

FAQ SHEET

Preliminary Engagement – Proposed Scheme Amendment Lots 1, 2 & 8 (Nos. 7 & 9-15) Quarry Street, Fremantle

Background

As part of its plans for the future, the City has budgeted to sell three of its properties located on Quarry Street, Fremantle (Lots 1, 2 & 8). At present, Lots 1 and 2 (House Number 7) are zoned Mixed Use and Lot 8 (House Number 9-15) is zoned Residential under Local Planning Scheme No. 4. Combined, the lots have a total area of 4133m².

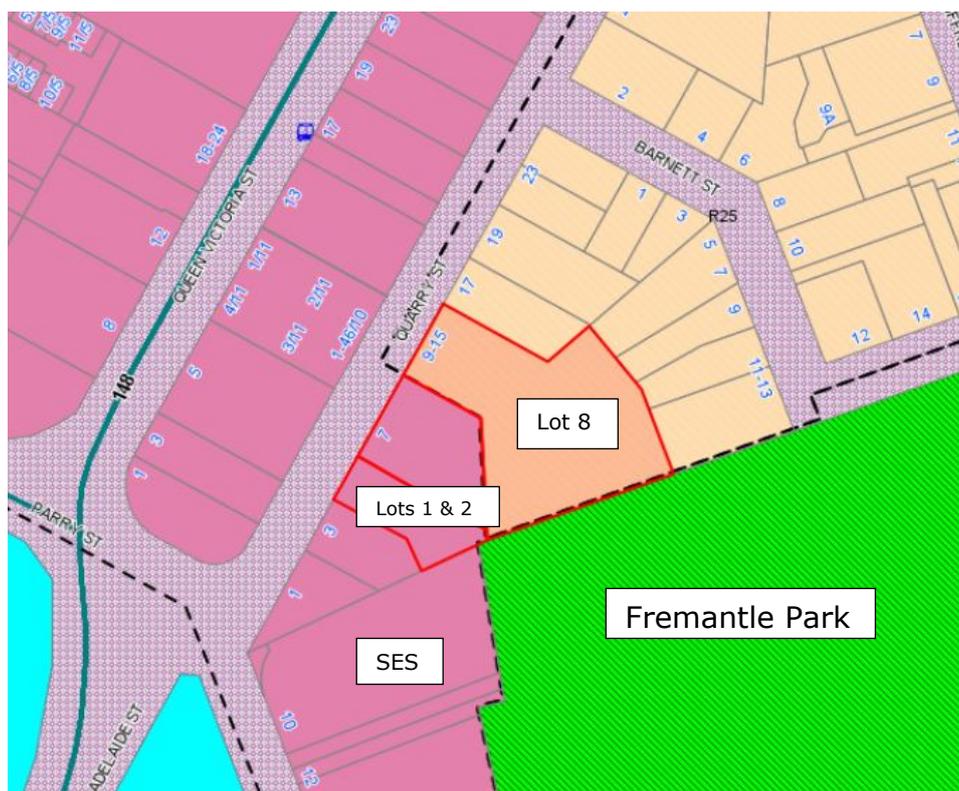


Figure 1. Map showing lots subject to potential Local Planning Scheme amendment

The City would like to sell the lots for a single coordinated redevelopment. However, the different zonings across the site make this very challenging. The City reviewed different options and, in July 2018, Council resolved to undertake preliminary engagement on the possibility of rezoning Lot 8 'Mixed Use' (to match lots 1 and 2) and to apply a uniform density code across all three sites. A full version of the administration report and Council decision on this proposal can be [viewed on the City's website](#).

The intent of this re-zoning is to improve the transition between higher density mixed use development and existing lower density residential dwellings, as well as eliminating the discrepancy in zoning across the lots. The re-zoning would also allow all lots to be amalgamated into a single portion of land. *Figure 1* above illustrates the three lots concerned as well as their respective zonings at present, with beige being the Residential zone, and dark pink representing the Mixed Use zone.

Preliminary consultation is being carried out to assist council to decide whether or not to formally initiate a scheme amendment. If council decides to proceed with the proposed

scheme amendment, the amendment will be assessed by the City and formally advertised for further public comment.

What are the current planning requirements for the lots?

At present, the subject sites are zoned either Mixed Use or Residential, with different residential densities applying to each lot. The sites do not contain any buildings of heritage significance, and have until recently contained community facilities (namely a child care and youth centre). The following table provides a summary of each lot, its land area, current zoning and permissible residential density (R-Code).

