

Welcome to the future Local Planning Scheme No. 4 Drop-in Session for the Town Centre

Please read the display panels in
a clockwise direction

Refreshments are provided in the dining room area
Please help yourself.

When you have completed reading the displays,
we would appreciate your feedback. You can scan
the QR code below to complete the feedback form.

Please provide your feedback by
Friday 7 August.



TOWN of

EAST FREMANTLE



Future Local Planning Scheme No. 4

What is Local Planning Scheme No. 3 (LPS 3) and why replace it?

LPS 3 is the Town's current statutory planning document guiding land use, zoning, development scale, and housing density. It provides the framework for local growth and decision-making. However, under WA's planning regulations, local governments must review their schemes every five years. As a result, a new scheme, LPS 4, is being prepared to replace LPS 3.

Prior to preparing a local planning scheme, the Town is required to prepare a local planning strategy which primarily must set out the long-term planning directions for the Town and apply any State or regional planning policy that is relevant to the Strategy. This was completed in 2022. The Local Planning Scheme sits under the Strategy and is the legal document which implements the Strategy's vision.

LPS 4 will retain many of LPS 3's core controls but also reflect updated state and local planning policies, as well as evolving community needs. The process follows legal requirements under the Planning and Development Act, 2005 and Planning and Development (LPS) Regulations, 2015 and occurs in two key stages:

Stage 1 involves Council agreeing to start the process, undertaking necessary studies, and early community engagement. A draft Scheme Text and Map are then prepared.

Stage 2 includes a formal Council resolution to advertise the draft LPS 4 followed by WA Planning Commission (WAPC) consent to advertise. A 90-day public consultation period then follows. Feedback is reviewed, changes may be made, and the final draft is sent to the WAPC and the Minister for Planning for final approval.

The whole process can take several years, depending on the extent of changes and any additional requirements from the WAPC or the Minister.

Final approval rests with the Planning Minister after recommendations from Council and the WA Planning Commission. The LPS 4 estimated project timeline is explained on the next panel.

REFER TO THE TV SCREEN FOR LPS 3 SCHEME MAP

LPS 4 project timeline

Council endorses Report of Review

Report of Review prepared as required under the Planning and Development (LPS) Regulations which require a five year interim review of all WA Schemes.

Refer Report of Review to WAPC

WAPC endorses Report of Review which recommends that a new Scheme be prepared.

2018



2019

Council endorses Local Planning Strategy

The key strategic planning document that details the long-term vision for growth and a blueprint for the development of neighbourhoods and commercial centres.

Public consultation

Council adopts Strategy for purposes of public consultation.

WAPC approves advertising of Strategy

2021



2022

Strategy adoption

Council adopts Strategy.

WAPC endorses Strategy

Published and operational.

Resolution to prepare LPS 4

Council officially begins process of preparing a new Planning Scheme.

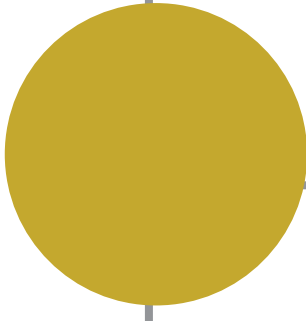
Early community consultation begins

Drop-In Session for (non-statutory) consultation seeking input on proposals for Planning Areas F, G, H and I.

2025



Mid 2026



Draft LPS 4 considered by Council

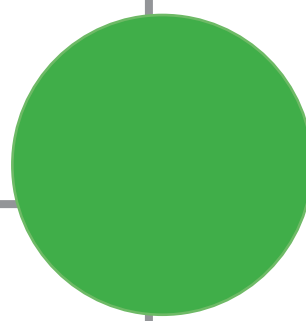
Seeking Council approval to formally advertise the draft of LPS4.

We are here.

Draft LPS 4 presented to WAPC

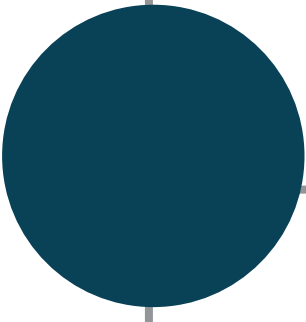
Request to advertise (may take further modifications if changes requested by WAPC).

Late 2026



Early 2027

TBC 2027



Minister approves LPS 4 for advertising

Minister either approves Scheme for advertising or requires modifications.

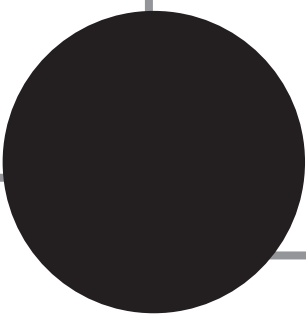
Formal consultation (advertising)

Scheme is advertised for 90 days and submissions received.

Modified LPS 4 goes back to WAPC

Submissions considered. Scheme is modified and schedule of submissions is presented to WAPC for endorsement.

TBC 2027/28



TBC 2028

MINISTER DECISION

Minister approves LPS 4. Scheme is gazetted. Process complete.

