant: • Prepares a Summary Report to Council attaching the new Performance Criteria, and	Friday, 3 July 2026



- | | |
|--|--|
| <ul style="list-style-type: none">• Finalises the Performance Review Report and sends to the Committee Chair and CEO | |
|--|--|

A summary report of the findings from the annual performance review of Mr Dougall is provided by the consultant from Price Consulting Group in Attachment 1.

The proposed performance criteria for the period July 2026 to June 2027 is provided in Attachment 3, for Council Consideration.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

COUNCIL DECISION ITEM CEOPRC2607-1 (Committee recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Fedeles Camarda

Council:

1. Notes that the appraisal of Glen Dougall, Chief Executive Officer, has been completed for the period of June 2025 to June 2026.
2. Endorses, by absolute majority, the findings of the Summary Report (Attachment 1) as presented by Price Consulting and thanks Mr Glen Dougall for his efforts.
3. Approves an increase of 3.5 % to the CEO's Total Remuneration Package, effective 1 July 2026.
4. Approves the CEO's Performance Criteria for the 2026-2027 period, as provided in Attachment 3, as amended.

Carried en bloc: 8 / 0

For:

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

Against:

Nil



General reports

C2607-1 MEMBER MOTION TO WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION 2026 AGM

Meeting date:	22 July 2026
Responsible officer:	Chief Executive Officer
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. WALGA AGM Member Motion Template

SUMMARY

This report seeks council approval to forward a Member Motion to the Western Australian Local Government Association (WALGA) 2026 Annual General Meeting seeking support to advocate for targeted amendments to the National Construction Code (NCC) to allow for adaptive reuse of commercial property for residential development.

Adaptive reuse is the process of repurposing an existing building for a new use. The intent of amendments is to allow for the conversion of a vacant or underutilised commercial space into residential accommodation.

This approach will help address housing shortages, promote sustainability, and preserve our city's unique architecture whilst allowing opportunity in dealing with the current vacancy and underutilisation challenge with commercial buildings.

BACKGROUND

Over the past few years, the commercial property market has undergone significant change with the increase in remote and hybrid working arrangements and the growth in the online retail market. This has seen a rise in vacancies for commercial property within this time.

Adaptive reuse is the process of repurposing buildings for new uses and offers a sustainable solution in providing diversity for housing options by allowing the transformation of underutilised or vacant commercial buildings into residential accommodation.

Many of these underutilised or vacant commercial buildings cannot economically comply with all of the current residential provisions within the NCC because they



were originally designed with a different classification. The absence of a dedicated framework for adaptive reuse discourages investment opportunities for residential conversion and often results in the need for demolition for development to occur.

As an older City, Fremantle has many buildings that were developed under requirements for purposes other than residential and the ability to have options for future residential uses could provide opportunity for renewal.

FINANCIAL IMPLICATIONS

Nil for the purpose of this report.

LEGAL IMPLICATIONS

WALGA require member motions to be in a format provided by them and to be submitted by 30 July 2026 to be considered at the 2026 AGM.

The completed form is attached at Attachment 1 with this agenda.

STRATEGIC IMPLICATIONS

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

Liveable City - Sustainably designed and optimised urban and natural environments

- Urban development and public realm enhancement is coordinated, design-led, and sympathetic to surrounding natural environments.

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

No formal consultation has occurred in the development of this report, multiple conversations with various persons and third parties have occurred on this issue.



OFFICER COMMENT

Western Australia and Fremantle is experiencing a housing crisis with property and rental price pressure making finding affordable accommodation difficult. This shortage is occurring while city centres are also facing increased vacancy rates across commercial properties.

The NCC regulates buildings based on new construction standards and building classifications. Current provisions and standards within the NCC often create substantial technical barriers to converting existing commercial buildings into residential accommodation. When redeveloping commercial building classes into residential, developers will encounter compliance issues involving;

- Building depth and natural light requirements
- Ventilation standards
- Fire separation standards
- Acoustic separation
- Accessibility requirements
- Energy efficiency requirements
- Ceiling height
- Structural loading standards
- Emergency egress requirements.

