



Minutes

Strategic Planning and Transport Committee

Wednesday, 12 February 2020, 6.00pm

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STRATEGIC PLANNING AND TRANSPORT COMMITTEE

Minutes of the Strategic Planning and Transport Committee
held in the North Fremantle Community Hall on
on **12 February 2020** at 6.00 pm.

1. OFFICIAL OPENING, WELCOME AND ACKNOWLEDGEMENT

The Presiding Member declared the meeting open at 6.00pm.

2.1. ATTENDANCE

Dr Brad Pettitt	Mayor (<i>arrived 6.06pm</i>)
Cr Sam Wainwright	Presiding Member/Hilton Ward
Cr Su Groome	East Ward
Cr Adin Lang	City Ward
Cr Marija Vujcic	South Ward
Cr Geoff Graham	Beaconsfield Ward
Mr Paul Garbett	Director Strategic Planning and Projects
Mr Glen Dougall	Director City Business
Ms Phillida Rodic	Manager Strategic Planning
Ms Michelle Gibson	Meeting Support Officer

There were approximately 2 members of the public and no members of the press in attendance.

2.2. APOLOGIES

Cr Bryn Jones
Cr Doug Thompson

2.3. LEAVE OF ABSENCE

Nil

3. DISCLOSURES OF INTERESTS

Nil

4. RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

The following member of the public spoke in relation to item SPT2002-2:

Garnett Hall

6. PETITIONS

Nil

7. DEPUTATIONS

7.1 SPECIAL DEPUTATIONS

Nil

7.2 PRESENTATIONS

Nil

8. CONFIRMATION OF MINUTES

COMMITTEE DECISION

Moved: Cr Su Groome Seconded: Cr Adin Lang

That the minutes of the Strategic Planning and Transport Committee meeting dated 20 November 2019 be confirmed as a true and accurate record.

**Carried: 5/0
Cr Su Groome, Cr Geoff Graham
Cr Adin Lang, Cr Marija Vujcic, Cr Sam Wainwright**

9. ELECTED MEMBER COMMUNICATION

Nil

10. REPORTS AND RECOMMENDATIONS

10.1 DEFERRED ITEMS

Nil

10.2 COMMITTEE DELEGATION

SPT2002 - 1 SCHEME AMENDMENT REQUEST - CR. HIGH AND CARRINGTON STREETS, FREMANTLE

On 7 February 2020, following finalisation of the Agenda for the February Strategic Planning and Transport Committee meeting, the City received written advice from the proponents for the Scheme Amendment Request for the corner of High Street and Carrington Street (SPT2002-1) advising of their desire to withdraw the proposal.

THE ITEM WAS CONSEQUENTLY WITHDRAWN FROM THE AGENDA.

Mayor, Brad Pettitt arrived at 6.06pm prior to consideration of the following item.

10.3 COUNCIL DECISION

SPT2002 - 2 SCHEME AMENDMENT 81 TO LPS4 - 59 ELLEN ST FREMANTLE ADDITIONAL USES - OUTCOMES OF CONSULTATION & FINAL ADOPTION

Meeting Date:	12 February 2020
Responsible Officer:	Manager Strategic Planning
Decision Making Authority:	Council
Agenda Attachments:	1. Schedule of submissions
Additional Information:	Nil

SUMMARY

The City has undertaken community consultation on a scheme amendment (Amendment No. 81) relating to a property at No. 59 Ellen Street, Fremantle. The amendment proposes to apply additional land use permissibility for 'veterinary clinic', 'veterinary hospital', 'consulting rooms' and 'medical centre' to the subject property without changing the existing residential zoning and density of the site.

Subsequent to a preliminary assessment and consultation phase, the City undertook formal community consultation on the proposal between December 2019 and February 2020. To the date of writing, 3 submissions were received expressing no objection to the proposal.

Given that no new issues were raised in submissions during this formal consultation process (assuming none raised following finalisation of the report), and that the rationale outlined in the previous officer reports remains current, it is recommended that the amendment be adopted by Council and referred to the Western Australian Planning Commission (WAPC) with a recommendation for final approval by the Minister for Planning.

BACKGROUND

The subject site consists of two lots (Lots 5 and 6) located on the corner of Ord Street and Ellen Street, Fremantle. The site has a combined area of 1,684m², is oriented north-south and contains an existing single house with two hardstand car parking areas, accessed one from each street.