State Strategic Planning Framework

The State Planning Strategy sets the overarching framework for coordinated land use planning and development across WA.

Its vision is to support sustained growth and prosperity through diversity, liveability, connectedness, and collaboration. It provides the principles and strategic direction that guide planning at the state, regional, and local levels.

At the regional level, the Western Australian Planning Commission (WAPC) prepares various planning instruments such as regional strategies and planning schemes. These include documents highly relevant to the Town, such as:

The Metropolitan Region Scheme (MRS):

This broad zoning framework identifies areas for regional open space, infrastructure, land uses and environmental protection. **Local planning schemes must align with the MRS to ensure consistent land use across local governments.**

Perth and Peel @ 3.5 Million Strategy

(2018): This framework sets housing targets across metropolitan Perth to accommodate a projected population of 3.5 million by 2050. **It encourages 47% of new housing to be delivered within established urban areas, promoting infill development over urban sprawl. Infill is the development of existing urban areas at a higher density than currently exists.**

Given the Town's very limited undeveloped land supply and strong community values around heritage, green space, and local character, new housing will need to be delivered through moderate and well-planned density increases in select locations. These include activity centres and key transport (urban) corridors rather than widespread rezoning.

The Central Sub-regional Planning Framework:

This applies to the Town and 18 other local governments in the central metropolitan area. It supports infill development primarily within urban corridors, activity centres, and train station precincts. Public transport availability is a key factor in determining suitable areas for increased dwelling density. **The Town is expected to contribute 890 new dwellings towards the region's total dwelling target of 215,000 by 2050.**

To meet housing targets while preserving valued heritage areas, the new LPS 4 will propose targeted growth. This includes:

Activity Centres (e.g., the Town Centre and Petra Street):

These offer opportunities for sustainable, mixed-use development that supports local jobs, transport access, and community vibrancy. Petra Street will be further guided by a separate structure plan at a later date.

Transport Corridors (e.g., Canning Highway and Marmion Street):

These corridors are aligned with high-quality public transport and cycling infrastructure, making them prime locations for increased density and more diverse land uses.

In summary, the Town's planning approach, guided by State and sub-regional strategies, focuses on accommodating future growth through well-managed infill development while protecting its unique heritage and character. This is reflected in the Town's Local Planning Strategy, explained on the next panel.

Local Planning Strategy

What is a Local Planning Strategy (LPS)?

In 2022, the Council and the WAPC endorsed the Town’s LPS, establishing a long-term vision to guide growth and development over the next 10 to 15 years. The Strategy serves as the foundational document for shaping neighbourhoods and commercial centres and will inform the development of LPS 4, particularly in land use zoning and development controls. It consists of two parts:

Part 1 includes the strategic vision, planning map, and actions.

Part 2 provides background research and analysis.

Key elements include:

- Preserving existing low-density residential areas.
- Exploring targeted areas for increased housing density.
- Investigating the potential redevelopment of key strategic sites.
- Reinforcing the Town Centre as the core commercial hub.
- Highlighting the Petra Street Mixed Use area’s unique local role and future as a district centre.
- Promoting efficient, sustainable community and recreational facility planning.
- Ensuring strong connectivity between land uses and infrastructure within and beyond the Town.

Town Centre Strategy Direction

The Town Centre will be the primary commercial hub and key focus for growth, with other centres playing a supporting role. Over time, it is intended to evolve into a more vibrant, mixed use area with increased density, delivered through careful, designed development that respects heritage and local character.

Local Planning Strategy - Town Centre Zone (Planning Area B)

The LPS is aimed at protecting low density in the remainder of the suburb, directing most new housing instead to the Town Centre, Petra Street activity centre and key urban (transport) corridors such as Marmion and Petra Street.

The Town Centre is expected to develop overtime into a more active, higher density mixed use area through high quality, designed redevelopment that supports new housing and local businesses. How this may be facilitated is explained on upcoming panels.

Local Planning Strategy - Mixed Use Zone (Planning Area C)

Planning Area C applies to the properties located along Canning Highway, west of Stirling Highway in a Mixed Use zone. This area forms part of the Town Centre project area. It is identified as a key urban consolidation precinct within an urban (transport) corridor which is intended to support increased residential density and mixed use development.

Local Planning Strategy – Residential Zone (Planning Area D) Canning Hwy – Residential – Angwin Street to Preston Point Rd

The LPS supports increased residential development along the Canning Hwy corridor due to its strategic location near transport, services, and the Town Centre. The Housing Capacity Study (2018) identified the area as having capacity for additional housing and urban consolidation.

The LPS promotes redevelopment and housing diversity through larger redevelopment sites, lot amalgamations and a mix of medium-density housing, while respecting local character and heritage. [The LPS recommended a coordinated precinct planning approach for this area, integrated with the Town Centre and surrounding areas, to guide future density, built form, infrastructure and public realm improvements.](#)

REFER TO THE ADJOINING PANEL FOR THE LPS MAP

Town of East Fremantle Local Planning Strategy



Strategy map

Town Centre Project Area

Following a review of the Strategy's housing recommendations and consultation at the November 2025 Town Hall drop-in session, further community engagement was undertaken to explore built form scenarios for the Town Centre project area (shown on the map).