The NCC does allow for performance solutions to manage these issues, but these require engineering assessments, create additional red tape requirements and can be applied inconsistently across various approval agencies.

This creates an environment that then discourages consideration of reuse options due to the time, financial implications and uncertainty of outcomes. This also becomes exacerbated when dealing with multiple and strata property ownership which can typically occur in commercial property and urban situations.

The intention for seeking amendments to the NCC would be to support a reduction to the regulatory barriers to adaptive reuse which would encourage an increase to the housing supply, encourage investment in vacant commercial property, increase urban renewal and maintain embedded energy outcomes.

This could be achieved by seeking a dedicated section within the NCC specifically for adaptive reuse of buildings providing opportunity to demonstrate equivalent safety and amenity outcomes through performance rather than the "deemed to satisfy" requirement. These could cover areas such as;

- Fire safety
- Structural adequacy



- Acoustic performance
- Natural lighting
- Ventilation
- Accessibility, and
- Energy efficiency.

The benefits of amendments to the NCC are many. They include the ability to deliver more residential stock in urban areas where access to services and facilities such as businesses, transport, hospitality and community services already exist, greater sustainable outcomes through lower energy use in redevelopment, urban regeneration and improved social and economic outcomes with re-activated urban centres. Such reforms could also encourage private investment, increase housing supply, revitalise urban centres, reduce environmental impacts associated with demolition and new construction, and make more efficient use of existing infrastructure.

There is available opportunity of underutilised commercial buildings that could contribute meaningfully to addressing the housing shortage. Current NCC requirements, while essential for ensuring public safety, often impose disproportionate barriers when applied to the conversion of existing commercial buildings into residential accommodation.

Introducing a dedicated adaptive reuse pathway within the NCC could provide a nationally consistent, performance-based framework that preserves standards of safety while recognising the practical limitations of existing buildings.

Accordingly, it is recommended that a submission be made to the 2026 WALGA Annual General Meeting seeking it to advocate to the Federal Government for the Australian Building Codes Board to commence a comprehensive review of the National Construction Code to develop and implement adaptive reuse provisions that facilitate the safe, sustainable, and economically viable conversion of underutilised commercial buildings into residential housing.

VOTING AND OTHER REQUIREMENTS

Simple majority required

DECISION MAKING AUTHORITY

Council



OFFICER'S RECOMMENDATION

Moved: Cr Geoff Graham

Seconded: Cr Andrew Sullivan

Council endorse the following motion being forwarded to the 2026 Western Australian Local Government Association Annual General Meeting, seeking support to;

"Advocate to the Federal Government for the Australian Building Codes Board to commence a comprehensive review of the National Construction Code to develop and implement adaptive reuse provisions that facilitate the safe, sustainable, and economically viable conversion of underutilised commercial buildings into residential uses".

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

AMENDMENT

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

To amend the Officer's Recommendation, to read as follows:

Council endorse the following motion being forwarded to the 2026 Western Australian Local Government Association Annual General Meeting, seeking support to;

"Advocate to the Federal Government for the Australian Building Codes Board to commence a comprehensive review of the National Construction Code to develop and implement adaptive reuse provisions that facilitate the safe, sustainable, and economically viable conversion of underutilised commercial buildings into residential ~~housing~~-uses".

Amendment 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 amendment:

Council want to see a high degree of flexibility to be able to incorporate a residential component into structures built to comply with construction codes for commercial buildings.

COUNCIL DECISION ITEM C2607-1
(Officer's recommendation, as amended)

Moved: Cr Geoff Graham

Seconded: Cr Andrew Sullivan

Council endorse the following motion being forwarded to the 2026 Western Australian Local Government Association Annual General Meeting, seeking support to;

"Advocate to the Federal Government for the Australian Building Codes Board to commence a comprehensive review of the National Construction Code to develop and implement adaptive reuse provisions that facilitate the safe, sustainable, and economically viable conversion of underutilised commercial buildings into residential *uses*".