On 20 November 2019, Council initiated an amendment to Local Planning Scheme No. 4 (LPS4) to apply additional land use permissibility for 'veterinary clinic', 'veterinary hospital', 'consulting rooms' and 'medical centre' to the subject property (Item SPT1911-1). The amendment does not seek to change the underlying 'residential' zoning and density of the site.

The scheme amendment was initially requested by a prospective purchaser of the land (now the land owner) who seeks to operate a veterinary hospital from the site. The property was previously used as a medical centre (Ellen Health), which had non-conforming use rights under LPS4 until the business vacated the premises. The building

has remained untenanted since this time. The proponent does not propose to make any significant physical changes to the property aside from some minor internal works to support the new business.

Formal advertising of the amendment was undertaken between 13 December 2019 and 7 February 2020. This report outlines the outcomes of this consultation and makes a final recommendation on the proposal.



Figure 1: Aerial image of subject site - No. 59 Ellen Street, Fremantle (Nearmap 2019)

As detailed in the previous officer report, the proponent received approval from Planning Committee in October 2019 to operate a veterinary clinic 'home business' from the property (DA0290/19). This approval was obtained to enable the proponent to set up a (smaller scale) business whilst the scheme amendment was being processed.

CONSULTATION

Pursuant to the Strategic Planning and Transport Committee's decision in November 2019, the City undertook formal community consultation on the amendment in accordance with the requirements of Regulation 47 of the *Planning & Development (Local Planning Schemes) Regulations 2015* ('the Regulations') and the City's *Local Planning Policy 1.3: Public Notification of Planning Proposals* ('LPP 1.3'). Consultation included a dedicated page on the City's My Say Freo website, letters to surrounding land owners and occupiers, signage on site and a community information session. The local precinct group was also notified in writing of the scheme amendment but did not seek a briefing.

The consultation period commenced 13 December 2019 and concluded on 7 February 2020. Additional time was added to the standard advertising period to factor into account the Christmas/New Year shut down period, as per LPP1.3. At the time of preparing this report (5 February), a total of 3 submissions had been received, all expressing neutral or no comment on the proposal. Any additional submissions received in the few days

between preparation of this report and the closing date for submissions will be reported to the Committee as Additional Documents.

OFFICER COMMENT

Given the absence of objections to the proposal, final approval is recommended on the basis of the rationale outlined in the earlier reports considering it. These include that:

- The proposal essentially seeks to extend (and slightly modify) a previous long standing non-conforming use.
- The location of the site, with a variety of surrounding land uses and in close proximity to the CBD, means that it could be seen to function as part of the city centre edge and therefore lend itself well to uses other than 'residential' in function.
- The proposal utilises a heritage building and the existing modifications and facilities (including parking) undertaken for this to accommodate its previous use.
- Preliminary feedback from the community indicated strong support for the proposal and the idea of establishing a veterinary clinic on the site.

Given the above, officers recommend that Council adopt Scheme Amendment No. 81 without further modification. It is noted that a special condition regarding the number of animals to be kept on site overnight remains as part of the proposed scheme text additions to restrict the scale of the operation given its proximity to residences.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

The process for assessing and adopting a 'standard' scheme amendment is outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and has been followed accordingly with this amendment.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

COMMITTEE RECOMMENDATION ITEM SPT2002-2
(Officer's recommendation)

Moved: Cr Adin Lang

Seconded: Cr Marija Vujcic

Council:

1. Note the submissions received on Amendment 81 to Local Planning Scheme No. 4 as detailed in the officer's report and attachment 1.
2. In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 resolve to adopt Amendment No. 81 to Local Planning Scheme No. 4 by inserting the following into *Schedule 2 – Additional Uses* of the scheme text, as follows:

No.	Description of Land	Additional Use	Conditions
3	59 (Lot 5 on Plan 4320 Certificate of Title 1700/129) Ellen Street, Fremantle	Veterinary Clinic, Veterinary Hospital, Consulting Rooms, or Medical Centre	A maximum of 10 animals to be kept on site overnight, and to be supervised at all times by a vet or nurse.

3. Authorise the Mayor and the Chief Executive Officer to execute and affix the common seal of the City of Fremantle to the relevant scheme amendment documentation.
4. Submit Scheme Amendment No. 81 and the associated recommendation outlined in (2) above to the Western Australian Planning Commission with a recommendation for final approval from the Minister for Planning.