An urban design consultant lead two interactive workshops by explaining different concepts for how the Town Centre might develop in relation to such things as additional housing, building height and setbacks, commercial activities, public spaces, landscaping and parking and traffic management.

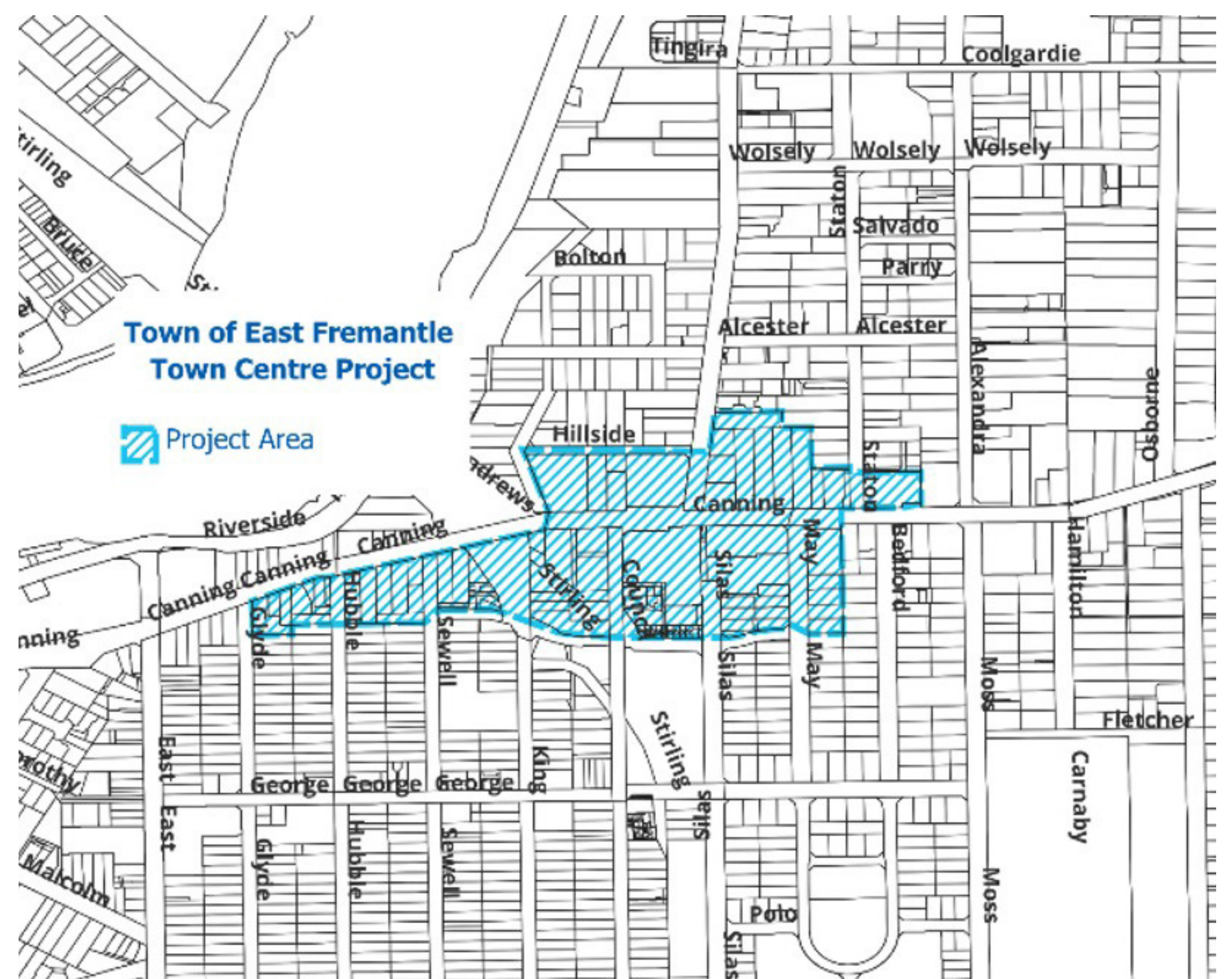
During the workshops, community members were asked to contribute their ideas and engage in discussion about the future form of development in the Town Centre project area.

Feedback collected at the two workshops showed strong support for keeping the Town Centre's 'village' character, with its walkability, heritage, local services and river setting.

Testing of the three graduated redevelopment scenarios showed a need to balance growth with character.

A refined 'moderate' approach is recommended, delivering additional housing while maintaining local identity.

The development of the preferred built form scenario is outlined in the following panels.



The drop-in session is focused solely on gathering feedback regarding the preferred Town Centre built form scenario that was developed as an outcome of the workshops (see Panels eight to ten).

The Town would like to hear your feedback on the preferred built form scenario for the Town Centre.

Built form scenarios

Having gained an understanding of the place along with the opportunities and constraints for redevelopment, three built form scenarios were presented during the workshop process – a conservative, moderate and bold scenario – based on a range of R-Codes.



