

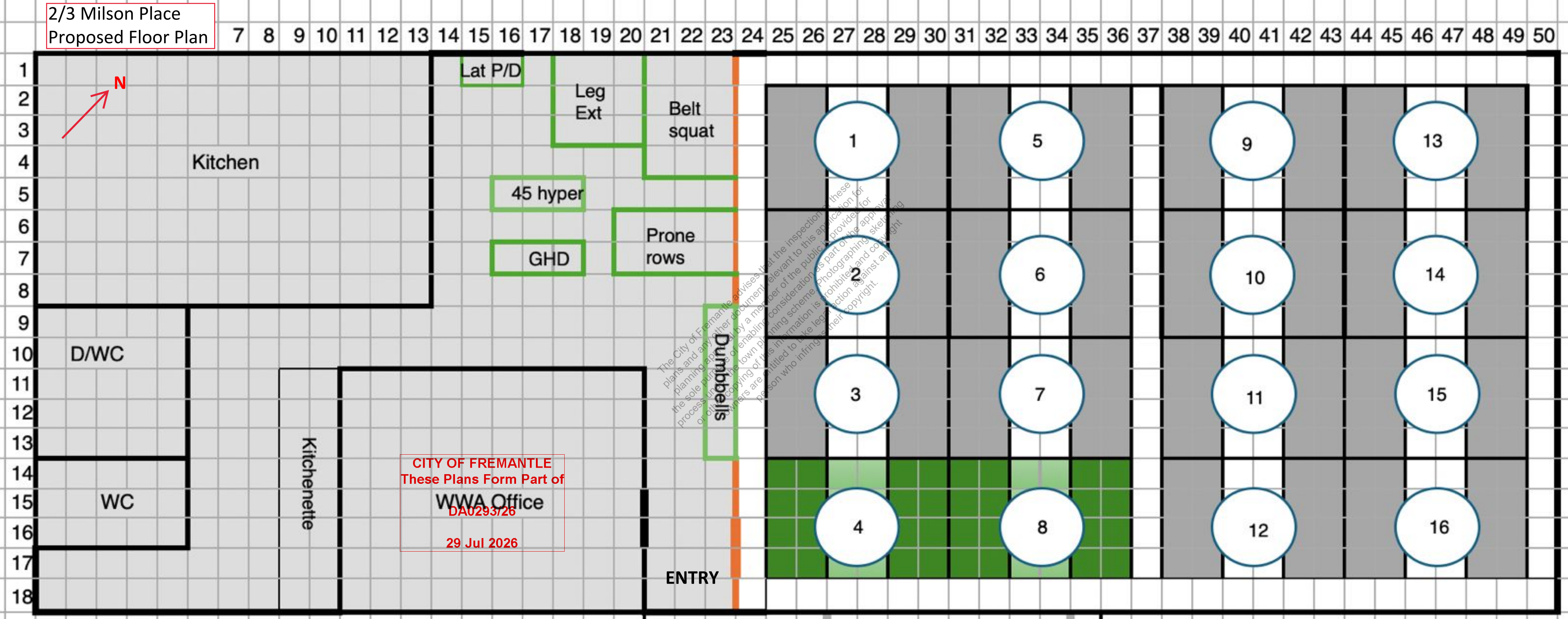


CITY OF FREMANTLE
These Plans Form Part of

DA0293/26

29 Jul 2026

Unit 2 / 3 Milson Place O'CONNOR	Dwg No: SK-01
Development Approval Application	Date: July 2026



Planning Justification Letter

Proposed Change of Use – Warehouse/Factory to Specialised Weightlifting Training Facility

Lot 2 on Strata Plan 45153 - Unit 2, No. 3 Milson Place O'CONNOR

acts on behalf of the tenants at No. 3 Milson Place, O'Connor in support of a proposed change of use of the existing tenancy, currently approved for warehouse, factory and ancillary office purposes, to a specialised weightlifting training facility.

The tenancy forms part of an existing industrial complex and includes office, amenity and mezzanine areas associated with the existing industrial use. The proposal seeks approval for the use of the tenancy as a structured Olympic weightlifting and strength training facility operating under supervised coaching sessions.

Under the City of Fremantle Local Planning Scheme No. 4, the proposed land use is considered to fall within the definition of "Recreation – Private", which is classified as a "D" (Discretionary) use within the Industrial zone. The Scheme therefore contemplates the use within the zone, subject to assessment and approval by the City.

The proposed use is not intended to operate as a conventional commercial gym or high-turnover fitness premises. The facility will operate primarily through scheduled and supervised training sessions, with no general open gym access proposed.

The proposed use operates on a coached, session-based model with a capped number of participants, rather than a traditional open-access gymnasium where patrons arrive and depart continuously throughout the day.

The operational characteristics of the facility are summarised as follows:

- Maximum session attendance of approximately 15 participants
- Sessions are supervised by coaches
- A significant proportion of participants are youths aged approximately 5–17 years
- Many youth participants are dropped off and collected by parents or guardians
- Several participants and coaches travel together to the facility
- Adult training sessions occur predominantly outside standard business operating hours for surrounding tenancies
- No amplified music or high-intensity group fitness operation is proposed
- The use is centred around Olympic weightlifting and structured athletic training

The proposed operating hours are generally concentrated within the afternoon and evening periods, primarily between approximately 4:30pm and 7:30pm on weekdays, with limited Saturday operation and no Sunday operation.

Training is undertaken in a structured platform-based arrangement, with participants generally remaining within designated lifting areas during sessions. The facility layout has been organised to allow clear circulation paths, passive supervision and separation between youth and adult training areas. Parents and guardians are able to wait within the office area where required, allowing passive supervision of younger participants.

