

Scheme Amendments Update No. 14 – Roofing 2000 Site & No. 15 – Royal George Hotel Site

Following Council adoption of Amendment 14 and 15 in May and June of 2018, Elected Members and the Town's Officers have met with the:

- Minister for Planning;
- Office of the Minister for Heritage;
- relevant Members of State and Federal Parliament;
- Chair of the Heritage Council;
- CEO of the State Heritage Office and heritage officers;
- Director General of the Department of Planning; Lands and Heritage; and
- Senior State Planning staff and the Chair of the Western Australian Planning Commission.

The aim of the meetings was to outline the basis and importance of the Scheme Amendments in relation to orderly and proper planning for the sites, express community concerns and to seek support for the Amendments.

The Town has liaised with community members and organisations who have expressed an interest in supporting the Council's Amendments. Meetings with the land owners of both Amendment sites and their representatives have also occurred as required.

Amendment 14 and 15 were considered by the Statutory Planning Committee (SPC) a sub-committee of the Western Australian Planning Commission (WAPC), on 23 October 2018. At the meeting the SPC considered reports by Officers of the Department of Planning which did not support the Town's Amendments and proposed substantial modifications to both Amendments. The SPC reports are confidential.

The Mayor, Deputy Mayor and Officers from the Town, as well as many community members, the land owners/developers and their representatives made deputations to the SPC to speak both in support of and against the Town's Amendments.

Following the meeting the Town was advised by the Department of Planning that the SPC determined to forward both Amendment 14 and 15 to the Hon. Minister for Planning for her consideration. The SPC's decision is not publicly available as both Amendments remain confidential reports until the Minister has determined the Amendments.

Under the *Local Planning Schemes Regulations 2015* the Minister, before making a decision on the Amendments, has the discretion to direct that modifications to the Amendments be advertised if the:

- WAPC recommends that the Amendment that was advertised be modified; and
- Minister is of the opinion that the modification is significant.

The direction from the Minister must include details of the process to be followed in respect of the advertisement including timeframes for:

- the making and consideration of submissions on the modifications; and
- providing recommendations to the Minister following the advertisement.

If the Town is given a direction by the Minister it must advertise the modifications to the Amendment as directed. This includes when and for how long the Amendments will be advertised.

It is the Town's understanding that both Amendments will be re-advertised.

Advertising for both Amendments could occur concurrently.

Amendment 14 & 15 with modifications are now with the Minister for Planning. If you require further information or clarification in regard to the Scheme Amendments, please contact the Town of East Fremantle via email admin@eastfremantle.wa.gov.au or phone (08) 9339 9339.

Background – Scheme Amendment No. 14 – Roofing 2000 Site

Amendment No. 14 was initiated in April 2017 and adopted by Council with modifications in May 2018.

The Amendment was initiated by the land owner and prepared in consultation with the land owner's representative following the Town's agreement to proceed to amend the Planning Scheme.

Following advertising of the Amendment in 2017, submissions received expressed concerns regarding the erosion of the heritage character of the Precinct, the visually and physically imposing nature of the building envelope proposed, parking and traffic, access points, overlooking, privacy, landscaping, pedestrian access, retention of trees and other more general issues related to residential amenity.

The intent of the Amendment is to provide a planning framework to guide redevelopment of the site for high density mixed use purposes. The Amendment finally adopted by Council would allow a 7 to (potentially) 8 storey building to the north of the site, facing Canning and Stirling Highway and building(s) of lesser height that is, 2 to 5 storeys, facing Sewell Street and St Peters Road. Basement parking would also be provided.

The development controls are specific to land use, building height and setbacks, plot ratio, vehicle parking, traffic and noise management, access, residential development and density which could not be varied by the decision-maker. Detailed design proposals for a building/development on the site are not part of the Scheme Amendment.



Background – Scheme Amendment No. 15 – Royal George Hotel Site

The Royal George Hotel was purchased by Saracen Properties Pty Ltd in June 2017 after it was transferred to the State Government from the National Trust.

Through engagement with the owner and the Heritage Council of WA, the Town identified that the site's Conservation Management Strategy (developed in conjunction with the Heritage Agreement) - a condition of sale of the land - did not address development controls and mainly focused on the restoration of the Hotel.

To provide statutory development controls, the Town initiated Scheme Amendment No.15 in June 2017. Scheme Amendment No.15 took into consideration the location of the site, its heritage value, and the character and amenity of the surrounding area.

Following a period of advertising seeking community comment, on 6 June 2018, Council resolved to support Amendment No. 15 with modifications that introduced a maximum building height of six (6) storeys (including basement or semi basement parking), building setbacks from Duke Street and the Hotel, no plot ratio control and no parking concessions. It also included a provision that prohibited the ability for a decision-maker to vary the building height and setback controls

Fig. 1 - Below - Council Concept Drawing – this drawing is an example of what the height limit of 6 storeys may look like under the Town's proposed Amendment No. 15.