R60 Residential (max. 3-storeys)



R-AC4 Mixed-use (3-storeys)



R-AC3 Mixed-use (max. 6-storeys)



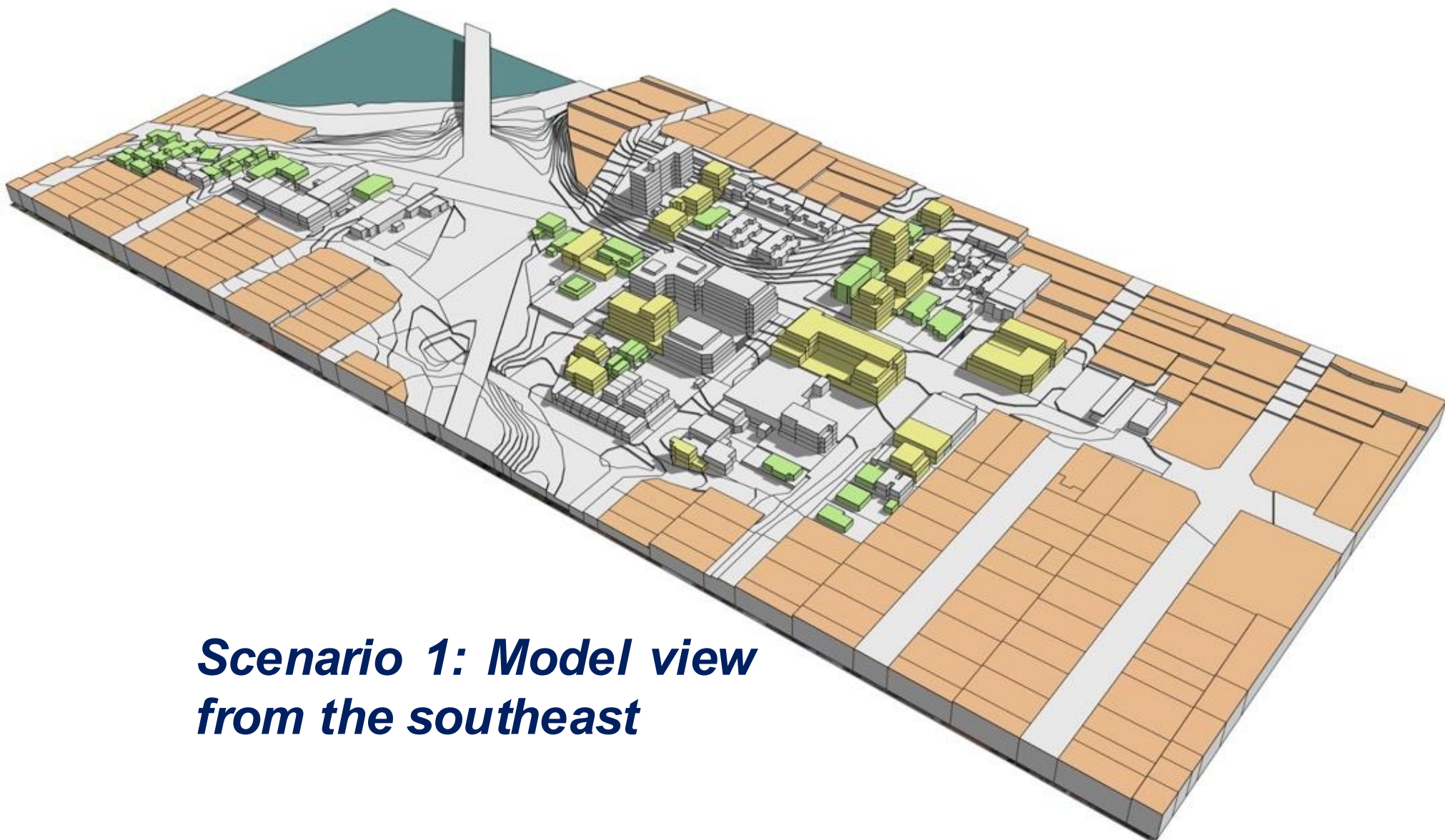
R-AC1 Mixed-use (max. 9-storeys)

Examples of different R-Coding

Scenario 1: Conservative



A net gain of approximately 143 dwellings and a net gain in commercial floorspace of approximately 1,820sqm.

