

# **Amended Development Application to include 'Café' and 'Small Bar' in addition to existing 'Office' and 'Reception Centre'**

**Lot 347 (No. 5) Queen Victoria Street, Fremantle**

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## 1.0 Executive Summary

The Applicant seeks an amendment to the previously approved development application for the subject lot, to include 'Café' and 'Small Bar' as additional uses. In addition to the previously approved application, which permitted the use of 'Office' and 'Reception Centre, the applicant wishes to diversify activities on-site and formalise currently held 'special events'. Pursuant to the City of Fremantle's Local Planning Scheme No.4, 'Café' and 'Small Bar' are both 'A' uses within the 'Mixed Use' Zone.

The previous approval sought planning approval to operate a shared office space where principally, members pay monthly fees to use designated desks and office facilities for administration of their small businesses. In addition to this, the applicant also sought approval for 'Reception Centre' to allow the tenancy to be hired out in-part or full by businesses to accommodate workshops, seminars, team building events and other like activities both during normal working hours and in the evening up to but no later than 10 pm on a less frequent basis.

The current proposal for the additional 'Small Bar' use is being prompted by the successes of the special events component. This is due to the current operation relying on temporary liquor licenses which need to be applied for on an individual basis to allow for the serving of alcoholic beverages for these events. The Applicant, as recommended by Department of Local Government, Sport and Cultural Industries has advised that it would be more practical for the proponent to apply for a 'Small Bar' additional use, which permits the sale and distribution of liquor on premises on a permanent basis.

The subject tenancy has access to four (4) car bays as part of the lease agreement and the possible access to all ten (10) available bays on-site after hours. In addition:

- there are numerous two-hour public parking bays along Quarry Street;
- the site is within a 600m walk to the Fremantle Train Station; and
- in addition to the site being well serviced by public transport, the Applicant has installed 10 bicycle racks to cater for those workers cycling to and from the tenancy.

Under the current approval, the Applicant submits that parking both on and off-site is acceptable.

Similarly, the addition of a 'Café' is largely to serve members and for private events but will also be open to the public, predominantly serving takeaway coffees.

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Whilst the land uses on-site will be broadened in a planning sense, it is submitted that the uses collectively will diversify activities on-site rather than intensify them, consistent with the 'Hybrid Warehouse' ethos of a flexible work and entertainment environment.

Due to the proposal's general compliance with the planning framework, the application is to be considered, and discretion exercised. The proposal is considered to be compatible with the zoning and character of Quarry Street and the immediate locality, which consists of a mixture of land uses. It is also submitted that the proposal will not introduce any external built form changes but rather, an internal adjustment of different spaces. Accordingly, there are no amenity impacts to the locality and the modified proposal is of a scale that is appropriate to the site.

## 2.0 Background

### 2.1 Purpose

This submission has been prepared by Altus Planning on behalf of Rascality WA Pty Ltd (**Applicant**) to provide justification for an amendment to a previously approved development application to the City of Fremantle (**City**). The proposal is for an amendment of the previous application to include 'Small Bar' and 'Café' as additional uses to the existing uses of 'Office' and 'Reception Centre' (**proposal**) at the rear tenancy (southeast facing tenancy) of Lot 347 (No. 5) Queen Victoria Street, Fremantle (**subject site** or **site**) under the relevant planning framework.

In accordance with the City of Fremantle's (**City**) requirements, the following is included with this application:

- City's Development Application Form;
- Certificate of Title (refer **Attachment 1** of this Report);
- Development plans (refer **Attachment 2** of this Report);
- Acoustic Report (refer **Attachment 3** of this Report);
- Waste Management Plan (refer **Attachment 4** of this Report).

### 2.2 Site Description

The subject site measures approximately 1,217m<sup>2</sup> in aggregate area and exists as a rectangular northwest-southeast facing lot and is a warehouse style building on-site with carparking along the northeastern edge. Prior to the Hybrid Warehouse, the

building was most recently occupied by Empire Furniture and was utilised as a warehouse and showroom.

The subject site has two street frontages, the main being Queen Victoria Street to the northwest, with the secondary frontage being Quarry Street to the southeast. The building on-site currently exists as two (2) tenancies<sup>1</sup>, with the rear being the subject tenancy, which measures approximately 320m<sup>2</sup>. The surrounding locality is the northern edge of the Fremantle town centre and consists of a mixture of land uses and developments of varying scale.

An aerial image of the subject site and immediate surrounds with cadastral overlay is provided in **Figure 1** below.

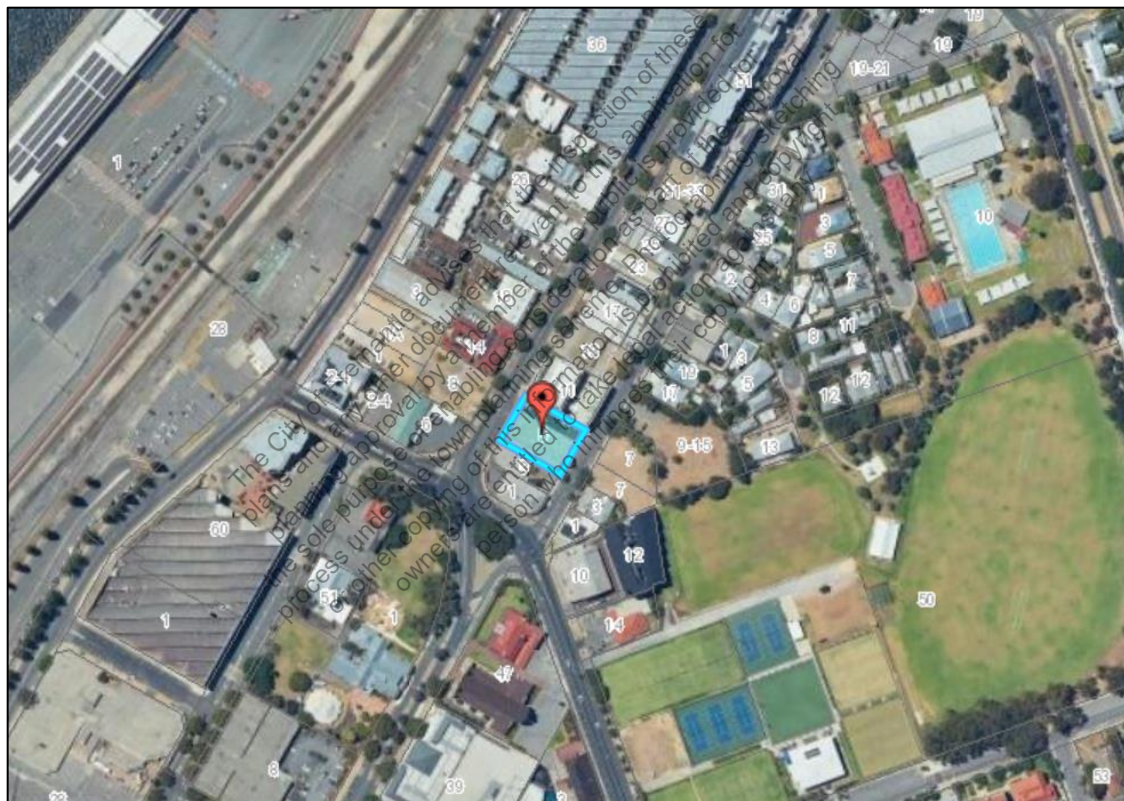


Figure 1: Aerial/cadastral of subject site and surrounds (Source: Landgate)

<sup>1</sup> The front tenancy is likely to be partitioned into 2 office spaces but this not the subject of this application.

### 3.0 Proposal

The proposed development involves the amendment of the previously approved and currently operational development of 'Office' and 'Reception Centre' to now also include a 'Café' and 'Small Bar' use.

Pursuant to Section 77(c) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* may request the local government to amend an aspect of the development approved, so long as, the change will not substantially change the previously approved development.