Lot	Land Area (m²)	Current Zoning	Current R-Code
Lot 2 (House No. 7)	582	Mixed Use	R-AC3 (high)
Lot 1 (House No. 7)	895	Mixed Use	R-AC3 (high)
Lot 8 (House Nos. 9 – 15)	2656	Residential	R25 (low)
TOTAL	4133	-	-

Currently, the City's Local Planning Scheme permits development on Lots 1 and 2 up to a height of 11.0 metres, with potential for additional height up to 15.0 metres if certain design criteria are met, due to the higher R-Coding of R-AC3 and Mixed Use zoning. On the other hand, Lot 8 is presently zoned Residential R25, meaning any future redevelopment of the site is restricted to around 2 storeys.

What changes are proposed?

As part of its decision to commence preliminary community engagement in July 2018, Council endorsed the following basic planning provisions which could potentially be applied over Lots 1, 2 and 8 Quarry Street:

Planning Element	Potential Planning Provision
Zoning	Mixed Use (all lots)
Density Code	R100 (all lots)
Building Height (external wall height)	<ul style="list-style-type: none"> • Maximum of 11.0 metres, with potential to increase to 15.0 metres if certain design criteria are met; • Maximum of 7.5 metres within 10.0 metres of adjoining low-density residential dwellings to the north and east.

The intent behind the above provisions is to create a transition between low density residential dwellings to the north-east (which have a current R-Code of R25), and higher density mixed-use development along Queen Victoria Street. To enable this transition, reduced building height of 7.5 metres is proposed where adjacent to the existing low density single residential dwellings to the north and east, which reflects the building height requirement currently in place on lot 8. The R100 density zoning is essentially mid-way between RAC3 and R25 and would allow apartments, but fewer than can be accommodated RAC3. The Mixed Use zone allows for a combination of both residential and non-residential (e.g. commercial) development to occur on the same site.

What is a Local Planning Scheme?

Every local government in Western Australia has a local planning scheme to govern the use and development of land. The City of Fremantle's [Local Planning Scheme](#) covers land in the Fremantle local government area. The scheme classifies land into zones and includes rules that affect how each zone can be used and developed. For example, many areas in the City Fremantle are zoned for residential use only while other places like Queen Victoria Street and South Terrace are zoned for mixed use. Wray Avenue and South Street in Hilton are zoned as local centres, while O'Connor is largely zoned for industrial uses.

What is a Scheme Amendment?

From time to time it is necessary to make changes to the local planning scheme in order to bring it in line with strategic objectives, new state government legislation and policies, or the community's changing needs. These changes are called scheme amendments. Scheme amendments allow the City to improve the function of the planning scheme and respond to changes in particular areas.

Changes or updates to the planning scheme can include:

- Changes to the way land can be used, such as in the case of this proposal where the zoning is potentially changing from a Residential Zone to a Mixed Use Zone. This is called 'rezoning'.
- Changes to the rules in the scheme that control how land can be developed, such as the height of buildings or where buildings can be located. In this case, the City is seeking preliminary feedback on potential changes to current residential density and building height applicable to Lots 1, 2 and 8 Quarry Street.

A basic outline of the scheme amendment process at the City of Fremantle is provided in Figure 2 on the following page. We are currently at step one of the amendment process. Depending on complexity, scheme amendments can take between 12 – 18 months to complete from their initiation to final approval from the Minister for Planning.

Who can initiate a scheme amendment?

Generally, the City will commence a scheme amendment on its own accord in order to undertake administrative changes, update scheme provisions or to change the zoning/residential density of land. Council sometimes initiates planning scheme amendments at the request of landowners or the Minister for Planning.

It is important to note that in this particular case, the City is undertaking *preliminary community engagement* on a potential scheme amendment prior to initiating the formal Scheme Amendment process (as outlined in Figure 2).

Initiating a scheme amendment is merely a decision by Council to commence the City's assessment and community engagement on the amendment. Initiation of a scheme amendment does not guarantee it will be approved by Council or the Minister for Planning.