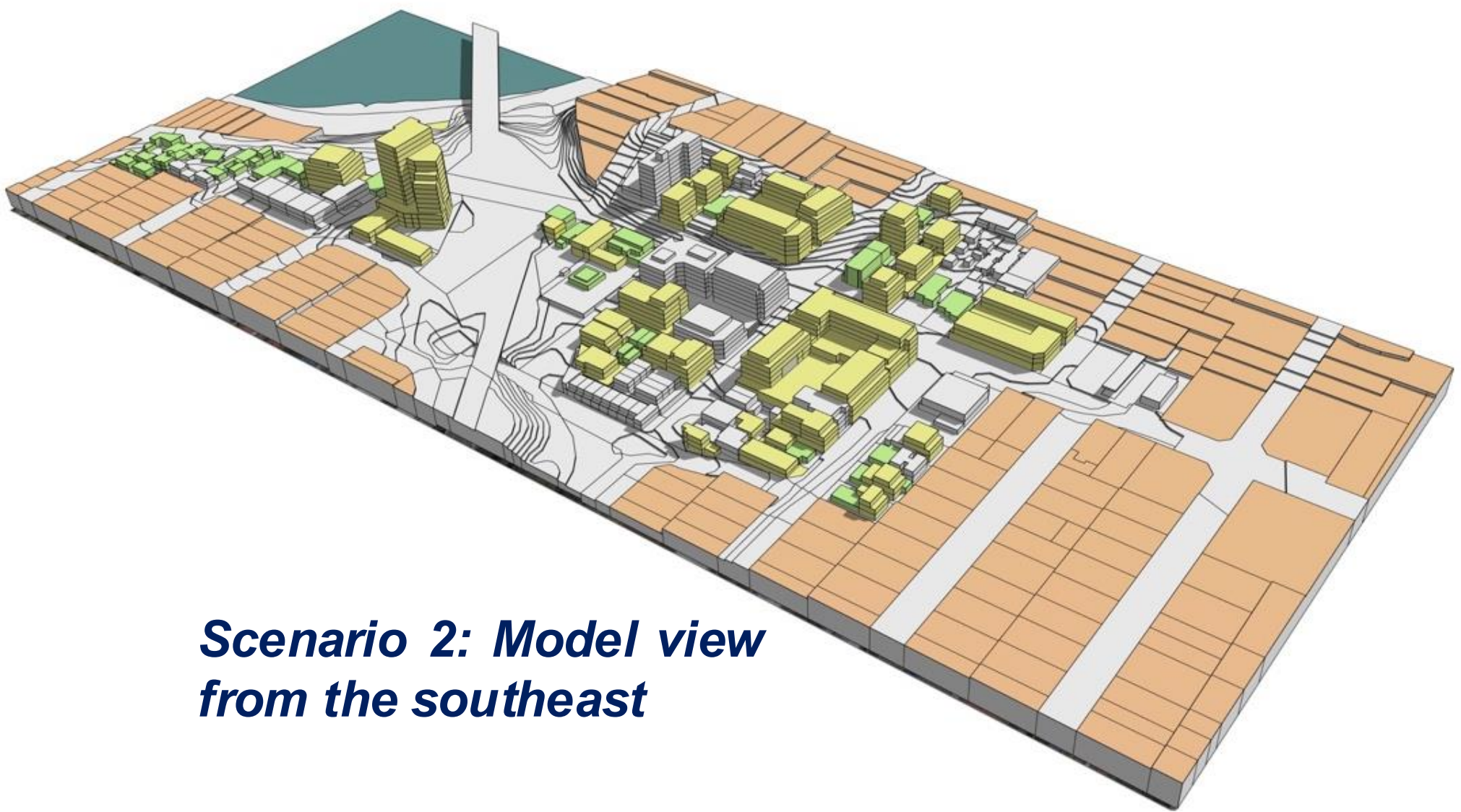


Scenario 1: Model view from the southeast

Scenario 2: Moderate



A net gain of approximately 437 dwellings and a net gain in commercial floorspace of approximately 4,070sqm. and an additional 50 short-stay units (from potential redevelopment of the Tradewinds Hotel).