Carried: 5/0
Cr Su Groome, Cr Geoff Graham
Cr Adin Lang, Cr Marija Vujcic, Cr Sam Wainwright

**SPT2002 – 3 NOS. 7 & 9-15 QUARRY STREET, FREMANTLE –SCHEME
AMENDMENT NO. 77 AND ASSOCIATED LOCAL PLANNING
POLICY – OUTCOMES OF CONSULTATION AND FINAL ADOPTION**

Meeting Date: 12 February 2020
Responsible Officer: Manager Strategic Planning
Decision Making Authority: Council
Agenda Attachments: 1. Schedule of submissions
2. Amended Scheme Text – Sub-Area 2.3.1
3. Draft Local Planning Policy 3.1.3.1
Additional Information: Nil

SUMMARY

In July 2019, following 12 months of preliminary review and consultation, Council resolved to initiate an amendment to the local planning scheme to rezone Nos. 7 & 9-15 Quarry Street, Fremantle (Lots 1, 2 and 8) to Mixed Use with a residential density of R80. These properties are owned by the City and have been budgeted for disposal. The lots currently have a different zoning and density under the planning scheme and so the City has been exploring various zoning and density options to allow for coordinated redevelopment. A local planning policy was also drafted to complement the scheme amendment, providing further design guidance for future development on the site.

Community consultation on the scheme amendment (Amendment No. 77) and draft local planning policy (LPP 3.1.3.1) was undertaken between November 2019 and January 2020. A total of 9 submissions were received on the amendment, with one of these submissions expressing an objection to the proposal.

Officers recommend that, subject to some minor administrative amendments, the scheme amendment and local planning policy be adopted by Council and referred to the Western Australian Planning Commission (WAPC) with a request for final approval of the amendment by the Minister for Planning, and approval of the local planning policy variations to the R-Codes by the WAPC.

BACKGROUND

As detailed in previous reports, Council has been considering various zoning and density options for Nos. 7 & 9-15 Quarry Street, Fremantle (Lots 1, 2 and 8) prior to their disposal. The site comprises three lots which are zoned a combination of high-density (R-AC3) Mixed Use and low-density (R30) Residential. The City has been seeking to rezone the lots to apply a consistent zoning and density to allow for a coordinated future redevelopment of the site.

Following a 12-month preliminary consideration and consultation period, Council resolved to initiate a formal scheme amendment for the site. In addition, a supplementary local planning policy was prepared to provide additional design guidance.

The scheme amendment proposes to include the site as 'Area 6A' within sub-area 2.3.1 of the 'Fremantle' Local Planning Area. Specific provisions for the site, to be included in

the amended scheme map and text, as well as a new local planning policy, include the following:

- A zoning of Mixed Use and residential density of R80.
- A maximum building height of 10 metres (wall) and 12 metres (roof), with a reduced building height applicable within 10 metres of the north-eastern and south-western side boundaries.
- A street setback of between 2 and 4 metres, increasing to between 4 and 10 metres within 10 metres of the northern and southern side boundaries.
- A portion of boundary wall is permitted on the southern boundary, abutting the existing single house on the adjoining property.
- A minimum 2 metre setback is required from the rear/eastern boundary.
- Development is required to be set back in accordance with the R-Codes from the north-eastern and south-western side boundaries.
- A maximum 25% of the adjoining single residential property to the south-west to be cast in shadow, measured at midday 21 June.

The above provisions are summarised on a map in the local planning policy (see Figure 1 below). The density coding of R80 and a Mixed Use zone responds to the central location of the site in close proximity to the Fremantle CBD, and provides a transition between existing high-density (R-AC3) Mixed Use zone to the south-west and the low density residential zoning to the north-east. Meanwhile, specific height and setback controls are incorporated in the scheme text and policy which have regard to the lower-scale built form of adjoining sites. Further background discussion on how these provisions were formulated can be read in previous reports on this project, most notably that considered by Council on 24 July 2019 (SPT1907-1).

Council resolved to initiate Scheme Amendment No. 77 to rezone the subject site at its meeting in July 2019. Subsequent to obtaining consent to advertise the amendment from the Western Australian Planning Commission (WAPC) and the Environmental Protection Authority (EPA), the City undertook formal community consultation on the proposal between November 2019 and January 2020. This report considers the outcomes of this consultation and makes a recommendation on Council's final recommendation to the WAPC and Minister for Planning for finalisation of the proposal.