Parking availability associated with the tenancy is acknowledged as a constraint, with three allocated bays associated with the tenancy. However, the actual operational characteristics of the facility are expected to result in a significantly lower parking demand than a conventional recreation or gymnasium use due to:

- youth drop-off and collection arrangements
- shared transport between participants
- capped and supervised session sizes
- operation outside peak business hours for surrounding tenancies
- absence of all-day or casual gym use

It is therefore considered that the practical parking demand generated by the use will be materially lower than a standard commercial gymnasium or recreation facility.

The proposed use is considered appropriate in this location having regard to:

- the existing industrial/commercial context
- the large open warehouse floor area
- the separation from residential uses
- the existing amenities and accessible sanitary facilities already associated with the tenancy

Minor internal works are proposed to facilitate the use, including installation of rubber flooring, gym equipment and associated fitout works. It is also proposed to remove the enclosed room beneath the existing mezzanine to create a more open and functional training floor area with improved circulation and supervision.

The mezzanine level is proposed to be retained for storage purposes only and is not intended for training or public use.

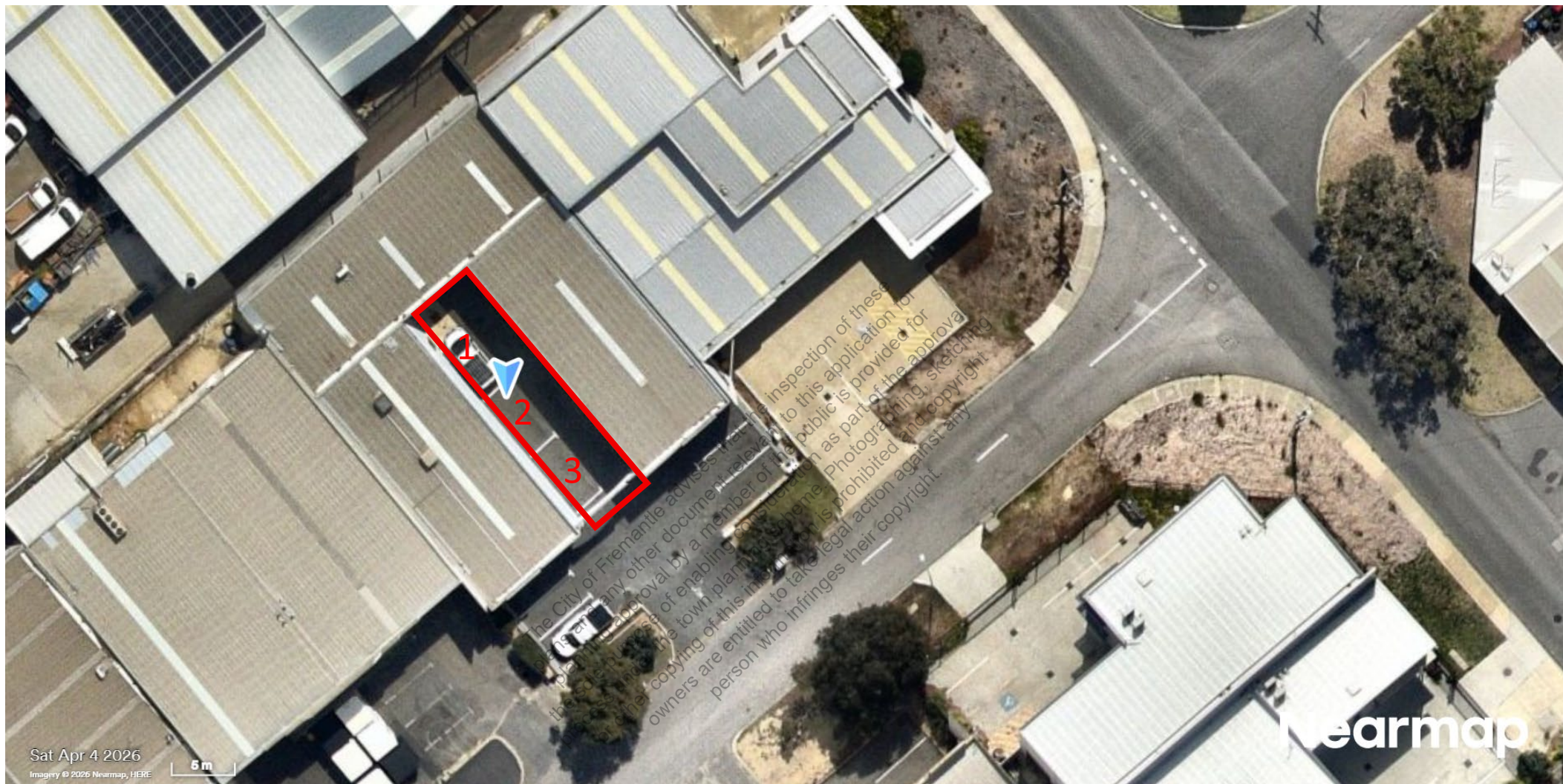
Overall, the proposal represents an appropriate adaptive reuse of an existing industrial tenancy. The operational characteristics of the use, together with the proposed management of parking and supervision, are considered compatible with the surrounding industrial locality. Approval of the application is therefore respectfully requested.

If you have any questions, please do not hesitate to contact me.

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Parking Plan – Unit 2, 3 Milson Place, O'Connor
Red outline labelled Exclusive Use Area.
The three existing bays labelled:
Exclusive Bay 1, Exclusive Bay 2, Exclusive Bay 3