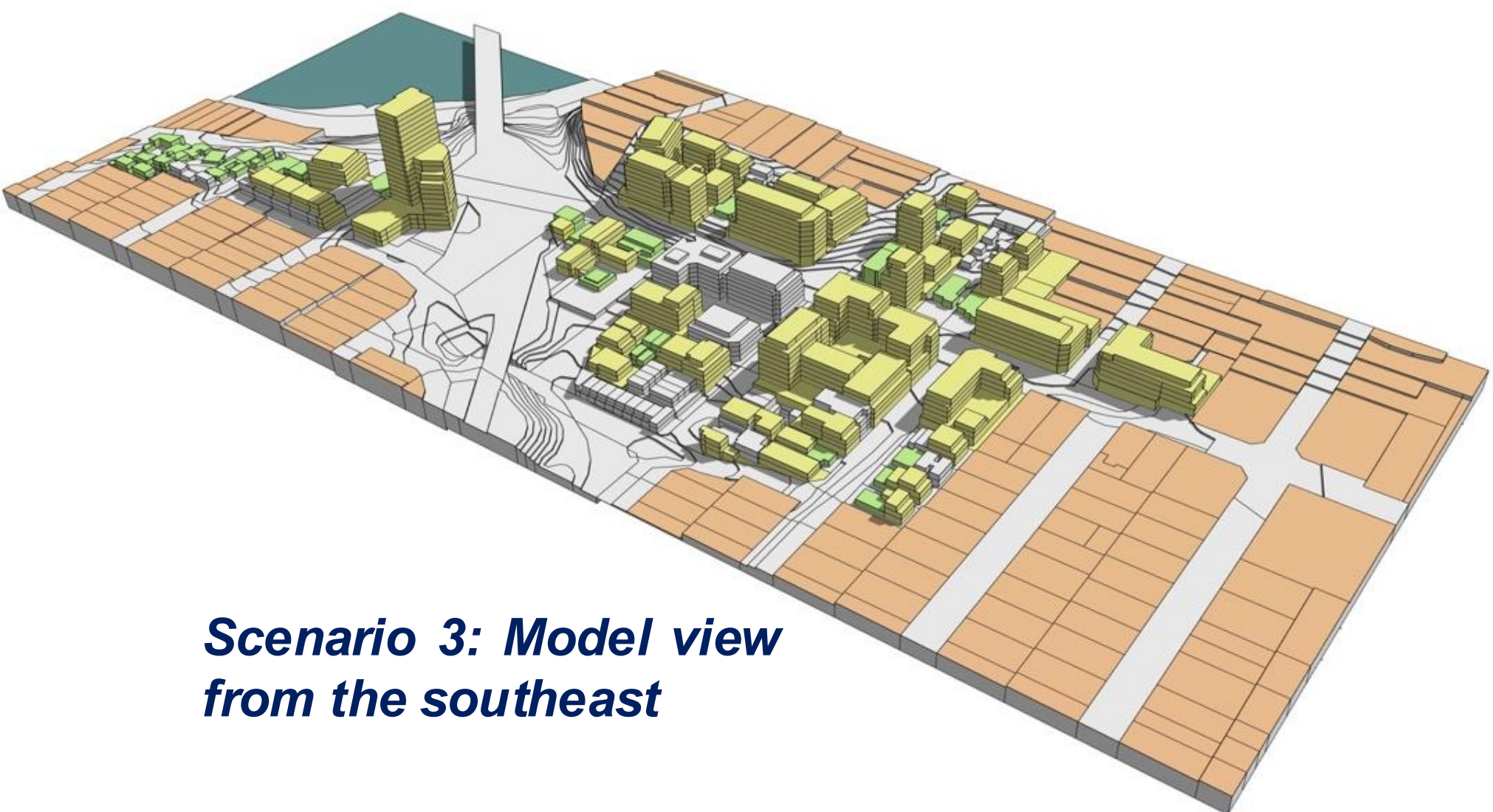


Scenario 2: Model view from the southeast

Scenario 3: Bold



A net gain of approximately 718 dwellings and a net gain in commercial floorspace of approximately 4,320sqm. and an additional 100 short-stay units. (from potential redevelopment of the Tradewinds Hotel).



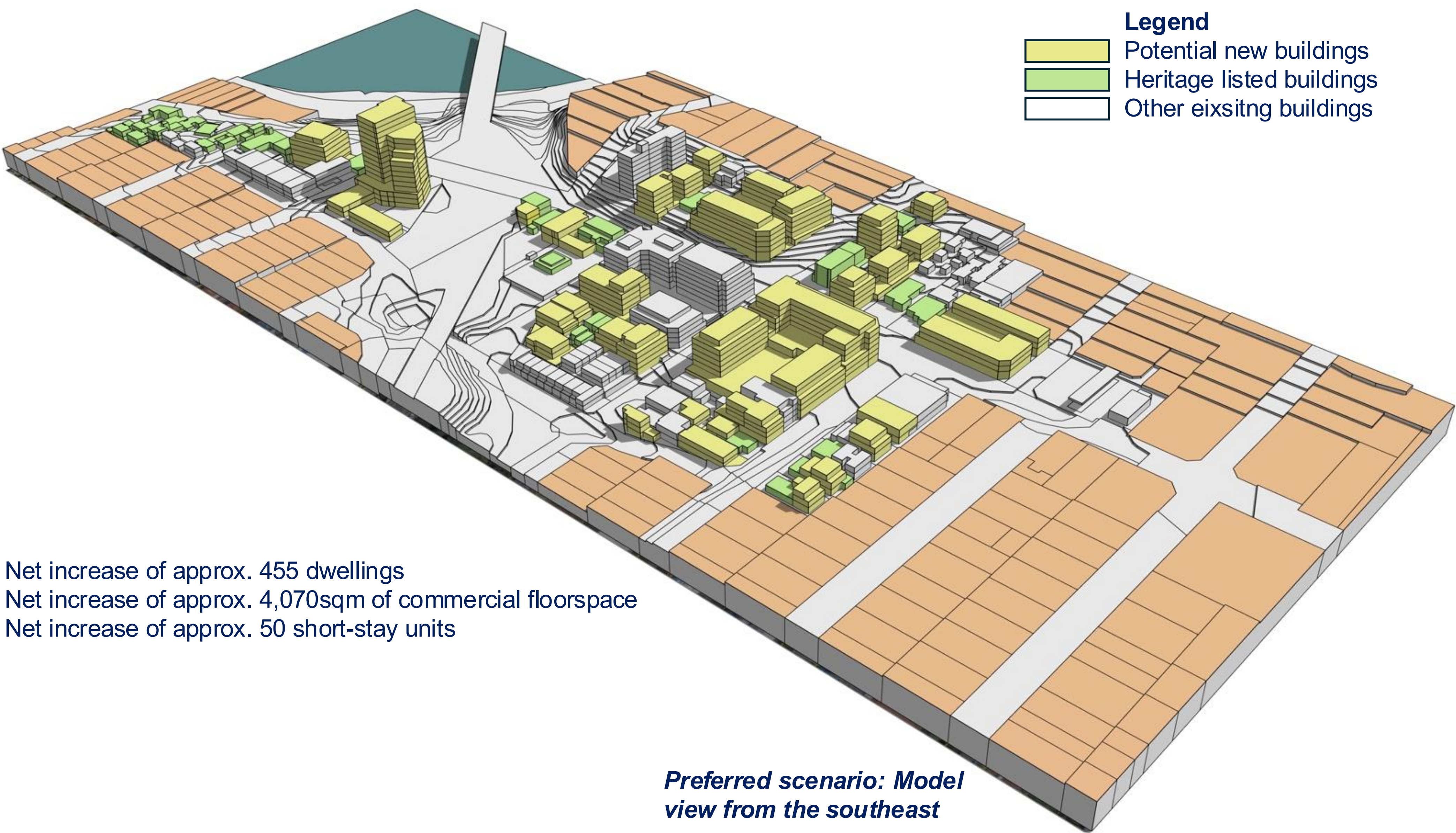
Scenario 3: Model view from the southeast