The Applicant intends to continue to operate the subject tenancy under the business name of 'Hybrid Warehouse' as a more diversified, shared office and entertainment space. The experience to date has been that the take up of the shared office spaces has been relatively low during the day and in the evening. This is generally between 2 and 20 persons on average.

Since the previous planning approval, the applicant has held a number of special events according to the 'Reception' use, which have required approval of a temporary 'occasional liquor licence' under the relevant legislation. It has since been suggested to the Applicant by Racing, Gaming and Liquor (which is the relevant division of the Department of Local Government, Sport and Cultural Industries in respect to alcohol licensing) that a change of use to 'Small Bar' would be more practical for the existing and intended activities of the site. This will allow the Applicant to host events without needing to apply for an individual temporary liquor licence on every occasion when it is required.

In addition to the above, members and private events client have also requested light refreshments which has prompted the need for an on-site café. Accordingly, the 'Café' proposed in this application is modestly proportioned and is not intended to function as a stand-alone business but rather, to service members and clients that are otherwise already on-site.

The Applicant seeks the model of the business to be modified as follows:

- The 'Office' component will not be altered by the proposed amendment. The daytime operating hours will be between 7 am and 6pm, Monday to Friday. Maximum number of members using the space at any time during the daytime operating hours is generally at about 20 persons. This is based on the number

of workstations made available, which will be two (2) long tables each having 10 workstations (20 in total across both tables).

- The 'Cafe' component will start at the same time as the 'Office' at 7 am and will operate until 9pm, primarily providing café style beverages and light refreshments (e.g. toast, muffins) throughout the day to principally members but also general public. There is a number of small café tables separate to the co-working office space, provided for members of the public that choose to dine-in. On occasion, these members of the public will be colleagues associated with members.
- The 'Small Bar' will operate from midday to 10.00pm and the entire hybrid office becomes licensed at this time. The 'Small Bar' is designed separate from the co-working space and will be used to service members or private events and the general public. The 'Small Bar' is only advertised as open to public after 3pm so it does not interfere with the office component during the day. It is envisaged that peak hour for 'Small Bar' will mostly be in the evenings. Under the relevant legislation, the small bar licence will allow up to 120 people at capacity. However, it is not the intention of the Applicant to maximise the capacity but rather to allow for ease of servicing the existing 'Reception' use.
- On occasion, the 'Small Bar' will be closed off from public in the evening where alcohol can be served for 'Reception' functions, e.g. workshops and seminars.

For greater clarity on the intended operations can be summarised as follows:

<b>Time Period</b>	<b>Intended operations</b>
Morning: 7:30 am to midday	The 'Office' component will remain largely unchanged with the opportunity for members and public to purchase coffee from the 'Café'. Numbers on site will generally be under 20 persons, being mostly members of the Hybrid Warehouse using workstations on-site with the occasional member of public using the 'Café'.
Afternoon: Midday to 3pm	This is the hybrid phase. The 'Small Bar' opens at midday, and the premises becomes licensed. However, patronage is still expected to be light,

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	<p>notwithstanding the 120-person licence limit. From time to time, private events will still be held, e.g. workshops and team building events. To date the largest event has been 70 persons, as per the approved 'Reception' use.</p>
<p>Evening: 3pm to 10pm</p>	<p>This will be the entertainment phase. Numbers at the 'Small Bar' are likely to be greater but it will not be advertised to the public as being open before 3pm. On occasion, the bar will be closed for private function/events and in all instances, maximum capacity will be 120 people. On a typical, non-event day, it is anticipated that the regular number of people on-site will be between 20 to 30. Closing time will remain to be 9.30pm with the premises completely closed by 10pm to comply with noise restrictions</p>

The layout of the premises remains much the same as what has already been approved and a copy of the development plans are contained in **Attachment 2**.

### **3.1 Acoustic Management**

Due to the proximity of subject site to neighbouring residential development, an acoustic report has been prepared by Herring Storer Acoustics.

The proposed use will be able to comply with noise emission levels (assuming amplified music is being play with existing roller doors open) except for:

- All day between 7pm – 10pm; and
- Sundays and Public Holidays 9am – 7pm.

It is proposed that during these times, the following measures can be undertaken which will achieve compliance with the noise emission level:

- No amplified music (above 81dB) is to be played during the above times;
- If amplified music is to be played (above 81dB), roller doors will have to be kept down during the above times.

For the full assessment, refer to the Acoustic Report in **Attachment 3**.

### 3.2 Waste Management

Based on the Waste Generation Guidelines, the proposed and current use are expected to generate approximately 1456L general waste and 510L recyclable waste. Given such, the following is proposed:

- 2 x 660L general waste bins
- 1 x 660L recycled waste bin
- 1 x 240L FOGO waste bin

It is understood that as of 1 July 2025, the Town will cease provision of collection of waste for commercial operator. An external contractor will be engaged to collect waste on an ongoing, regular basis. Should there be additional demand for waste collection, further arrangements can be made.

A Waste Management Plan has been prepared at **Attachment 4**.

## 4.0 Planning Framework

### 4.1 City of Fremantle Local Planning Scheme No. 4

Pursuant to the City's Local Planning Scheme No. 4 (**LPS4** or **Scheme**), the subject site is zoned 'Mixed Use'. An image of the LPS4 zoning with cadastral overlay is provided in **Figure 2** below.

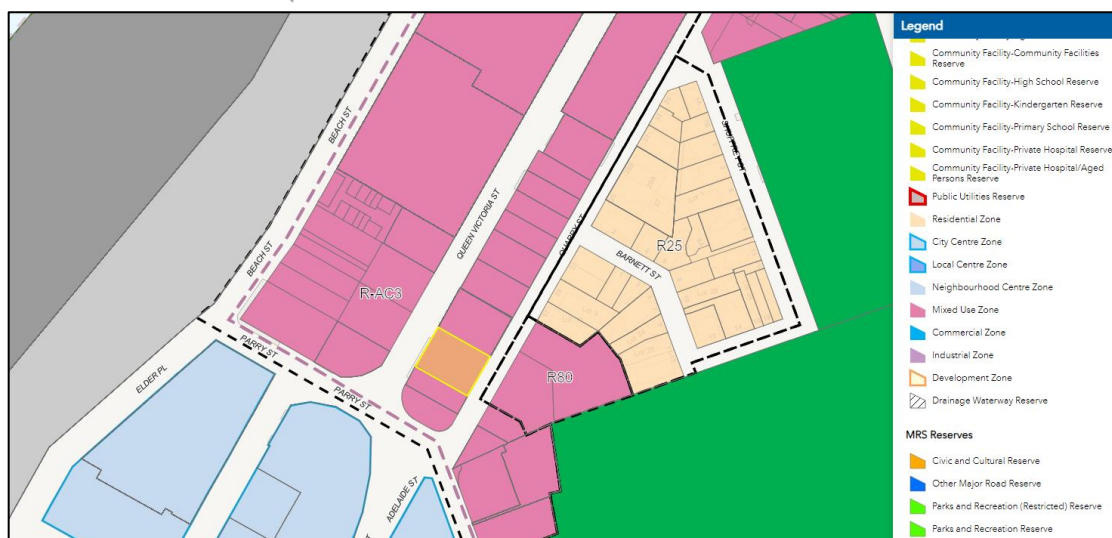


Figure 2 - LPS4 zoning of subject site and surrounds (Source: City of Fremantle public maps)

Clause 3.2.1(e) of LPS4 sets out the following objectives for the 'Mixed Use' zone.

*Development within the mixed use zone shall:*

- (i) Provide for a mix of compatible land uses including light, service and cottage industry, wholesaling, trade and professional services, entertainment, recreation and retailing of goods and services in small scale premises, including showrooms, where the uses would not be detrimental to the viability of retail activity and other functions of the City Centre, Local Centre and Neighbourhood Centre zones;*
- (ii) Provide for residential at upper level, and also at ground level providing residential component is designated to contribute positively to an active public domain;*
- (iii) Ensure future development within each of the mixed use zones is sympathetic with the desired future character of each area;*
- (iv) Ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality; and*
- (v) Conserve places of heritage significance the subject of or affected by the development.*

Table 1 of LPS4 sets out the various defined land uses and their permissibility's within each respective zone.