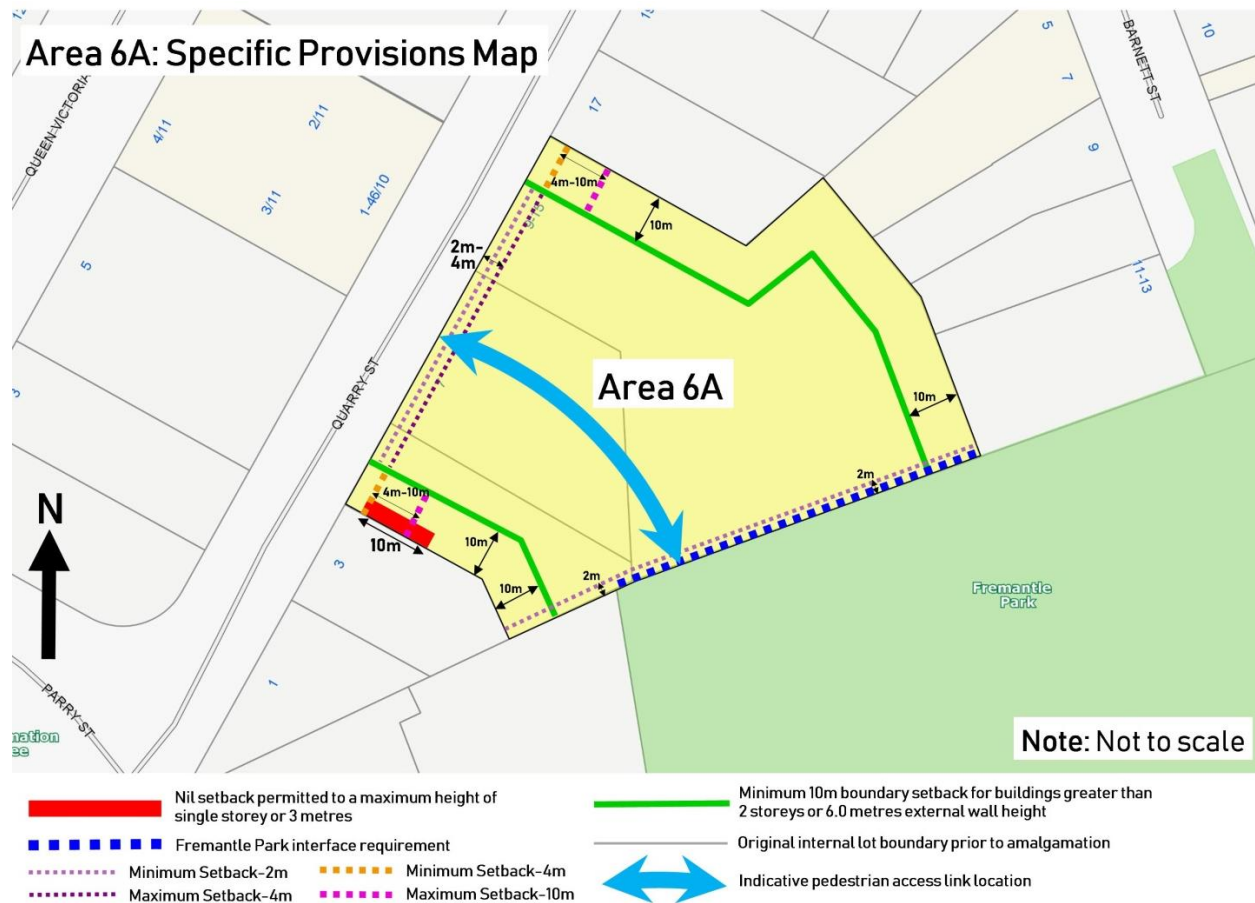


Figure 1: Specific Provisions Map (Draft Local Planning Policy 3.1.3.1)



Figure 2: Aerial Photo of the subject site (Nearmap 2019)

CONSULTATION

Pursuant to Council's decision in July 2019, the City undertook formal community consultation in accordance with the requirements of the *Planning & Development (Local Planning Schemes) Regulations 2015* and the City's *Local Planning Policy 1.3: Public Notification of Planning Proposals*.