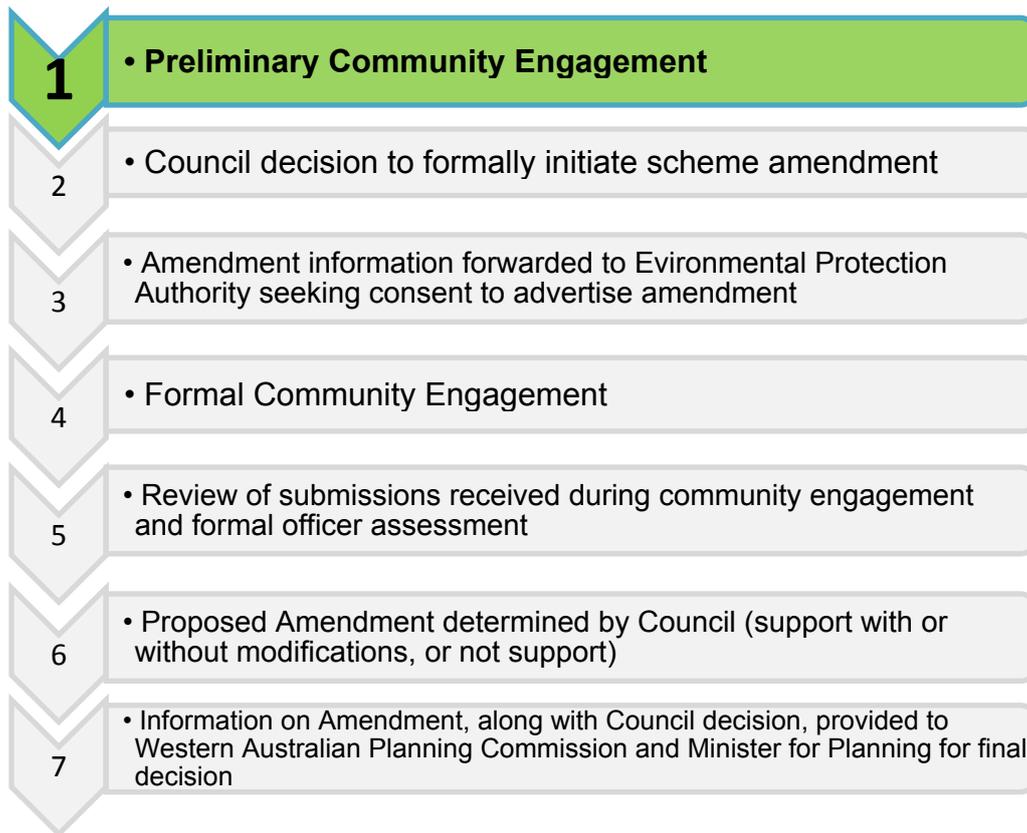


Figure 2. City of Fremantle scheme amendment process (summary).

A more detailed description of the scheme amendment process can be found on the [Western Australian Planning Commission website](#).

Why is the City seeking community input? What happens to the feedback received?

Community consultation is an essential part of the process for any proposed amendment to the City’s Planning Scheme. All amendments must be formally advertised giving the community an opportunity to support or reject changes or to make alternative suggestions. In addition to formal consultation during the scheme amendment assessment process, the City also undertakes *preliminary community consultation* prior to initiating more complex scheme amendments to maximise public input into the decision-process, and to allow key concerns and issues to be identified very early in the process.

The City encourages everyone to contribute feedback. Diverse views strengthen the scheme amendment process and improve the quality of Council’s decisions. All submissions are collated and used to inform the City’s decision-making process.

After the community engagement (advertising) period the City of Fremantle Council consider the submissions and make a decision on whether to proceed and, if so, whether it should make any changes to the proposal in response to issues raised. Ultimately, if an amendment proceeds, all submissions made during the formal consultation period are

sent with the amendment and Council's decision to the Western Australian Planning Commission and Minister for Planning where the final decision is made.

How do I find out more information on the potential scheme amendment?

The full Council report, which considered the principles of the potential scheme amendment in July 2018, is available to view and download by [following this link](#).

Hard copies of this information sheet, and the previously mentioned Council report, can also be obtained from the City's Administration Centre upon request.

You can also contact the City's planning staff to discuss the proposal and ask any questions you might have.

How do I make a submission?

Submissions can be made online at mysay.fremantle.wa.gov.au or sent to the City at PO Box 807 Fremantle WA 6959, or via email planning@fremantle.wa.gov.au. If you have any questions, feel free to contact the City's planning department by telephone on 9432 9999 or e-mail planning@fremantle.wa.gov.au