In this regard, Schedule 1 of LPS4 defines 'Small Bar' and 'Café' as follows:

**Small Bar:** *means premises the subject of a small bar licence granted under the Liquor Control Act 1988*

**Café:** *means premises primarily used for the preparation, sale and serving of food and drinks for the consumption on the premises by customers for whom seating is provided, including premises that are licensed under the Liquor Control Act 1988*

Pursuant to Table 1, both 'Small Bar' and 'Café' are 'A' uses in the 'Mixed Use' zone, and therefore are capable of approval at the City's discretion, following a period of advertising.

It is submitted that the proposal is consistent with the 'Mixed Use' zone as it will contribute to the mixture of compatible uses within the city centre, will be sympathetic to the desired future character of the area and will not be detrimental to the amenity of adjoining properties or land uses.

Table 2 of LPS4 sets out vehicle parking provisions for various defined land uses. The car parking and bicycle parking provisions for 'Office', 'Reception Centre' and 'Café' are listed in the table below. It is noted that LPS4 has no parking provisions specifically applicable to 'Small Bar'.

<b>LPS4 Use Class</b>	<b>Car Parking Bays</b>	<b>Delivery Bays</b>	<b>Bicycle Racks</b>
Office	1: 30m <sup>2</sup> GLA Minimum of 3 spaces	1: 500m <sup>2</sup>	Class 1 or 2: 1 per 200m <sup>2</sup> GLA Class 3: 1 per 750 m <sup>2</sup> GLA over 1000m <sup>2</sup> GLA
Reception Centre	1: 5 seats or 1: 5 people accommodated or 1: 5m <sup>2</sup> of dining area, whichever is the greater	1: service/storage area	Class 3: 1 per 30 seats or 1 per 100 people accommodated, whichever is the greater
Café	1: 5 seats or 1: 5 m <sup>2</sup> dining area, whichever is the greater	1: service/storage area	class 1 or 2: 1 per 100m <sup>2</sup> public area class 3: two

\*it is noted that there are no requirements for 'Small Bar' use.

As per the original approval, the subject tenancy measures approximately 320m<sup>2</sup> NLA, which would require the following car parking provisions for each land use:

- Office –  $320\text{m}^2/30 = 11$  car bays and one (1) delivery bay.  $320\text{m}^2/200 = 1.6 \sim 2$  bicycle racks.
- Reception Centre – up to 120 people = 24 car bays (no delivery bay required as no service/storage area is proposed). 2 bicycle racks are required which are already provided on site.
- Café – does not have an exclusive or dedicated seating area. As for the general public, it is intended to be generally take-aways. Requirements are broadly for the reception component but regard must also be given to the fact that this is a shared space.
- Small Bar – is restricted to 120 persons under the Liquor Licence. It is intended that this is component is, in-fact, a more permanent ability to host special events as per the original approval.

There are 10 car bays on-site, of these, the subject tenancy has access to four (4) car bays along the northeastern edge of the site. Whilst this equates to a shortfall of twenty (20) car bays, it is emphasised that this will be shared space operating no differently than per the current operations.

The delivery bay for the land use is on the ramps behind the roller doors on Quarry Street, and will function as they did during the operation of the previous furniture warehouse. Deliveries will be for short periods of time and infrequent and will not substantially increase with the current amendment.

The Applicant has installed two (2) rows of bicycle racks (each row can lock 5 bicycles) within the subject tenancy for people to use. The applicant is the full-time manager on-site and during peak periods there will be up to three (3) staff, all of whom are generally local and walk, cycle and/or use public transport to and from the premises.

Clause 4.7.3 of LPS4 allows Council discretion in relaxing parking requirements where the proposal can satisfactorily justify one or more criteria listed. Notwithstanding this, Schedule 7 of LPS4 identifies Local Planning Areas 1 through to 9, the subject site is in Local Planning Area 2 – Sub Area 1. The majority of the provisions within Schedule 7 – Local Planning Area 2 relate to new development and are not applicable to a change of use application, however, Clause 2.3.1.4 Car Parking does apply and outlines the following relevant provisions:

- l) The provisions of clause 4.7.3 a) (i) and (ii) of the Scheme do not apply in Sub Area 1.*
- ...
- n) Council may waive car parking requirements in accordance with clause 4.7.3 for ground level non-residential uses in Sub Area 1 subject to the development/use being able to generate interest and activity within the adjacent public domain.*

Accordingly, the criteria of Clause 4.7.3 relevant to this proposal are listed in the table below.

<b>Clause 4.7.3 Criteria</b>		<b>Justification</b>
(i)	The availability of car parking in the locality including street parking.	N/A as effect of Clause 2.3.1.4 l) of Schedule 7
(ii)	The availability of public transport in the locality.	N/A as effect of Clause 2.3.1.4 l) of Schedule 7

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Clause 4.7.3 Criteria	Justification
<p>(iii) Any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.</p>	<p>As detailed above, the 'Office' land use requires 11 car bays and one (1) delivery bay. This would equate to a seven (7) car bay shortfall on-site. The same has been calculated for the 'Café' component. The 'Reception Centre' and 'Small Bar' would also use the same car bays at different times noting the change of activities throughout the day and evening.</p> <p>During peak periods in the evening for a reception event or for the operation of the 'Small Bar', the maximum shortfall on site would be 20 bays if there were 120 person on-site.</p>
<p>(viii) Any other relevant considerations</p>	<p>Notwithstanding that Clause 4.7.3 a) (i) and (ii) do not apply to Sub Area 1, it should be noted that the subject tenancy is well serviced by public transport as well as on-street public car parking and public car parks.</p> <p>The subject tenancy is a 600m walk (460m as the crow flies) from the Fremantle Train Station and there is an abundance of public street parking in the immediate locality along Quarry Street, Parry Street, and Adelaide Street.</p> <p>For those using the subject tenancy as either a shared office space or for an event, the site is easily accessed through public transport or parking in the area despite the availability of parking on-site.</p> <p>In addition to the above, the Applicant has effectively installed 10 bicycle racks,</p>

Clause 4.7.3 Criteria	Justification
	<p>which is far greater than what is required under Table 2 of LPS4. This will continue to incentivise cycling to and from the subject tenancy over driving.</p> <p>Finally, whilst the two front office tenancies on the site are yet to be tenanted, it is likely that the Applicant will have access to all 10 bays on site after hours.</p>

In accordance with the above, it is submitted that due to the location of the subject tenancy and the nature of the proposed land uses and business model that a variation of twenty (20) car parking bays can be accommodated, in line with existing operations on-site to date during special events.

Table 3 of LPS4 identifies the ratio of shower facilities to be provided based on the number of bicycle racks on-site. The relevant ratio under Table 3 is listed below.

No. of bicycle racks required	Ratio of number of showers required to the number of bicycle racks required
Up to the first 10 bicycle racks required	One male and one female shower (or 2 unisex) required for every 10 Class 1 or 2 bicycle racks required.

The applicant is proposing to undertake internal building works on the subject tenancy to expand the existing water closet in the south-east corner to include two (2) separate shower facilities and associated changing areas. Lockers will also be provided next to the bicycle racks for daily use by those working in the space.

## **4.2 Planning and Development (Local Planning Schemes) Regulations 2015**

In accordance with Schedule 2 ("Deemed Provisions") of the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)*, the local government is to have due regard to the relevant matters for consideration outlined under Clause 67(2).

The following matters are considered relevant to the proposed development and are addressed in the following table.