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



Statutory reports

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 Frank Mofflin

Seconded: Cr Melanie Clark

The following items be adopted en bloc as recommended:

C2607-2 STATEMENT OF INVESTMENTS JUNE 2026

C2607-3 SCHEDULE OF PAYMENTS JUNE 2026

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



C2607-2 STATEMENT OF INVESTMENTS JUNE 2026

Meeting date: 22 July 2026
Responsible officer: Director City Business
Voting requirements: Simple Majority Required
Decision making authority: Council
Attachments: 1. Investment Report - 30 June 2026

SUMMARY

This report outlines the investment of surplus funds for the month ending 30 June 2026 and provides information on these investments for Council consideration.

This report recommends that Council receive the Investment Report for the month ended 30 June 2026, as provided in Attachment 1.

The investment report provides a snapshot of the City's investment portfolio and includes information as at 30 June 2026 in relation to:

- Portfolio details;
- Portfolio credit framework;
- Portfolio liquidity;
- Portfolio fossil fuel summary;
- Interest income; and
- Investing activities.

BACKGROUND

In accordance with the Investment Policy adopted by Council, the City of Fremantle invests its surplus funds, long term cash, current assets and other funds in authorised investments as outlined in the policy.

Due to timing differences between receiving revenue and the expenditure of funds, surplus funds may be held by the City for a period of time. To maximise returns and maintain a low level of credit risk, the City invests these funds into appropriately rated and liquid investments, until the City requires the money for operational expenditure.

The City's investment policy seeks to limit investments in financial institutions which support, either directly or indirectly, fossil fuel companies, while balancing compliance with the Investment Policy, and achieving a suitable return on those investments.



FINANCIAL IMPLICATIONS

Investment interest earned year to date is \$2.56m against a full year amended budget of \$1.95m. Interest earnings year to date are higher than YTD budget by \$0.61m with \$0.2m being earned in June 2026. The strong investment performance is due to the attractive interest rates in the current market.

The Reserve Bank of Australia (RBA) maintained the cash rate at 4.35% at its June 2026 Monetary Policy Board meeting following the 25 basis point increase in May. The Board noted that while inflationary pressures remain elevated, maintaining the current policy setting would allow time to assess the impact of earlier rate increases on the economy. Annual CPI inflation eased to 4.0% in May 2026, down from 4.2% in April, indicating that inflation is gradually moderating but remains above the RBA's target range of 2–3%. The RBA has reiterated that future monetary policy decisions will remain data dependent, with particular focus on inflation, labour market conditions and global economic developments. Given the continued uncertainty surrounding the interest rate outlook, investment returns on cash and term deposits are expected to remain relatively stable in the near term. Council will continue to monitor market conditions and investment opportunities in accordance with its Investment Policy and applicable legislation.

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.66% for the month of June 2026. The City's actual portfolio return in the last 12 months is 3.92%, comparing on par with the benchmark Bloomberg AusBond Bill Index reference rate of 3.86% (refer to Attachment 1 point 8).

LEGAL IMPLICATIONS

The following legislation is relevant to this report:

- *Local Government (Financial Management) Regulations 1996* Regulation 19 – Management of Investments; and
- *Trustee Act 1962* (Part 3)

Authorised Deposit-taking Institutions are authorised under the *Banking Act 1959* and are subject to Prudential Standards which are overviewed by the Australian Prudential Regulation Authority (APRA).



STRATEGIC IMPLICATIONS

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

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

Nil.

OFFICER COMMENT

The City's Investment Portfolio Manager has provided comprehensive Investment Reports for the months ending June 2026 which can be viewed in the Attachments. A summary of the investment reports is provided below

1. Portfolio Details

As at 30 June 2026 the City's investment portfolio totalled \$48.51m. The market value of this investment was \$49.18m at that time, which takes into account accrued interest.

The investment portfolio is made up of:

Cash Investments (<= 3 months)	\$8.51m
Term Deposits (> 3 months)	\$40.00m
TOTAL	\$48.51m

Of which:

Unrestricted cash	\$28.73m
Restricted cash (Reserve Funds)	\$19.78m
TOTAL	\$48.51m

The current amount of \$28.73m held as unrestricted cash represents 26.3% of the total adopted budget for operating revenue \$109.23m.



