

Town of East Fremantle

AMENDMENT No. 15 - ROYAL GEORGE HOTEL SITE

TIMELINE

October 2016	Amendment No. 10 introduced a new zone, objectives and special development controls into Local Planning Scheme No. 3 specifically for the Royal George Hotel site.
April 2017	Saracen Properties P/L met with the Town to discuss a proposal for what appeared to be for approximately an ~18 storey apartment tower at the rear of the site and refurbishment/re-use of the Hotel.
June 2017	Land transferred from National Trust to State of WA then sold to Saracen Properties P/L. Subject to Heritage Agreement between Saracen Properties P/L and the Heritage Council of WA. Heritage Agreement can be read in full by following the link below to the Heritage Council of WA website: http://inherit.stateheritage.wa.gov.au/Admin/api/file/4a7963e9-79dd-4d38-b189-9e73c4813f93
7 June 2017	Special Council meeting - Council resolved to advertise Scheme Amendment No. 15 to incorporate additional site and development controls to apply to the restoration/conservation of the Hotel and redevelopment of the vacant portion of the site at the rear of the Hotel.
July 2017	Western Australian Planning Commission (WAPC) grant consent to advertise Scheme Amendment No. 15 - statutory advertising period calling for submissions concluded on 11 September 2017.
August/September 2017	Town undertakes a built form study and review of Amendment No. 15 proposals. Town advises Saracen Properties P/L of proposed further modifications to Amendment 15 that have resulted from this study (6 storey height limit).
	Advertising period closed: <ul style="list-style-type: none">• 17 submissions – 15 in support of 7 storeys or less.• 115 signature petition received (requesting max 5 storeys)• Saracen Properties P/L requested Amendment 15 be modified to allow 9 storeys, with provision increased height if performance criteria met.
September 2017 onwards -	Town seeks two extensions of the statutory period for considering submissions and preparing the final Amendment No. 15 report for consideration by the WAPC. Extension of time to July 2018 granted.
January 2018	Saracen Properties P/L request the Town puts Amendment No. 15 on hold until their community engagement exercise is completed.

13 & 14 April 2018	Saracen Properties P/L hold Community Open Days at the Royal George Hotel and seek feedback from the community on restoration works and multi-storey apartment tower proposal.
April 2018	Saracen Properties P/L indicate to the Town that a Development Application (DA) would be submitted in May 2018. Later indicated that a DA would be submitted in July 2018. Documentation and required studies / assessments were still being completed. To date a DA has not been submitted.
May / June 2018	Town prepares modifications to Scheme Amendment No. 15 to introduce a <u>maximum height</u> of 6 storeys (including basement or semi-basement parking), building setbacks from Duke Street and the Hotel, no plot ratio control (as this would be controlled by height and setbacks) and no parking concessions. Also, a provision which would not allow the decision-maker (Development Assessment Panel - mandatory above \$10 million) to vary the height and setback provisions.
	Saracen Properties P/L presented their community consultation findings to Council and advised they wished to proceed with the proposal as shown in the concept drawings (21 storeys) with only minor modifications.
6 June 2018	Council endorses proposed modifications and forwards Amendment No. 15 documentation to WAPC for its consideration.
	NO Development Application has been lodged to date by the Developer
	The Town now awaits the decision of WAPC and Minister for Planning in relation to whether the amendment will be accepted as endorsed by Council (Max 6 storeys) or modified to reflect a difference set of development controls for the site.

The WAPC local planning scheme (complex) amendment process can be viewed at:

https://www.planning.wa.gov.au/dop_pub_pdf/Process_for_complex_amendments_to_local_planning_schemes_flowhart.pdf

Disclaimer

The table above is a brief summary of events in relation to Town's Amendment 15 process to date, and is provided for general information purposes only. The information is true and complete to the best of the Town's knowledge. We do not make any warranties about the completeness, reliability and accuracy of this information. Any action you take upon the information provided is strictly at your own risk, and the Town will not be liable for any losses and damages in connection with its use.