The consultation period commenced on 1 November 2019 and concluded on 15 January 2020. Consultation included letters to property owners and occupiers within 100 metres of the site, a dedicated web page on My Say Freo, two signs on site and a community information session at the *Fremantle Leisure Centre* attended by approximately 15-20 local residents. The Arts Centre precinct group was also informed of the proposal in writing.

A total of 9 submissions were received; 1 expressed objection to the amendment, and 8 stated neutral or no comment on the proposal. The one objection to the amendment was received from a property owner within 100 metres of the subject site. This submission raised concerns in respect to the proposed residential density, viability of commercial development on the site as well as a lack of housing diversity. The remaining submissions of non-objection were received from referral and service authorities (e.g. Fremantle Ports, ATCO Gas and Department of Education). A summary of submissions and officer response to each is provided in the Schedule of Submissions provided in Attachment 1.

OFFICER COMMENT

As detailed above, only one objection to the amendment was received during the consultation period. In contrast, close to 50 objections were submitted during the preliminary consultation phase undertaken in 2018, where a density of R100 and building height of up to 4 storeys was being contemplated by the City. This suggests that the modifications made in this formal proposal have addressed at least the most substantial community concerns with the preliminary proposal. Responses to the points of objection are outlined in the Schedule of Submissions.

During the community information session, concern was raised by some attendees in relation to the residential density proposed for the site, with preference given to a lower density of R25 that reflects the existing single houses to the north. However, other attendees acknowledged that the amendment as proposed, along with the supplementary local planning policy, represents a fairer compromise to the higher-density options explored by the City previously.

The R80 density, combined with the specific height and setback controls in the scheme text and planning policy, were formulated in response to feedback received from the community in 2018 and 2019. Officers consider that the proposed provisions provide for an appropriate transition between high and low residential densities in this precinct.

As such, it is recommended that Council formally support the scheme amendment and draft local planning policy. Very minor formatting and administrative edits have been made to the final scheme text and local planning policy documents (attached). Most notably, the draft *Local Planning Policy 3.1.3.1* now includes a section which directly

references the Residential Design Codes Volumes 1 and 2, including the specific clauses overridden or supplemented by the policy, for the sake of clarity.

Given that the draft policy seeks to amend the deemed-to-comply and acceptable development provisions of both volumes of the R-Codes for Solar Access (Volume 1) and Orientation (Volume 2), it is required to be referred to the WAPC for approval. A similar process was undertaken for the Freo Alternative scheme amendment and policy. The local planning policy will be referred to the WAPC concurrently with the scheme amendment; this requirement has been included as part of the officer's recommendation.

FINANCIAL IMPLICATIONS

There are no financial implications associated with adopting the officer's recommendation given that the scheme amendment has been processed in-house.

The subject site is owned by the City and its zoning consequently has potential implications for the value of the land. This is not, however, a planning consideration.

LEGAL IMPLICATIONS

The process for a complex scheme amendment is outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), and has been adhered to by the City in dealing with this amendment.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

COMMITTEE RECOMMENDATION ITEM SPT2002-3> (Officer's recommendation)

Moved: Cr Adin Lang Seconded: Cr Geoff Graham

Council:

1. Note the submissions received on Amendment No. 77 to Local Planning Scheme No. 4 as detailed in the officer's report and Attachment 1.
2. In accordance with regulation 41 of the Planning and Development (Local Planning Schemes) Regulations 2015 resolve to support Amendment No. 77 to Local Planning Scheme No. 4, as detailed in Attachment 2.
3. Authorise the Mayor and the Chief Executive Officer to execute and affix the common seal of the City of Fremantle to the Local Planning Scheme No. 4 Amendment No. 77 documentation.
4. Submit Local Planning Scheme No. 4 Amendment No. 77 and the associated recommendation defined in (2) above to the Minister for Planning via the Western Australian Planning Commission with a request for final approval.
5. Submit Local Planning Policy 3.1.3.1 to the Western Australian Planning Commission (WAPC) concurrently with the above-mentioned scheme amendment, seeking approval to replace the overshadowing requirements of the Residential Design Codes (Volumes 1 and 2), as detailed in Attachment 3.