2. Portfolio Credit Framework

The City's Investment policy determines the maximum amount to be invested in any one Tier, or any one financial institution within a Tier, based on the credit rating of the financial institution. Council adopted amendments to this policy at its Ordinary Council Meeting held on 25 November 2020, and the current adopted Counterparty Credit Framework is noted below.

Portfolio Credit Framework limits

The Portfolio Credit Framework limits prescribe the limit of investments that may be made within any Tier of financial institutions. The maximum allocation to be invested in each Tier, and the City's actual investment allocation in those Tiers as at 30 June 2026 shows that the distribution of the City's investments across the four Tiers is compliant with the City's investment policy.

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	14,514,728.44	29.92%	100.00%	29.92%	70.08%	0.00%
Tier 2	19,000,000.00	39.16%	60.00%	65.27%	34.73%	0.00%
Tier 3	15,000,000.00	30.92%	35.00%	88.34%	11.66%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
48,514,728.44						
Values used in the above calculations exclude interest for term deposits and other simple interest securities.						

Within each Tier, the Counterparty Credit Framework limits prescribe the limit of investments that may be made with any one financial institution. The maximum percentage of investments to be held with any one financial institution, within a given Tier, are outlined below.

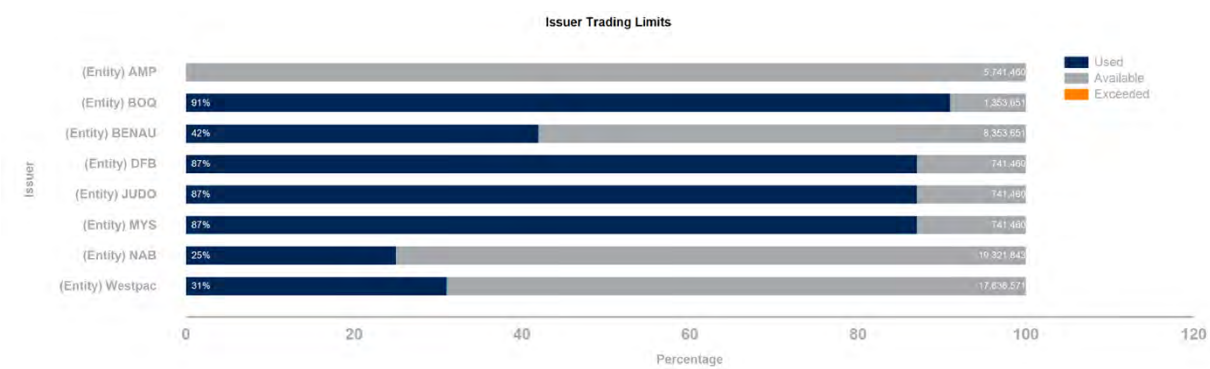
Counterparty credit framework

Investments are not to exceed the following percentages of average annual funds invested with any one financial institution and consideration should be given to the relationship between credit rating and interest rate.

Credit quality	Maximum % of total investments
Tier 1 (excl. AAA government) AAA to AA-	45%
Tier 2 A+ to A-	25%
Tier 3 BBB+ to BBB-	10%
Tier 4 Unrated	(\$1m)



The City’s funds invested as at 30 June 2026 relative to the Counterparty Credit Framework limits were as follows:



As shown in the above graph, the portfolio was compliant with the issuer trading limit.