<b>Clause 67(2) Matter</b>	<b>Justification</b>
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The relevant provisions under the Shire's LPS4 have been addressed under Section 4.1 of this Report. The proposed development is considered to be consistent with these provisions and appropriate for the site and the locality.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This Report has justified the proposal under the relevant provisions of LPS4 and the relevant objectives of the planning framework. The proposal is therefore submitted to be in accordance with the requirements of orderly and proper planning.
(fa) Any local planning strategy for this Scheme endorsed by the Commission;	The development is consistent with the principles of the City's Local Planning Strategy ('LPS'), particularly the following: <ul style="list-style-type: none"> <li>• <u>Ecological Sustainability</u> – which encourages developments that meet both the needs of the present without compromising the ability for future generations to meet their own needs.</li> <li>• <u>Economic Development/Employment Areas</u> – which encourages local centres to develop as a network of villages with their own distinctive identities, services and employment opportunities. As well as encouraging the</li> </ul>

Clause 67(2) Matter	Justification
	<p>establishment of new employment generating opportunities.</p> <p>Furthermore, the proposal is also consistent with goals A2, B3, B4, B5, C4 and C5, the Land Use Control and Economic Development strategies and objectives and general intent of the North Fremantle - Local Planning Area (LPA3) under the LPS.</p> <p>It is emphasised that C4 and C5 are particularly relevant to this proposal, which are as follows:</p> <p><i>C4 - To reduce the demand for and balance the provision of parking, to ensure convenient access while promoting economic, environmental and social sustainability.</i></p> <p><i>C5 - To encourage the use of public transport and promote Fremantle as a major public transport node.</i></p>
(i) Any local planning policy for the Scheme area;	The proposal is consistent with the relevant provisions of LPP1.3 and LPP2.14.
(m) The compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of	(i) The development is considered compatible with the desired future character of its setting and with developments on adjoining land given that there is no alteration to the built form. (ii) Similarly, the proposed land uses are also considered compatible within the 'Mixed Use' zone and with the mixture of land uses already present along Quarry Street, including (but not limited to) residential, office, retail and recreation – private.

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<b>Clause 67(2) Matter</b>	<b>Justification</b>
<p>the height, bulk, scale, orientation and appearance of the development;</p>	
<p>(n) The amenity of the locality including the following –</p> <ul style="list-style-type: none"> <li>(i) Environmental impacts of the development;</li> <li>(ii) The character of the locality;</li> <li>(iii) Social impacts of the development;</li> </ul>	<ul style="list-style-type: none"> <li>(i) N/A</li> <li>(ii) The character of the locality is representative of a city centre or local centre with a mixture of land uses to create a vibrant and active precinct. The proposed land uses will complement the existing mixture of land uses and contribute positively to the locality by bring additional services and more people into the precinct.</li> <li>(iii) There are not considered to be any social impacts as a direct result of the proposed development. The applicant is mindful of the nearby residential dwellings and has indicated that any events as part of the 'Reception Centre' and 'Small Bar' land use will finish before 10pm on any given night.</li> </ul>
<p>(s) The adequacy of –</p> <ul style="list-style-type: none"> <li>(i) The proposed means of access to and egress from the site; and</li> <li>(ii) Arrangements for the loading, unloading, manoeuvring and parking of vehicles;</li> </ul>	<ul style="list-style-type: none"> <li>(i) Access to on-site parking will be via Queen Victoria Street and egress from the site will be via Quarry Street in a forward gear.</li> <li>(ii) Delivery vehicles enter the subject tenancy via the existing southern roller door on the Quarry Street elevation. Deliveries will remain irregular and on-site for a short period of time and will be outside daytime operating hours. Service vehicles can also continue to use any available designated car bays or street parking if on-site for longer periods of time, although</li> </ul>

Clause 67(2) Matter	Justification
	<p>the experience to date has been that this is rare.</p>
<p>(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</p>	<p>The proposed development is not considered to be overly intensive, with the maximum number of people on-site expected to be 120 people at any given time. The Applicant expects the median number to be 20 persons on a more regular basis, with the exception of special events increasing patronage.</p> <p>Accordingly, given the area and the availability of public transport and public parking, the expected traffic associated with the development is not considered to impact the current traffic flow and safety of the local road system.</p> <p>Additionally, in pre-lodgement discussions with the City's planning department, it was indicated that a Traffic Impact Statement (TIS) would not be required if the car parking shortfall was not considered excessive. It is submitted that the car parking shortfall is not considered excessive in this case and therefore no TIS has been prepared given that this is a rationalisation of operations as have already been occurring on site.</p>
<p>(u) The availability and adequacy for the development of the following –</p> <ul style="list-style-type: none"> <li>(i) Pubic transport services;</li> <li>(ii) Public utility services;</li> <li>(iii) Storage, management and collection of waste;</li> <li>(iv) Access for pedestrians and cyclists (including end of</li> </ul>	<p>(i) The subject tenancy is well serviced by public transport with the Fremantle Train Station located within a 600m walk and a bus stop located 75m away on Queen Victoria Street which is serviced by 8 different bus routes.</p>

Clause 67(2) Matter	Justification
<p>trip storage, toilet and shower facilities);</p> <p>(v) Access by older people and people with disability;</p>	<p>(ii) The subject tenancy is adequately serviced by public utilities, including power and water.</p> <p>(iii) The waste storage area is provided within the fenced premise on the rear (Quarry Street frontage) of the development. This is historically where all the bins were stored. Collection of waste will be undertaken by external operator on a regular basis. A Waste Management Plan can be referred to at <b>Attachment 4</b>.</p> <p>(iv) The subject tenancy is easily accessible to pedestrians and cyclists, with 10 bicycle racks provided and end of trip facilities including lockers, toilets and showers.</p> <p>(v) The subject tenancy is accessible from street level, with no differentiation between the tenancy floor level and that of the adjacent car park on-site. The use of the roller doors will allow easy access for those in wheelchairs.</p>
<p>(w) The history of the site where the development is to be located;</p>	<p>The subject tenancy in conjunction with the front tenancy (facing Queen Victoria Street) has existed for some time as Empire Furniture retailer and warehouse. The tenancies have been split for use by different businesses. The proposed development involves the amendment of the previously approved and currently operational development of 'Office' and 'Reception Centre' to now also include a 'Café' and 'Small Bar' use.</p>

Clause 67(2) Matter	Justification
	It is considered that this will be a benefit to the immediate locality by offering additional services and amenities to the area.
(x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	As above, it is considered that the development will have a beneficial impact on the community and brings vibrancy to the Mixed-use zone.

In addition to matters that must be given due regard as per Clause 67(2) above, Clause 77D of the Deemed Provisions states the following in respect to the provision of parking:

***Variation of minimum on-site parking requirement in relation to development***

- (1) *The local government may —*
- (a) *vary a minimum on-site parking requirement that applies to development so that the minimum number of car parking spaces that must be provided as part of the development is a lower number; or*
  - (b) *waive a minimum on-site parking requirement that applies to development.*
- (2) *The local government must not vary or waive a minimum on-site parking requirement under subclause (1) in relation to development unless the local government is satisfied —*
- (a) *that reasonable efforts have been made to comply with the minimum on-site parking requirement without adversely affecting access arrangements, the safety of pedestrians or persons in vehicles, open space, street trees or service infrastructure; and*
  - (b) *that —*
    - (i) *in the case of a variation — the lower number of car parking spaces would be adequate for the demands of the development, having regard to the likely use of the car parking spaces, the availability of off-site parking facilities and the likely use of alternative means of transport; or*
    - (ii) *in the case of a waiver — it is not necessary for car parking spaces to be provided as part of the development, having regard to the availability of off-site parking facilities and the likely use of alternative means of transport.*

In response to the above, the addition of a small 'Café' for the benefit of current clients and members and the formalisation of special events with the introduction of a 'Small Bar' licence has been appropriately justified against the requirements of Clause 4.7.3 of LPS4 and therefore it is submitted that a variation to scheme can be supported.