6. Subject to gazettal of Amendment No. 77 and no objection from the Western Australian Planning Commission, adopt Local Planning Policy 3.1.3.1 in accordance with Schedule 2, Part 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Carried: 5/1

For:

**Mayor, Brad Pettitt, Cr Su Groome, Cr Geoff Graham
Cr Adin Lang, Cr Sam Wainwright**

Against:

Cr Marija Vujcic

SPT2002 - 4 LOCAL PLANNING SCHEME NO.4 REVIEW REPORT

Meeting date: 12 February 2020
Responsible officer: Manager Strategic Planning
Decision making authority: Council
Agenda attachments: 1. Draft LPS4 Scheme Review Report 2019
Additional information: 1. Nil

SUMMARY

In September 2019, Council resolved to prepare a Scheme Review Report in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to identify how to progress with a review of the Local Planning Scheme and Strategy, and the scope and staging of the review.

The Scheme Review Report has been drafted, based on the guidelines provided by the Western Australian Planning Commission (WAPC). The purpose of this report is allow Council to consider the content and findings of the Scheme Review Report, and to make a recommendation to the WAPC on the status of the scheme and strategy.

This report recommends that Council:

1. Approve the Scheme Review Report provided in Attachment 1 for referral to the WAPC.
2. Recommend to the WAPC that the City of Fremantle Planning Scheme No. 4 is satisfactory in its existing form, but should be amended based on an agreed program of scheme amendments.
3. Recommend to the WAPC that the City of Fremantle Local Planning Strategy be reviewed and updated to reflect the subsequent strategic direction and amendments progressed by the City through its integrated planning processes.

BACKGROUND

On 18 September 2019, the Strategic Planning and Transport Committee considered a report on the state government's planning reform program and resolved as follows:

Strategic Planning and Transport Committee acting under delegation 1.1 request officers to prepare a Scheme Review Report in accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 to identify how to progress with a review of the Local Planning Scheme and Strategy, and the scope and staging of the review (refer Item SPT1909-3)

The scheme review report is required under Regulation 66 of the *Planning and Development (Local Planning Schemes) Regulations 2015* which also states that:

- (2) The report must be prepared in the manner and form approved by the Commission and must include the following information —
- (a) the date on which the local planning scheme was published in the *Gazette* in accordance with section 87(3) of the Act;
 - (b) the date on which each amendment made to the scheme was published in the *Gazette* in accordance with section 87(3) of the Act;
 - (c) the date on which the scheme was last consolidated under Part 5 Division 5 of the Act;
 - (d) an overview of the subdivision and development activity, lot take-up and population changes in the scheme area since the later of —
 - (i) the date on which the scheme was published in the *Gazette* in accordance with section 87(3) of the Act; and
 - (ii) the date on which the scheme was last reviewed;
 - (e) an overview of the extent to which the scheme has been amended to comply with the requirements of any relevant legislation, region planning scheme or State planning policy.

The report is to recommend whether the scheme and the associated local planning strategy are:

1. Satisfactory in their current form; or
2. Should be amended; or
3. Should be repealed and replaced.

The process and proposed approach was discussed with elected members at an informal forum on 4 November 2019.

The purpose of this report is consider the draft scheme review report prepared in accordance with Council's resolution, and its recommendations for the scheme and local planning strategy.

The maintenance of town planning instruments contributes to the advancement of multiple strategic objectives, aligned and transparent decision making, and good governance.

OFFICER COMMENT

The scheme review report includes:

1. An overview of the City
2. A summary of the local planning framework
3. A summary of the state planning framework
4. An outline of development activity in the City since gazettal of the scheme
5. Discussion of how well the current scheme and local planning strategy align with and respond to the state and local planning context, and the development which has occurred since the scheme was prepared
6. Recommendations on how to proceed.

In summary, the report concludes that:

1. The City's strategic planning objectives align well with state objectives.
2. The City has been proactive in maintaining its planning scheme through the strategic investigation of issues and amendment to the scheme in response.
3. The City has seen a solid rate of development since gazettal of the scheme, particularly given the economic environment following the global financial crisis and end of the mining boom. This has included, to 2016, the addition of nearly 2,000 dwellings (or 16%) since 2006 (the census year immediately prior to gazettal of the scheme) and 1,134 since 2011 (the base year for the *Perth and Peel @ 3.5 Million* infill target for Fremantle).
4. The scheme makes adequate provision to meet the infill target through existing zoning, and in appropriate locations, promoting the more sustainable, connected urban form promoted by both state and council.
5. A number of further issues have already been identified for further investigation and, potentially, further scheme amendments. These would be best addressed through staged projects rather than as part of a single comprehensive planning scheme review.
6. The local planning scheme is adequate subject to amendment (addressing the issues flagged – see below).
7. The local planning strategy requires updating to reflect the strategic initiatives pursued by Council subsequent to its adoption in 2001, and the changing policy and physical context.