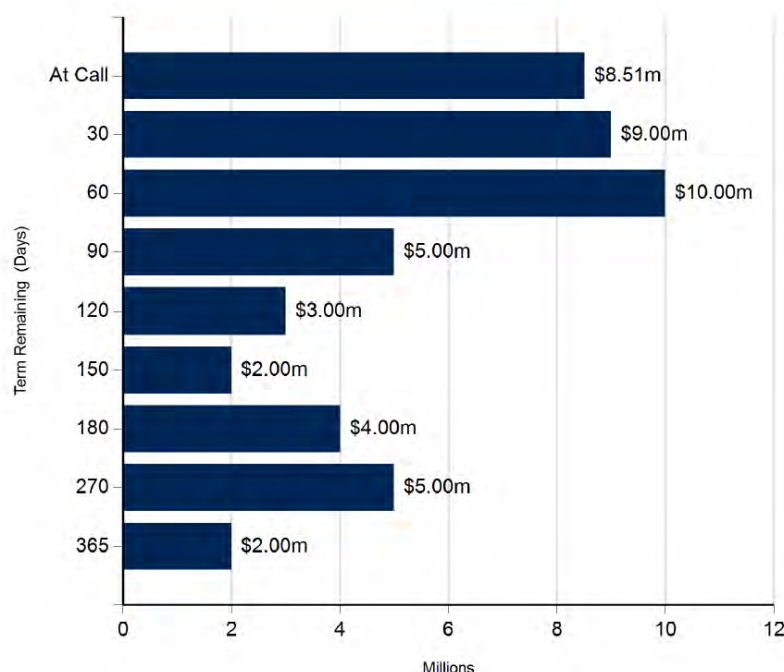
3. Portfolio Liquidity Indicator

The City’s investments are to be made in a manner to ensure sufficient liquidity to meet all reasonably anticipated cash flow requirements, without incurring significant costs due to the unanticipated sale of an investment.

The below graph provides details on the maturity timing of the City’s investment portfolio as at 30 June 2026. Currently, all investments will mature in one year or less.



Face Value by Term Remaining



4. Portfolio Summary by Fossil Fuels Lending Authorised Deposit-Taking Institutions (ADIs)

To support the City's ability to undertake greater fossil fuel divestment, a review of the Investment Policy was presented and adopted by Council on 25 November 2020 which incorporated a minor change to the investment framework to increase the percentages allocated to Tier 3 and Tier 4 categories, allowing greater flexibility.

Since December 2020 investments have been made in accordance with the revised policy to increase the percentage invested in "Green Investments"; being ADIs that do not lend to industries engaged in the exploration for, or production of, fossil fuels (Non-Fossil Fuel Lending ADIs).

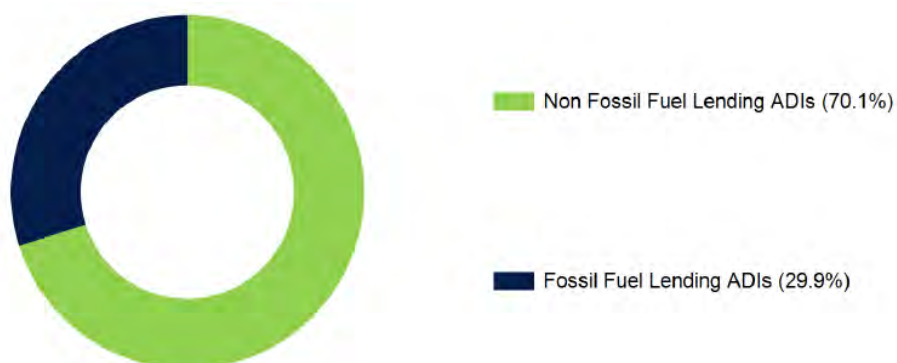
As at 30 June 2026, Green Investments totalled \$34 million, representing 70.1% of the City's investment portfolio. This is a significant increase of \$11.0 million (26.2%) compared to the May 2026 report.

The increase is primarily attributable to the City's strategy of prioritising new investments with green-rated financial institutions. In addition, the City established a new on-call account with Bank of Queensland during the month, further supporting the City's objective of increasing the proportion of investments held with green banks.



The City has achieved its 50% Green Investment target.

**Fossil Fuel vs
Non Fossil Fuel
Lending ADI**



Refer to Attachment 1 (Note 7) for details on which financial institutions these investments are held in.

Management of Financial Stability Risks

The City regularly reviews risks associated with the financial stability of the Australian and global financial system. Based on the current assessment the City implements the following investment strategies:

1. Diversify investment portfolio across different banks - continue to prioritise higher rated banks (Tier 1 & 2) when it comes to investment activity. If a non-fossil fuel lender is providing competitive rates that will generate a suitable return, and fall within a tier 1 or 2 category, these lenders will be prioritised.
2. Implement risk management strategies to protect the investment portfolio against downside risks - The City will prioritise low risk investment activity across higher tier banks in order to limit the City's exposure to the risk being faced across the sector.
3. Regular review and rebalance of investment portfolio to ensure alignment with the investment goals, risk tolerance and market conditions.
5. Interest Income for Matured Investments

Per Attachment 1 (Note 9), interest income earned during June 2026 from matured investments was \$267k.