However, the Applicant relies on variation available under Clause 77D of the Deemed Provisions to allow up to 120 persons to occupy the site, after office hours on the basis of the following:

- Reasonable efforts have been made to comply with minimum on-site parking requirement considering the nature of the existing building and the availability of parking on site which has existed in the same configuration for decades.
- Having regard to the location of the site in the Fremantle town centre, the availability of off-site parking facilities (including a number of public car parks see **Figure 3**) and the likely use of alternative means of transport, the variation is justifiable. The Applicant will also encourage clients and members to utilise alternative modes of transport.

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21 Mar 2025



Figure 3 – Sign indicating the location of public car bays located on Queen Victoria Street.

### 4.3 Local Planning Policy 1.3 – Community Consultation on Planning Proposals

Local Planning Policy 1.3 – Community Consultation on Planning Proposals (**LPP1.3**) has the following objective:

*To provide a consistent and transparent approach to determining when and how community consultation is undertaken on planning proposals, balancing the need for the community to be informed of, and have reasonable input into*

*planning proposals against the need to process these in an efficient manner within prescribed legal timeframes and parameters.*

Clause 2.1 of LPP1.3 outlines considerations for the City to determine when it is to consult on development applications. These considerations along with justification for this application have been provided in the table below.

<b>LPP1.3 Clause 2.1 Considerations</b>		<b>Justification</b>
(A)	Involves the complete demolition of a building where the building is located on a place that is: <ul style="list-style-type: none"> <li>(i) Entered in the State Register of Heritage Places;</li> <li>(ii) The subject of a Heritage Order;</li> <li>(iii) Included on the City of Fremantle Heritage List; or</li> <li>(iv) Included in a Heritage Area designated under LPS4.</li> </ul>	N/A
(B)	Involves a subdivision creating more than twenty (20) lots and the proposal has not previously been advertised as part of a scheme amendment, structure plan or local development plan.	N/A
(C)	Involves a significant exercise of discretion in terms of the Scheme, Residential Design Codes or local planning policy provisions.	The application proposes a change of use to allow for the addition of 'Café' and 'Small Bar' to the existing 'Office' and 'Reception Centre' activities on-site. Collectively, these are discretionary uses within the 'Mixed Use' zone and requires the City's discretion in the determination of any application. Notwithstanding this, it is considered that with appropriate conditions and management, the land use will be compatible with the immediate locality.

<b>LPP1.3 Clause 2.1 Considerations</b>		<b>Justification</b>
		<p>The application also proposes a twenty (20) car bay shortfall. However, as justified in section 4.1 of this report, the subject tenancy and immediate locality is well serviced by both public transport and public car parking and the applicant has installed 10 bicycle racks to encourage cycling to and from the subject tenancy.</p>
(D)	<p>Has significant strategic planning impacts in terms of the implementation of a strategic planning objective, the scale of the development, or is significantly different from the predominant and expected pattern of development within the locality.</p>	<p>The proposed development has been assessed against the City's Local Planning Strategy as detailed against Clause 67(2) (fa) of the deemed provisions under section 4.2 of this report. Accordingly, the proposal is considered to align with the relevant strategic principles, goals and strategies of the LPS.</p>

Notwithstanding the above assessment, it is accepted that a 'Café' and 'Small Bar' are A uses which must be advertised in accordance with Scheme requirements.

#### **4.4 Local Planning Policy 2.14 – Advertisement Policy**

The purpose of Local Planning Policy 2.14 – Advertisement Policy (LPP2.14) is as follows:

*The purpose of this policy is to provided requirements for advertisements where they require planning approval under the Planning and Development (Local Planning Scheme) Regulations 2015 and the Local Planning Scheme No.4 (the Scheme) and identify specific instances where signage is exempt from the requirement to obtain planning approval.*

The applicant also proposes to install an additional small external circular 'projecting sign' below the existing sign which displays the 'Hybrid Warehouse logo at the northern end of the Quarry Street elevation. The additional sign will be situated approximately 2.0m above the footpath and will project approximately 400mm from the wall of the building, with the diameter of the circle component of the sign being

300mm. The sign will display 'Kombi Ute Bar' or the title of the bar. The intended location is shown at Figure 4.

Clause 2.4.1 of LPP2.14 outlines where projecting signs are deemed acceptable:

- (a) The advertisement does not project above the fascia of the building and does not exceed the frontage of the tenancy; and*
- (b) The advertisement(s) are restricted to three signs per street frontage per tenancy.*

Neither the existing, or proposed signs will project above the fascia or exceed the frontage of the subject tenancy. Accordingly, it is submitted that the proposed signage meets the required criteria of LPP2.14 and is therefore acceptable.



Figure 4 – Example of additional 'projecting sign' (Source: photograph by Applicant)

## 5.0 Conclusion

The Applicant is seeking to amend a previous development approval to allow for additional 'Small Bar' and 'Cafe' uses in addition to 'Office' and 'Reception Centre' with associated external business signage at the subject tenancy. This will allow the applicant to operate a shared office space that also has the flexibility to be hired for events, seminars, workshops and the like, with the additional service of providing coffee and alcohol.

For the reasons outlined in this report, the proposed development is suitable for the site and is consistent with both the planning framework and the existing mixed-use activities in the immediate locality. Accordingly, it is submitted that the proposal warrants approval.

We trust that this information is to your satisfaction and welcome the opportunity to review a draft suite of conditions of approval. We otherwise look forward to your prompt and favourable determination.

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Altus Planning

**Attachment 1 - Certificate of Title**

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WESTERN



AUSTRALIA

REGISTER NUMBER <b>347/DP222424</b> VA0004723	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>7/4/2005</b> 21 Mar 2025

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
1298

FOLIO  
388

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 347 ON DEPOSITED PLAN 222424

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

NASUTA PTY LTD OF 46 CANNING AVENUE, MOUNT PLEASANT

(T G806063 ) REGISTERED 29/5/1998

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

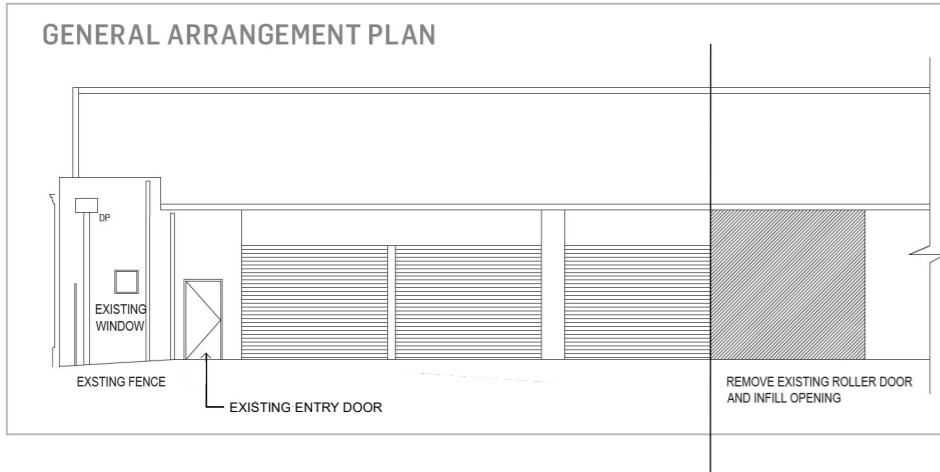
SKETCH OF LAND: 1298-388 (347/DP222424)  
PREVIOUS TITLE: 1030-424, 1030-425, 1030-426, 1030-427, 1030-428, 1187-158, 1187-159,  
1187-160, 1187-161  
PROPERTY STREET ADDRESS: 5 QUEEN VICTORIA ST, FREMANTLE.  
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF FREMANTLE TOWN LOT/LOT 347 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 347 ON DEPOSITED PLAN 222424 ON 24-APR-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.  
NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.  
NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J998931