Issues flagged as requiring further investigation include:

- a. Short term:
 - i. Administrative updates to complete alignment with Model Scheme Text terminology (basic amendment).
 - ii. Review of and alignment of land use definitions with Model Scheme Text and centre nomenclature.
 - iii. Rationalisation of Development zones.
 - iv. Review of Schedule 8 development standards to ensure consistency in terms and potentially reconsider the allocation of controls between scheme and policy.
- b. Medium term:
 - i. Establishment of Special Control Areas affected by noise (entertainment and transport).
 - ii. Establishment of a Special Control Area to recognise areas at risk of long term coastal process impacts.
 - iii. Review of Mixed Use zoning and development controls.
 - iv. Review of parking requirements (pending completion of a Parking Plan currently under development).
 - v. Review of zoning/development standards around the Paddy Troy Mall.
 - vi. Review of zoning along and west of the South Terrace corridor in South Fremantle
- c. Longer term
 - i. Review of industrial buffer areas
 - ii. Review of signage provisions to rationalise these in relation to local laws.

- iii. Review of Fremantle – Murdoch and Fremantle – Cockburn transport corridors (pending confirmation of alignment, mode and funding by the state - discussions ongoing).

The report acknowledges that further issues may be identified as time goes by, particularly through engagement processes being planned for the Strategic Community Plan review (which might potentially incorporate concurrent, integrated engagement on the updated Local Planning Strategy).

The report also suggests that in the absence of a comprehensive scheme review, the City consider implementation of a regular program of omnibus amendments to allow more strategic but timely and efficient consideration minor amendment requests, similar to the annual update undertaken for the Local Heritage Survey.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

The scheme review report fulfils the requirements of Regulation 66 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CONSULTATION

No consultation was undertaken in the preparation of the scheme review report. Consultation is required in any amendments and updates undertaken to the local planning strategy and local planning scheme.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Moved: Cr Su Groome Seconded: Cr Adin Lang

That Council:

1. Approve the Local Planning Scheme No.4 Scheme Review Report 2019 provided in Attachment 1 for referral to the Western Australian Planning Commission.
2. Pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the City of Fremantle Planning Scheme No. 4 is satisfactory in its existing form, but should be maintained based on an agreed program of projects including:
 - a. Short term:
 - i. Administrative updates to complete alignment with Model Scheme Text terminology (basic amendment).
 - ii. Review of and alignment of land use definitions with Model Scheme Text and centre nomenclature.
 - iii. Rationalisation of Development zones.

- iv. Review of Schedule 8 development standards to ensure consistency in terms and potentially reconsider the allocation of controls between scheme and policy.
 - b. Medium term:
 - i. Establishment of Special Control Areas affected by noise (entertainment and transport).
 - ii. Establishment of a Special Control Area to recognise areas at risk of long term coastal process impacts.
 - iii. Review of Mixed Use zoning and development controls.
 - iv. Review of parking requirements (pending completion of a Parking Plan currently under development).
 - v. Review of zoning/development standards around the Paddy Troy Mall.
 - vi. Review of zoning along and west of the South Terrace corridor in South Fremantle
 - c. Longer term
 - i. Review of industrial buffer areas
 - ii. Review of signage provisions to rationalise these in relation to local laws.
 - iii. Review of Fremantle – Murdoch and Fremantle – Cockburn transport corridors (pending confirmation of alignment, mode and funding by state - discussions ongoing).
 - d. Periodic / recurrent / ongoing
 - i. Regular (approximately biennial) consideration of zoning requests via omnibus amendment
 - ii. Policy review
 - iii. Structure Plan update
- 3. Pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the City of Fremantle Local Planning Strategy be reviewed and updated to reflect the subsequent strategic direction and amendments progressed by the City through its integrated planning processes, including
 - a. Strategic Community Plan
 - b. Economic Development Strategy
 - c. One Planet Strategy
 - d. Integrated Transport Strategy
 - e. Draft Cultural Strategy (under development)

and include additional commentary on housing and activity centres to reflect the strategic approaches taken by the City consistent with relevant State Planning Policy.