Preferred built form scenario

The community members in the workshop process had no clear consensus on what might be the appropriate scale of development in the East Fremantle town centre, seeing benefits and concerns with each scenario. Given this result, the preferred scenario is a variation of the moderate scenario – not too conservative, not too bold. This variation on the moderate scenario envisages a scale of development that is similar to the current local planning framework.

In recommending the preferred scenario, it was noted that *Directions 2031* (2010) established metropolitan-wide dwelling targets for Perth and Peel, with local government targets later defined through sub-regional strategies. Under *Perth and Peel @ 3.5 million* (2018), East Fremantle was allocated 890 additional dwellings to be achieved by 2050.

Since 2010 around 370 dwellings have been constructed, leaving approximately 520 dwellings still to be achieved by 2050, many of which could be accommodated in the town centre under this preferred scenario.



Proposed Zoning & Development Controls

Based on outcomes from the community workshops and analysis of the preferred built form scenario, the following zoning, dwelling densities and building heights are proposed for the Town Centre study area. Feedback is now sought on these development controls to inform the preparation of LPS 4



Proposed zoning for the town centre precinct

- Legend**
- Neighbourhood centre
 - Mixed-use



Proposed R-Coding for the town centre precinct

- Legend**
- R-AC2
 - R-AC3
 - R-AC4
 - Residential R-60



Proposed height limits for the town centre precinct

- Legend**
- 3 storeys max
 - 6 storeys max
 - 7 storeys max
 - * Additional height potential



R60 Residential (max. 3-storeys)



R-AC4 Mixed-use (max. 3-storeys)



R-AC3 Mixed-use (max. 6-storeys)



R-AC1 Mixed-use (max. 9-storeys)

Indicative examples of the forms, heights and scales of buildings associated with the proposed R-coding for the town centre

R-AC Codes explained on the following two panels.

R-Codes and R-AC Codes explained

The Residential Design Codes of WA (R-Codes) is a State Planning Policy and it is the cornerstone of residential planning and development in WA.

The R-Codes regulate the design of housing developments. These codes specify development standards including lot size, setbacks, building heights, and open space requirements, so it is a framework for designing and assessing residential developments.

The R-Codes are read into every local planning scheme by reference and apply to single houses, grouped dwellings, and multiple dwellings across various density codings in all urban and rural settings and are divided into two volumes and four parts:

Volume 1

- **Part A** – Purpose, application and operation.
- **Part B** – Applies to all single houses R40 and below, grouped dwellings R25 and below, and multiple dwellings in areas coded R10 to R25.
- **Part C** – Applies to all single houses R50 and above, grouped dwellings in areas coded R30 and above, and multiple dwellings in areas coded R30 to R60.
- **Part D** – Applies to single houses and grouped dwellings (all density codings), and multiple dwellings in areas coded R10 to R60.

Volume 2

- **Provides planning and design standards for residential apartments in high density coded areas (R80 and above and R-AC). This also includes any dwellings within a mixed use development in these areas.**

What does the “R-AC” in Vol 2 of the R-Codes mean?

The “R-AC” stands for Residential (development potential) in an Activity Centre. An activity centre is a suburban hub where shops, jobs, housing and services are all clustered together, so people can easily access what they need in one place, ideally by walking, cycling or public transport.

In activity centres, R-Codes act less like a subdivision rule and more like a guide to building scale, height and design, allowing flexible numbers of apartments within broader planning controls.

The R-Codes Vol 2 provides the primary controls that relate to R-Codings and also includes guidance and discussion for local governments seeking to vary the primary controls to suit local context through their local planning frameworks. The Town can assign an R-AC code through its Local Planning Scheme Map. These broader planning controls are summarised in the R-Codes “Primary Controls Table” as shown on the next panel.