## Attachment 2 - Development Plans

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

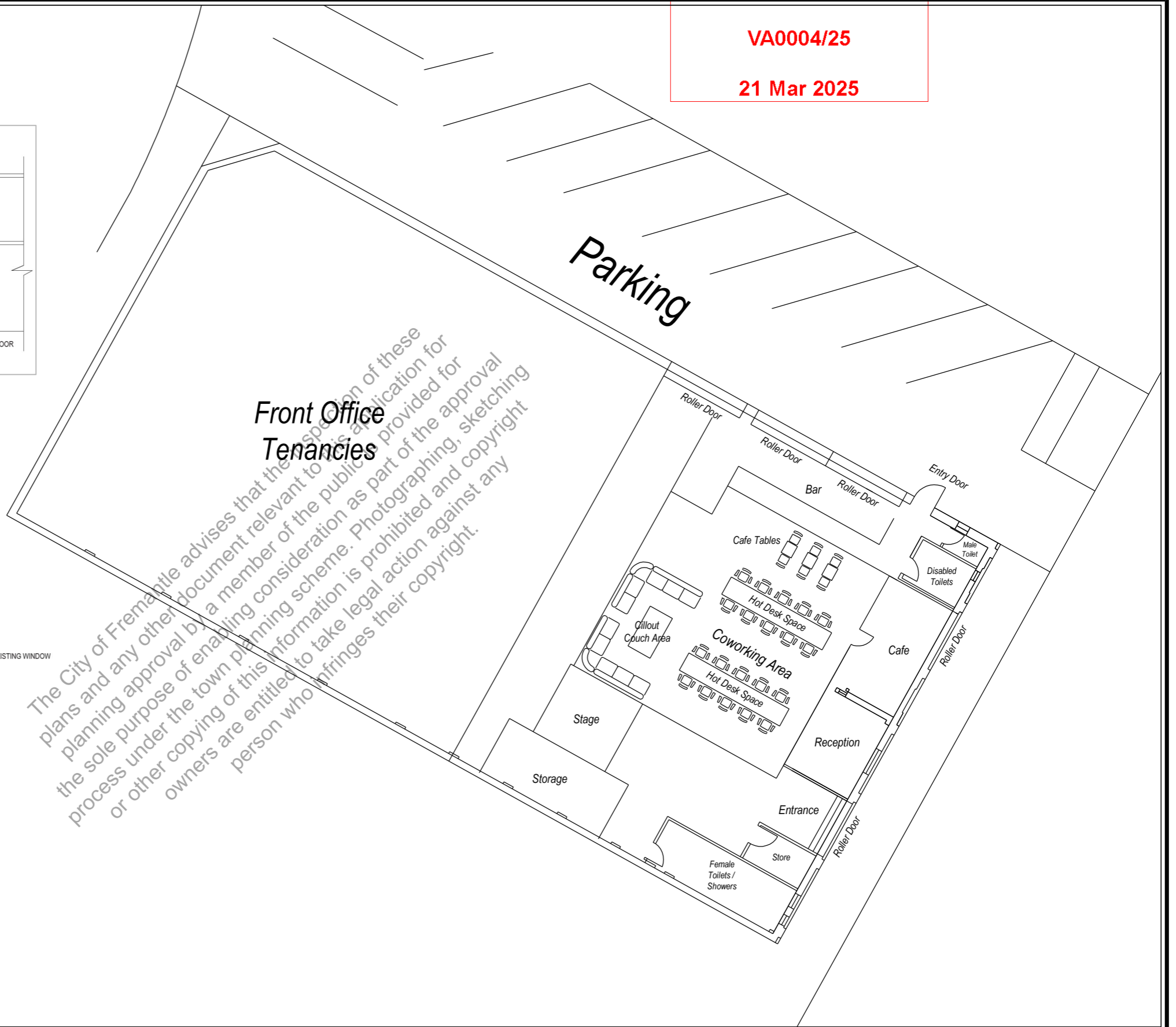




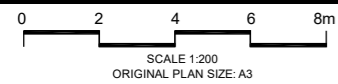
EAST ELEVATION



SOUTH ELEVATION



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Base Mapping Prepared By Landgate & Paper Pty Ltd  
Date: 19.11.2024  
Rev 3



NORTH

Altus Planning  
68 Canning Highway  
South Perth WA 6151  
t. 9474 1449 m. 0400 069 037  
w. www.altusplan.com.au

NOTE: Areas and dimensions are subject to survey.

DISCLAIMER: This plan has been prepared under instruction of the client, Altus Planning bears no responsibility for any inaccuracies or errors.

### FLOOR PLAN & ELEVATIONS

LOT 347 (No. 5) QUEEN VICTORIA STREET  
FREMANTLE  
City of Fremantle

## Attachment 3 – Acoustic Report

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.



Our ref: 34285-1-25094

13 March 2025

Attention: Darren Payne  
Address: freo@hybridwarehouse.com.au

Dear Darren,

**HYBRID WAREHOUSE, 5B QUARRY STREET, FREMANTLE – PROPOSED CHANGE OF USE  
ACOUSTIC CONSULTANCY**

**SUMMARY**

In the current condition of the venue, proposed noise emissions associated with live music would meet the *Environmental Protection (Noise) Regulations 1997*, given the implementation of the proposed noise control.

**CRITERIA**

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern.

**TABLE 1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Commercial premises	All Hours	60	75	80

Note: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
L<sub>Amax</sub> is the maximum noise level.  
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

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**“impulsiveness”** means a variation in the emission of a noise where the difference between  $L_{Apeak}$  and  $L_{AmaxSlow}$  is more than 15 dB when determined for a single representative event;

**“modulation”** means a variation in the emission of noise that –

- (a) is more than 3dB  $L_{A Fast}$  or is more than 3 dB  $L_{A Fast}$  in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

**“tonality”** means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels are determined as  $L_{Aeq,T}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{A Slow}$  levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 2 below.

**TABLE 2 – ADJUSTMENTS TO MEASURED NOISE LEVELS**

Where <b>tonality</b> is present	Where <b>modulation</b> is present	Where <b>impulsiveness</b> is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Where the noise emission is music, then any measured level is adjusted to Table 3 below.

**TABLE 3 - ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS**

Where <b>impulsiveness</b> is not present	Where <b>impulsiveness</b> is present
+10 dB(A)	+15 dB(A)

The influencing factor at the residential premises has been conservatively estimated at + 10 dB as follows:

Commercial Premises within the Inner Circle	50%	+2.5
Commercial Premises within the Outer Circle	70%	+3.5
Minor Road within the Inner Circle (Queen Victoria Street)		+2
Major Road within the Outer Circle (High Street)		+2



**FIGURE 1 – AREA MAP**

Four locations were identified as being potentially impacted by the use the proposed venue in Figure 1 above. Accordingly, the Assigned Noise Levels are as per Table 4 below.

**TABLE 4 - ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Residential Premises	0700 - 1900 hours Monday to Saturday	55	65	75
	0900 - 1900 hours Sunday and Public Holidays	50	60	75
	1900 - 2200 hours all days	50	60	65
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	45	55	65
Commercial Premises	All Hours	60	75	80

Notes: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
 L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
 L<sub>Amax</sub> is the maximum noise level.

**OPERATIONS**

Through discussions with the operator of the Hybrid Warehouse, it is understood that currently the location operates as a shared working space, that runs intermittent live music acts on Friday, Saturday and Sunday throughout the year. Currently these events have had no noise complaints from adjacent premises and typically start in the late afternoon and run until 10PM with music stopping and roller doors being closed at 9:30PM.

Hybrid Warehouse are seeking a change of use to allow these events to be run in a similar fashion throughout the year, with live music from the event typically being more of a 'laid back' type performance. That is generally acoustic guitars with singers sometimes using microphones, sometimes electric guitars with small size amplifiers and drums played with 'brush type' sticks. Noise emissions would be dominated by music as opposed to crowd noise.

**ASSESSMENT**

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To be conservative in nature, a sound power level of approximately 85 dB(A) for the band 5 has been utilised, with this noise level being representative of the singer with microphone, small amplified guitarist and brush played drums type event.

The following locations have been used for assessment of noise emissions from the venue as they have been identified as the point of concern based on previous assessments. Achievement of compliance at these locations would yield compliance at other locations.