6. Investing Activities

There were 3 new term deposits totalling \$7.0M. Full details of the Institutions invested in, interest rates, number of days and maturity date for investments held as at 30 June 2026 are provided in Attachment 1 (Note 10).

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM C2607-2 (Officer's recommendation)

Moved: Cr Frank Mofflin

Seconded: Cr Melanie Clark

Council receive the Investment Report for the month ending 30 June 2026 as provided in Attachment 1.

Carried en bloc: 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



C2607-3 SCHEDULE OF PAYMENTS JUNE 2026

Meeting date:	22 July 2026
Responsible officer:	Director City Business
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. Schedule of Payments and Listings - June 2026 2. Purchase Card Transactions - June 2026 3. BP Plus Fleet Control Report - May 2026 4. Summary of Payments and Listings - June 2026

SUMMARY

The purpose of this report is to present to Council a list of accounts paid by the Chief Executive Officer under delegated authority for the month ending 30 June 2026 as required by the *Local Government (Financial Management) Regulations 1996*.

This report recommends that Council accept the list of payments made under delegated authority and accept the detailed transaction listing of Purchase Card expenditure.

BACKGROUND

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's municipal or trust fund. In accordance with regulation 13 of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid under delegation for the month of June 2026, is provided within Attachments 1 and 2.

FINANCIAL IMPLICATIONS

A total of \$12,260,601.44 in payments were made in the month of June 2026, from the City's municipal and trust fund accounts.

LEGAL IMPLICATIONS

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*



- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
- (a) the payee's name; and*
 - (b) the amount of the payment; and*
 - (c) the date of the payment; and*
 - (d) sufficient information to identify the transaction.*
- (2) *A list of accounts for approval to be paid is to be prepared each month showing*
- (a) for each account which requires council authorisation in that month —*
 - (i) the payee's name;*
 - (ii) the amount of the payment; and*
 - (iii) sufficient information to identify the transaction; and*
 - (b) the date of the meeting of the council to which the list is to be presented.*
- (3) *A list prepared under sub-regulation (1) or (2) is to be —*
- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) recorded in the minutes of that meeting.*

STRATEGIC IMPLICATIONS

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

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

Nil.

OFFICER COMMENT

The following table summarises the payments for the month ending 30 June 2026, by payment type:



<i>Payment Type</i>	<i>Amount (\$)</i>
<i>Cheque / EFT / Direct Debit (Attachment 1)</i>	9,317,455.42
<i>Corporate Credit Cards (Attachment 2)</i>	51,841.53
<i>BP Plus Fuel Cards (included above) (Attachment 3)</i>	7,633.35
<i>Salary / Wages / Superannuation (Attachment 1)</i>	2,881,173.64
<i>International Payments (Attachment 1)</i>	10,130.85
<i>Total Payments</i>	\$12,260,601.44

Attachment 1 provides a detailed listing of the payments by Cheque, EFT and Direct Debit for the month ending 30 June 2026.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM C2607-3 (Officer's recommendation)

Moved: Cr Frank Mofflin

Seconded: Cr Melanie Clark

Council:

1. Accept the list of payments made under delegated authority, totalling \$9,317,455.42 for the month ending 30 June 2026 including the Cheque /EFT/ Direct Debits as contained within Attachment 1 and International Payments of \$10,130.85 as contained within Attachment 1.
2. Accept the detailed transaction listing of Purchase Card expenditure, including Corporate Credit Cards, totalling \$51,841.53 for the month ending 30 June 2026, as detailed in Attachment 2.
3. Accept the detailed transaction listing of BP Plus Fuel Cards totalling \$7,633.35 for the month ending 30 June 2026, as contained within Attachment 3.
4. Accept the Salary / Wages / Superannuation payments made under delegated authority, totalling \$2,881,173.64 for the month ending 30 June 2026 as contained within Attachment 1.



Carried en bloc: 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



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 8:24pm.