LPS 4 will apply Zones (land uses) and R-Codes to land in the Town Centre project area so new dwellings can be constructed over time when sites are redeveloped. The following panel outlines the primary development controls under the R-Codes.

R-Codes Vol 1 - R60 Controls Table

The R60 residential density code under the R-Codes Vol 1 provides for a range of medium-density housing forms, including single houses, grouped dwellings and multiple dwellings (apartments) where permitted by the applicable planning framework.

R60 coded development is assessed under Parts C and D of the R-Codes Vol 1, which guide medium density housing outcomes through controls relating to density, building scale, setbacks, landscaping, open space, amenity, parking, access and sustainability.

A summary of the building envelope controls is outlined in the table below.

R-Code Requirement	R60 Deemed to Comply Primary Control
Site area Single house or grouped dwelling	Minimum site area / dwelling: 120m ² Average site area / dwelling: 150m ² Minimum lot area / battleaxe area: 120m ²
Site area Multiple dwelling (apartment)	Average 85m ²
Maximum site cover	70%
Building height Maximum storeys	3 storeys
Building height Maximum wall /roof, skillion	11m
Building height Maximum roof, pitched / hipped	13m
Wall height Maximum wall height, pitched / hipped	10m
Minimum street setbacks	Primary: 2m Secondary: 1m Communal: 0.5m
Minimum lot boundary setbacks	1st storey - Up to 3.5m wall height: 1m 2nd storey - 3.6m to 7m wall height: 1.5m 3rd storey - 7.1m to 10m wall height: 3m 4th storey - 10.1m and above: 3m
Maximum boundary wall height	1 storey: 3.5m 2 storeys: 7m

Note: A development application is required where Deemed to Comply requirements are not met.

R-Codes Vol 2 - Primary Controls Table

	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments			Applicable where designated by local government in local planning scheme, precinct structure plan, local development plan, local planning policy					
Streetscape contexts and character <i>refer A2</i>	Medium-rise	Higher density residential		Neighbourhood Centre	Mid-rise urban centres	High density urban centres		Planned areas	
Site-R Coding	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	
Building height (storeys) <i>Refer 2.2</i>	4	4	5	3	6	7	9	Refer to local planning scheme, local development plan and/or precinct controls as applicable	
Boundary wall ^{1,2} height (storeys) <i>refer 2.4</i>	2 ³	2 ³		2	3	4			
Minimum primary and secondary street setbacks <i>refer 2.3</i>	2m	2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵			
Minimum side setbacks ⁶ <i>refer 2.4</i>	3m	3m		Nil					
Minimum rear setback <i>refer 2.4</i>	3m	6m		6m	Nil		Nil		
Average side setback where building length exceeds 16m <i>refer 2.4</i>	3.5m	3.5m		4.0m	NA	NA	NA		
Plot ratio ⁷	1.0	1.3		2.0	1.2	2.0	2.5		3.0
Notes	1. Wall may be built up to a lot boundary , where it abuts an existing or simultaneously constructed wall of equal or greater proportions. 2. Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code. 3. Boundary wall only permitted on one boundary, and shall not exceed 2/3 length. 4. Nil setback applicable if commercial use at ground floor. 5. Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC . 6. Refer to Definitions for calculation of plot ratio .								

Have your say

Community feedback

The process of drafting and seeking approval for LPS 4 is heavily regulated and includes a formal community consultation process once a draft of LPS 4 has been written.

The Town is hoping to reduce the time taken to complete the Scheme by engaging with the community at an earlier point in the process where feedback and ideas can be properly considered, and where appropriate, incorporated.

The Town is seeking the community's feedback on the preferred built form scenario for the Town Centre project area which will be used to inform the drafting of LPS 4 and subject to Council endorsement.

Feedback forms are available to complete online at *Development of Local Planning Scheme No. 4* or scan the QR code below.

To assist with feedback, it is requested you complete the online feedback form.

If completion of an online form is not possible, the feedback form will be made available at the Town Hall and can be submitted by email at admin@eastfremantle.wa.gov.au.

What's next for community input into LPS 4?

The community's input from the Planning Areas F, G, H and I Drop-In Session last November and this drop-in session will be used to inform the preparation and final draft of LPS 4 (scheme text and map).

The Town is aiming to present a draft of LPS 4 to Council early in the second half of 2026 seeking permission to advertise the Scheme. Once Council endorses advertising, the new Scheme is then referred to the Environmental Protection Authority and the Department of Planning, Lands and Heritage (DPLH) for review.

Once the DPLH is satisfied, they make a recommendation to the Western Australian Planning Commission (WAPC) for formal permission to advertise. The WAPC then makes a recommendation to the Minister for Planning, who determines whether the draft Scheme can be advertised with or without modifications.

An advertising and submission process will then take place on the draft of LPS 4. The community will be invited to make submissions during the official 90 day advertising period.

The advertising period and how to make a submission will be widely advertised to the community through the usual traditional and digital channels of communication. Please contact the Town's Planning Department 9339 9339 at any time for further updates.

Use the QR code to access the feedback form.

**Feedback closes on
Friday 7 August at 5pm.**