- |                |              |
|----------------|--------------|
| Residential 1; | Balconies    |
| Residential 2; | Front Yard   |
| Commercial 1;  | Outside Yard |
| Commercial 2;  | Inside       |

For Residential 1, the balconies in the “middle” of the apartment block have the most direct line of sight to the venue’s open roller doors.

Commercial 2 is separated from the venue by a limestone block wall, and noise from the performance would be inaudible inside.

As the noise emissions would be considered music the calculated noise levels were inspected for annoying characteristics, with the adjustments in Table 6 below are applicable.

**TABLE 6 – APPLICABLE ADJUSTMENTS AND ADJUSTED L<sub>A10</sub> NOISE LEVELS, dB(A)**

Location	Situations	Calculated Noise Level, dB(A)	Applicable Adjustments to Measured Noise Levels, dB(A)		Adjusted Noise Level, dB(A)
			Where Noise Emission IS music		
			Where impulsiveness is not present	Where impulsiveness is present	
Residential 1	Roller Doors Up	44	+ 10	-	54
Residential 2		43	+ 10	-	53
Commercial 1		47	+ 10	-	57
Residential 1	Roller Doors Down	27	+ 10	-	37
Residential 2		26	+ 10	-	36
Commercial 1		30	+ 10	-	40

Table 7 shows the applicable Assigned Noise Levels, and assessable noise level emissions associated for the scenario associated with the operation whilst roller doors are up.

**TABLE 7 – ASSESSMENT OF NOISE LEVEL EMISSIONS ROLLERS DOORS UP**

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L <sub>A10</sub> Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
Residential 1	54	0700 – 1900 hours Monday to Saturday	55	Complies
		0900 - 1900 hours Sunday and Public Holidays	50	+4
		1900 – 2200 hours all days	50	+4
Residential 2	53	0700 – 1900 hours Monday to Saturday	55	Complies
		0900 - 1900 hours Sunday and Public Holidays	50	+3
		1900 – 2200 hours all days	50	+3
Commercial 1	57	All Hours	60	Complies

Table 8 shows the applicable Assigned Noise Levels, and assessable noise level emissions associated for the scenario associated with the operation whilst roller doors are down.

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**TABLE 8 – ASSESSMENT OF NOISE LEVEL EMISSIONS ROLLERS DOORS DOWN**

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L <sub>A10</sub> Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
Residential 1	37	0700 – 1900 hours Monday to Saturday	55	Complies
		0900 - 1900 hours Sunday and Public Holidays	50	Complies
		1900 – 2200 hours all days	50	Complies
Residential 2	36	0700 – 1900 hours Monday to Saturday	55	Complies
		0900 - 1900 hours Sunday and Public Holidays	50	Complies
		1900 – 2200 hours all days	50	Complies
Commercial 1	40	All Hours	60	Complies

**CONCLUSIONS**

Noise from the proposed venue to the adjacent premises would comply with the *Environmental Protection (Noise) Regulations 1997* for the “Day” Period with the Roller Doors Up.

Noise from the proposed venue to the adjacent premises would comply with the *Environmental Protection (Noise) Regulations 1997* for the “Evening/Sunday Public Holiday” Period with the Roller Doors Down.

Should the venue wish to operate during the “Evening/Sunday Public Holiday” Period with the Roller Doors Up; noise level of the interior performance would have to be reduced by 4dB(A), which would be achieved by bands that did not utilise amplified guitars.

We trust the above meets your requirements on this matter. Should you have any queries, please do not hesitate to contact this office.

Yours faithfully,  
 For **HERRING STORER ACOUSTICS**

Geoffrey Harris

The City of Fremantle advises that the inclusion of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration of a proposal in the process under the town planning scheme. Photographing, copying or other copying of this information is prohibited and any person who infringes this copyright.

**Attachment 4 – Waste Management Plan**

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# Waste Management Plan

**Lot 347 (No. 5) Queen Victoria Street, Fremantle**

March 2025

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Rascality WA Pty Ltd

**Prepared by:**

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**Document Version Control**

Ver.	Date	Description	Author	Approved
1	20/03/2025	Initial draft for client review	LY	JA

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## 1.0 Introduction

The proposal is to amend the existing approved development and use for 'Office and Reception Centre' to include 'Café and Small Bar' uses (**proposed development**). The subject site is at Lot 347 (No. 5) Queen Victoria Street, Fremantle (**subject site**).

Existing development is primarily used as a shared co-working space with the ability to hire out for workshops and seminars. The proposed amendment allows the transition of the workspace, shared with café in the morning and a small bar and hosting of events in the evening. From a waste generation perspectives, there will only be a minor changes and this document largely formalises practices that are largely already in place.

This Waste Management Plan (**WMP**) has been prepared as requested by the City of Fremantle (**City**) and in consultation with the landowner. As the City does not have their own guidelines for Waste Management Plan, guidance is sought from:

- WALGA Commercial and Industrial and Waste Management Plan Guidelines
- City of Perth Waste Guidelines for All Developments

The proposed development is bordered by Queen Victoria Street to the northwest and Quarry Street to the southeast.

The objectives of the WMP are to describe the spatial allocation and management of waste services for the proposal. The WMP is designed to adequately cater for anticipated volume of waste generated and to provide sufficient bins and appropriate collection method. It also highlights responsibilities of the owner/operator of the development.

## 2.0 Waste Generation

### 2.1 Proposed Development

Whilst there is no proposed development in a physical sense, the subject site intends to amend the existing use to include additional 'Café' and 'Small Bar'. These uses will be used in conjunction of 'Office' and 'Reception'.

Due to the nature of the proposed development, the site is mostly shared with between the uses with the predominant use as a co-working space. The use breakdown is below:

Table 1: Existing and proposed use on site with operating hours

Area	Operating hours
Co-working office	Monday to Friday 7am – 6pm
Café	Monday to Sunday 7am – 9pm
Small Bar	Monday to Sunday 12pm – 10pm
Reception Function (for booking only)	Monday to Friday 7am – 10pm

Table 2: Floorspace area to for calculation of waste generation rate

Area	Floor Area	Intensity of Use
Co-working area	83sqm	5 days a week (0.73 of day)
Café	18.5sqm	7 days a week (0.93 of day)
Café (dedicated dining area)	8sqm	7 days a week (0.93 of day)
Bar area	31sqm	7 days a week (0.67 of day)
Bar (after hour dining area)	38sqm	2 full days and remaining 5 days (0.26day)
Reception	All floorspace	N/A

Reception waste is not calculated as it is not intended to occur on a regular basis and will effectively cater for special events within the confines and operations of the small bar. Therefore, additional waste generation parameters and calculations are not required.

## 2.2 Waste Generation Rates

Guidance for waste generation rates is sought from the City of Perth's *Waste Guidelines for All Developments*. Waste generation rates relevant to this development is as below:

Table 3: Premise type and waste generation rate

Premise Type	Landfill Waste Generation	Comingled Recycling Generation
Offices	10lt / 100m <sup>2</sup> floor area / day	10lt / 100m <sup>2</sup> / day
Café (dine in)	300lt / 100m <sup>2</sup> floor area / day	200lt / 100m <sup>2</sup> floor area / day
Small Bar	50lt / 100m <sup>2</sup> bar area / day 667lt / 100m <sup>2</sup> / dining area / day	50lt / 100m <sup>2</sup> bar and dining area / day
Function Room	200lt / 100m <sup>2</sup> / day	100lt / 100m <sup>2</sup> / day

## 2.3 Waste Generation Volumes

Waste generation volumes are calculated in litres (L) and converted to weekly waste generation as this is generally the metric of measurement when considering bin size and storage area.

Due to the nature of the proposed development which transition from a predominant office use (and café) in the morning and transitioning to a small bar in the evening (outside of office hours) a pro-rata consideration of a typical day has been accounted for in the calculation of the waste generation rate (as per Table 2 above).

