



SARACEN
PROPERTIES PTY LTD

12th February 2026

Mr Fraser Henderson
Town of East Fremantle
EAST FREMANTLE, WA 6158

Dear Fraser,

DEVELOPMENT APPLICATION – INSTALLATION OF FIRE PUMPS, WATER TANKS AND ASSOCIATED SCREENING

We write to submit this Development Application for the installation of a fire services system comprising fire pumps, water tanks and associated screening works at 34 Duke Street, East Fremantle

The proposed infrastructure is essential to enable compliant fire protection for the refurbished Royal George Hotel and is a critical prerequisite to achieving occupation and ongoing adaptive reuse of the site.

Due to the size and capacity requirements of the water tanks, their location is necessarily confined to the vacant land at the rear of the property. The orientation and design of the shade structures has been carefully selected to minimise visual impact on the heritage fabric and streetscape, while allowing the system to operate effectively and safely.

To ensure the installation is treated sensitively, the proposal incorporates purpose-designed screening in the form of a landscaped living green wall. This approach softens the built elements, enhances visual amenity, and provides an attractive interface to adjoining areas, reinforcing the project's broader commitment to sympathetic heritage outcomes and high-quality design.

PLANNING FRAMEWORK CONSIDERATIONS

The site is zoned 'Special Zone – Royal George Hotel' under the Town's Local Planning Scheme No. 3 (**LPS3**). The objectives of the Special Zone – Royal George Hotel are:

- *To encourage the preservation and re-use of the Royal George Hotel building;*
- *To accommodate the redevelopment of the Royal George Hotel site in a manner which will complement the preservation of the hotel building.*
- *To enhance and promote George Street as a vibrant main street.*

The existing building has been extensively restored and the installation of this fire safety system is an essential component to the ongoing reuse and preservation of the building.



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The uses enable by this work will compliment the George Street main street precinct, as the uses generally promote health and wellness within the local community as well as providing space for local businesses.

Importantly, the works do not alter or detract from the primary heritage building. Rather, they support its continued use by delivering contemporary life-safety infrastructure in a discreet and considered manner, ensuring the long-term viability of the place.

All proposed structures comply with the applicable setback and height controls that exist to govern development on this part of the site and there is no impact on parking to the site.

We respectfully request Council's support for this application.

Yours sincerely

FOR AND ON BEHALF OF 34 DUKE STREET PTY LTD

JOEL SARACENI
DIRECTOR