AMENDMENT

Moved: Cr Su Groome Seconded: Cr Marija Vujcic

Amend part 2 of the Officer's recommendation to read as follows (additional wording in green):

b. Medium term:

i: Establishment of Special Control Areas affected by noise (entertainment and transport **and mixed use zones**)

vii. Suitable locations for higher density infill development in established residential areas as informed by strategic community planning and regional transport planning.

c. Longer term

iv: Subject to the outcome of the Westport process, review of possible land use change in and around Fremantle Ports .

d. Ongoing

ii Policy review for the purpose of rationalising the policy framework.

Amendment carried: 6/0

Mayor, Brad Pettitt, Cr Su Groome, Cr Geoff Graham
Cr Adin Lang, Cr Marija Vujcic, Cr Sam Wainwright

COMMITTEE DECISION ITEM SPT 2002-4 (Amended officer's recommendation)

Moved: Cr Su Groome Seconded: Cr Adin Lang

That Council:

1. Approve the Local Planning Scheme No.4 Scheme Review Report 2019 provided in Attachment 1 for referral to the Western Australian Planning Commission.
2. Pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the City of Fremantle Planning Scheme No. 4 is satisfactory in its existing form, but should be maintained based on an agreed program of projects including:
 - a. Short term:
 - i. Administrative updates to complete alignment with Model Scheme Text terminology (basic amendment).
 - ii. Review of and alignment of land use definitions with Model Scheme Text and centre nomenclature.
 - iii. Rationalisation of Development zones.
 - iv. Review of Schedule 8 development standards to ensure consistency in terms and potentially reconsider the allocation of controls between scheme and policy.
 - b. Medium term:

- i. Establishment of Special Control Areas affected by noise (entertainment and transport and *mixed use zones*).
- ii. Establishment of a Special Control Area to recognise areas at risk of long term coastal process impacts.
- iii. Review of Mixed Use zoning and development controls.
- iv. Review of parking requirements (pending completion of a Parking Plan currently under development).
- v. Review of zoning/development standards around the Paddy Troy Mall.
- vi. Review of zoning along and west of the South Terrace corridor in South Fremantle
- vii. *Suitable locations for higher density infill development in established residential areas as informed by strategic community planning and regional transport planning.*

c. Longer term

- i. Review of industrial buffer areas
- ii. Review of signage provisions to rationalise these in relation to local laws.
- iii. Review of Fremantle – Murdoch and Fremantle – Cockburn transport corridors (pending confirmation of alignment, mode and funding by state - discussions ongoing).
- iv. *Subject to the outcome of the Westport process, review of possible land use change in and around Fremantle Ports.*

d. Periodic / recurrent / ongoing

- i. Regular (approximately biennial) consideration of zoning requests via omnibus amendment
- ii. *Policy review for the purpose of rationalising the policy framework.*
- iii. Structure Plan update

3. Pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the City of Fremantle Local Planning Strategy be reviewed and updated to reflect the subsequent strategic direction and amendments progressed by the City through its integrated planning processes, including

- a. Strategic Community Plan
- b. Economic Development Strategy
- c. One Planet Strategy
- d. Integrated Transport Strategy
- e. Draft Cultural Strategy (under development)

and include additional commentary on housing and activity centres to reflect the strategic approaches taken by the City consistent with relevant State Planning Policy.

Carried: 6/0

**Mayor, Brad Pettitt, Cr Su Groome, Cr Geoff Graham
Cr Adin Lang, Cr Marija Vujcic, Cr Sam Wainwright**

Reason for change

To provide additional direction on the program of projects for future maintenance of the Local Planning Scheme

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

A member may raise at a meeting such business of the City as they consider appropriate, in the form of a motion of which notice has been given to the CEO.

Nil

12. URGENT BUSINESS

In cases of extreme urgency or other special circumstances, matters may, on a motion that is carried by the meeting, be raised without notice and decided by the meeting.

Nil

13. LATE ITEMS

In cases where information is received after the finalisation of an minutes, matters may be raised and decided by the meeting. A written report will be provided for late items.

Nil

14. CONFIDENTIAL BUSINESS

Members of the public may be asked to leave the meeting while confidential business is addressed.

Nil

15. CLOSURE

The Presiding Member declared the meeting closed at 6.38 pm.



MINUTES ATTACHMENTS

Strategic Planning and Transport Committee

Wednesday, 12 February 2020, 6.00 pm