Table 4: Weekly waste generation volumes according to premise type

Premise Type	Landfill Waste (L/week)	Comingled Recycling (L/week)
Offices	30.2L	30.2L
Café	361.3L	240.8L
Café dining area	156.2L	104.1L
Small Bar	72.7L	72.7L
Small Bar dining area	836.4L	62.7L
<b>TOTAL</b>	<b>1456.8L</b>	<b>510.5L</b>

## 3.0 Waste Storage

### 3.1 Bin Sizes

Typical bin sizes are noted to be as per follows:

Table 5: Typical bin dimensions

Bin Sizes	Dimensions (m)
240L	0.73m (D) x 0.58m (W) x 1.06m (H)
360L	0.84m (D) x 0.68m (W) x 1.1m (H)
660L	0.78m (D) x 1.26m (W) x 1.2m (H)
1,100L	1.07m (D) x 1.24m (W) x 1.33m (H)

As indicated above, the site predominant use is a co-working office space with café which transitions into a small bar in the evening. Given such, the hospitality section of the proposal is considered to be of an incidental use.

Where possible, staff and visitors are encouraged to separate food waste, recyclables and general waste.

It is proposed that the following bins be provided:

- 2 x 660L bin for general waste
- 1 x 660L bin for recycled waste
- 1 x 240L bin for FOGO waste

Whilst it is noted that there might be some exceedance of the calculated general waste, it is not anticipated to pose as an issue. Should there be exceedance of capacity, additional bins can be provided by external waste collection contractor along with increased frequency of collection.

### 3.2 Bin Storage Area

Consistent with the current placement of bins, the proposed bins are placed within the fenced area of the premise, adjacent to the existing car park. This has frontage to Quarry Street only, which is the secondary street of the site.

It is noted that this location has historically always been used for the storage of bins. Considering the proposed bins sizes, the indicated storage area required is approximately 4.36m x 0.78m, if arranged in a linear manner. It is considered that there is more than sufficient area to accommodate the proposed bins.

Refer to **Attachment 1** for indicative bin storage area.

## 4.0 Waste Collection

### 4.1 Internal Waste Collection

Three types of internal bins are provided on the premise for:

- General waste
- Recyclable waste
- Food waste

All internal bins are colour coded to allow for waste separate. The waste will be emptied daily by staff or dedicated cleaner to the larger waste bins.

### 4.2 External Waste Collection

As the Town is transitioning and no longer provides for commercial waste collection by 1 July 2025, it is anticipated that all waste prior to the date can still be collected by the Town.

After the 1 July 2025, an external waste collection operator will be engaged to carry out the collection of waste and recycling bins. Waste and recyclables will be collected on a weekly basis.

Staff or cleaner will be responsible to wheel out the bins from bin store to waste collection point for pick up during collection day. Bins will be picked up from Quarry Street. Empty bins will be taken into the bin storage area

In the event that there is a need to dispose of bulk waste, such as electrical equipment or building debris, these will be managed by the operator on an as need-basis. An external operator can be engaged to collect such items to be transported to landfill or recycling centre.

Refer to **Attachment 1** for Waste Collection Area.

## 5.0 Waste Management

Operator and staff has the responsibility for the following:

Staff Responsibilities:

- Staff is responsible to empty internal bins into the larger bins daily. This includes separating general waste, recyclables, and green waste.
- Staff is responsible to wheel out the bins at bin collection area and back into the bin storage area when it has been emptied.
- Staff is responsible to monitor and maintain the bins and bin storage area, including cleaning of bins and bin storage areas where required.

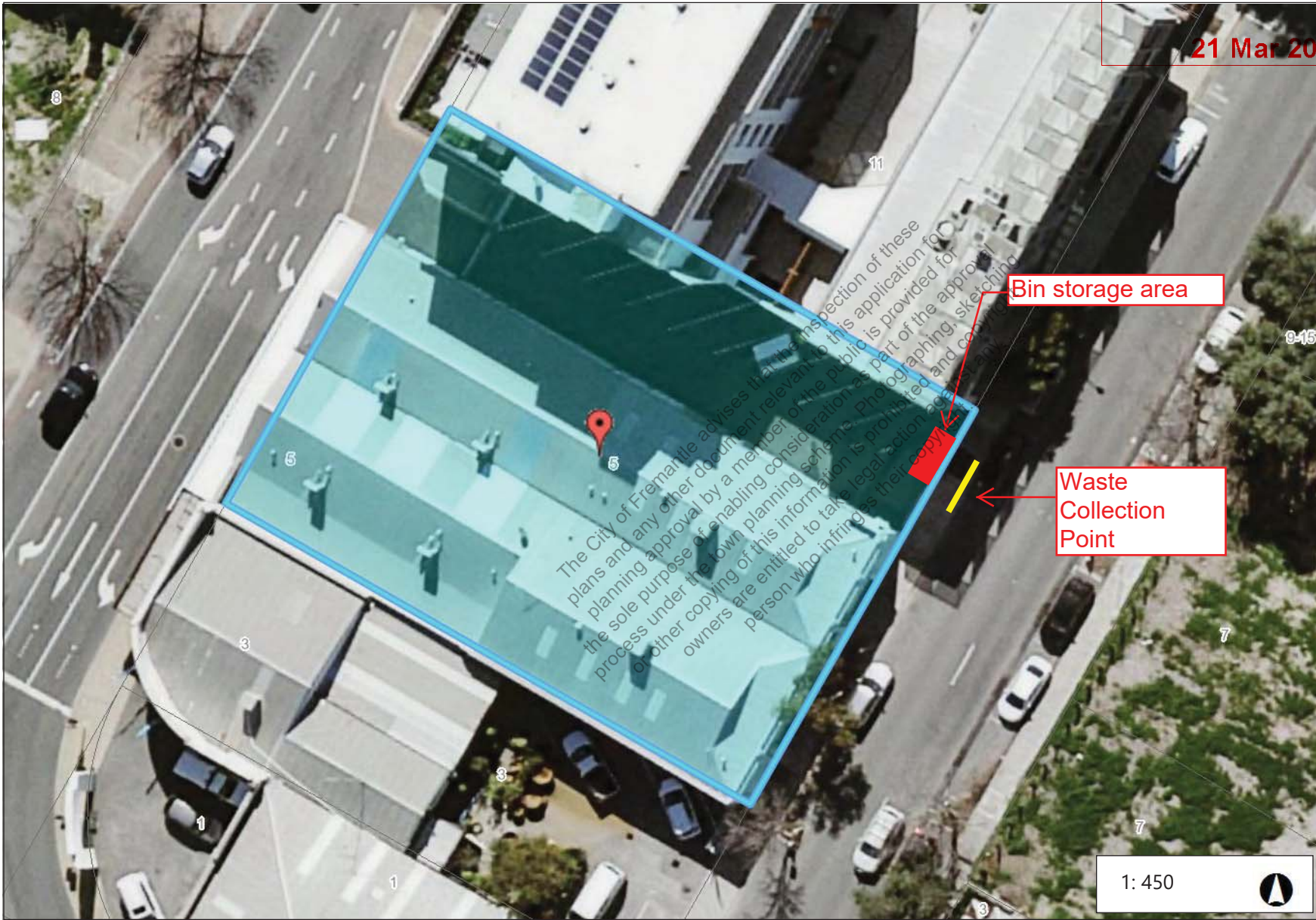
Operator Responsibilities:

- Operator is to ensure all staff are aware of the Waste Management Plan and their responsibilities.
- Operator is to monitor staff and client's behaviour to identify further education opportunity for waste separation, including inclusion of signage to encourage reduction of waste.
- Operator is responsible to engage private contractor to ensure efficient and effective waste services.

## Attachment 1 – Locality Plan

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.





Bin storage area

Waste  
Collection  
Point

1: 450

0.0 0 0.01 0.0 Kilometers

Date produced: 14-Mar-2025

This map is a user generated static output from PlanWA (a public interactive mapping tool provided by the Department of Planning, Lands and Heritage and accessed via wa.gov.au) and is for reference only.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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Notes