CITY OF Fremantle

Local Planning Policy 5.4

Convenience Stores

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Local Planning Policy 5.4: Convenience Stores

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy 5.4 – Convenience Stores (LPP 5.4).

Introduction

Consistent with the definition within the Local Planning Scheme, Convenience Stores are intended to sell a broad range of goods akin to a traditional corner shop or deli. Convenience Stores supplement other types of shops by offering a wide variety of products for quick pickup in underserved areas.

The dominance of Convenience Stores within a relatively small geographic area reduces the capacity of the area to support a full mix of uses, limiting opportunities for more diverse retail, hospitality, cultural, and service-based activities. This imbalance can especially undermine the City Centre as a regional activity hub capable of offering a broad and complementary retail experience. It also contradicts the strategic planning intention to maintain vibrant and varied activity centres across Fremantle.

Given the rising popularity and low entry threshold of these uses, there is a significant risk that the same pattern of saturation may extend into the Neighbourhood Centre, Local Centre, and Industrial zones. Unchecked, such expansion could diminish the intended function of these zones, particularly their ability to support local services, employment diversity, and compatible land uses, while also competing with and displacing other essential commercial offerings.

Objectives

- To ensure Convenience Stores encourage streetscape activation and maintain visibility to the interior.
- To prevent an overabundance of Convenience Stores in a locality, which may threaten land use and economic diversity.

Application of this Policy

This policy guides the assessment of all Convenience Stores within the local planning scheme area.

Policy Provisions

1. Location
    a. The minimum distance between Convenience Stores is 100 metres as measured from the centre of the store (see Figure 1 below).

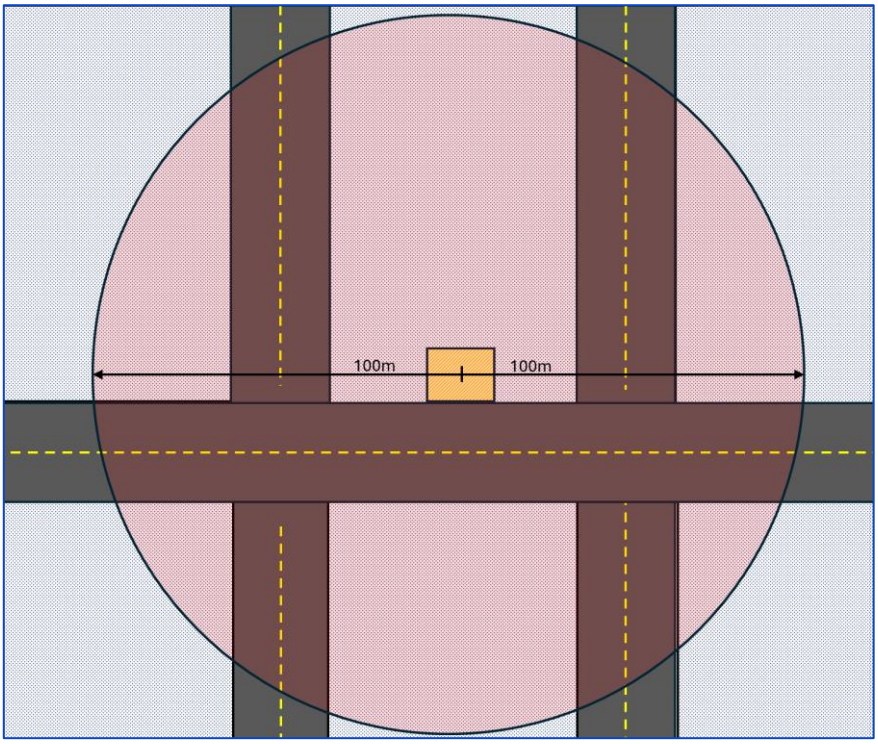


Figure 1: Distance between Convenience Stores

2. Streetscape activation and security
    a. Visibility into and out of the store is to be maintained by limiting blockages of windows (including from glazing, shelving, product placement, and the like) within 1m of the window to a maximum of 50% of the window area, inclusive of any signage.
    b. The majority of visibility is to be provided at pedestrian viewing height (0.8m – 2m above footpath level).

Local Planning Policy – Document Control			
Responsible Officer	**Previous Policy Title**	**Next Review Date**	
Manager City Planning	N/A	28/10/2030 (four years)	

Version	**Decision to Adopt/Amend**	**Brief Details of Modifications**
1	28/10/2026 – OCM - PSC2610-9	Adoption

Public Consultation	Yes		
WAPC Approval Required?	No	**Date approved by WAPC**	N/A