



Metro Inner Development Assessment Panel Related Information

Meeting Date and Time: Tuesday, 29 April 2025; 9:30am
Meeting Number: MIDAP/69

PART C – CITY OF FREMANTLE

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 201 (No.1) Goldsbrough St and Part Lot 40 (Nos.48-68) Cantonment St, Fremantle - Seven (7) Storey Mixed Use Development Comprising 39 Multiple Dwellings, 174 Co-Living (Residential Building) Units, Office, Restaurant/Café, Shop And Tavern Land Uses – DAP/25/02837
 - 3.2 Lot 116 (No.47) Pakenham Street, Fremantle - Mixed Use Development – DAP/25/02841
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



Attendance

Officers in attendance

Chloe Johnston (City of Fremantle)
Jonathan Dornan (City of Fremantle)
Erik Dybdahl (City of Fremantle)
Annabel Wilson (City of Fremantle)

Applicants and Submitters

Item 3.1

John Dowson (The Fremantle Society)
Matthew McNeilly (Sirona Urban)
Sylvain Tognelli (West Australian Skateboarding Association)
Michael Kordas (West Australian Skateboarding Association)
Connor McLeod (West Australian Skateboarding Association)
Zachary Tilghman (West Australian Skateboarding Association)
Ben Bowring (West Australian Skateboarding Association)
Gustav Svanborg Eden
Morgan Campbell Gasseng
Jack Morellini
Rachel Salmon-Lomas
Ken Adam
Chrissie Maus (Fremantle Chamber of Commerce)
Jo Smith (Circus WA)
Corey Scidone (Human Urban)
Michael Patroni (Space Agency Architects)
Phil Griffiths (Griffith's Architecture)
Megan Gammon (Urbis)

Item 3.2

Katrina Cinanni
Frank Tyson
Stacey Townie
Pamela Cattalini
John Dowson (The Fremantle Society)
Kate Pearson
Ben Doyle (Planning Solutions) and Felipe Soto



PART C – CITY OF FREMANTLE

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

Member	Item	Nature of Interest
Cr Andrew Sullivan	3.1 & 3.2	Impartiality Interest – Participated in Prior Council meeting

3. Form 1 DAP Applications

3.1 Lot 201 (No.1) Goldsbrough St and Part Lot 40 (Nos.48-68) Cantonment St, Fremantle - Seven (7) Storey Mixed Use Development Comprising 39 Multiple Dwellings, 174 Co-Living (Residential Building) Units, Office, Restaurant/Café, Shop And Tavern Land Uses – DAP/25/02837

3.1.1 Deputations and Presentations

John Dowson (The Fremantle Society) presenting against the recommendation for the application at Item 3.1. The presentation will address that the DAP defer approval pending a significant increase in retention of significant heritage fabric as outlined in council officers original recommendation for refusal and suggestions made by the Fremantle Society and Ken Adam.

Matthew McNeilly (Sirona Urban) presenting against the recommendation for the application at Item 3.1. The presentation will address support for the Elders Wool Stores development proposal.

Sylvain Tognelli (West Australian Skateboarding Association) presenting against the recommendation for the application at Item 3.1. The presentation will address the cultural significance of the ledge in the global.

Michael Kordas (West Australian Skateboarding Association) presenting against the recommendation for the application at Item 3.1. The presentation will address cultural significance of the Woolstores building to skateboarding and to keep the ledge in its current state as part of the overall development.

Connor McLeod (West Australian Skateboarding Association) presenting against the recommendation for the application at Item 3.1. The presentation will address cultural significance of skateboarding at the site.



Zachary Tilghman (West Australian Skateboarding Association) presenting against the recommendation for the application at Item 3.1. The presentation will address some of the concerns of a stakeholder/community group in the development, as well as support the City of Fremantle's condition 39 in their Responsible Authority Recommendation..

Gustav Svanborg Eden presenting against the recommendation for the application at Item 3.1. The presentation will address the City of Malmo's experience of social development through inclusion of skateboarding in public space.

Morgan Campbell Gasseng presenting against the recommendation for the application at Item 3.1. The presentation will address historical significance of the spot, and how it is now considered a sacred site of the modern youth. I am all for the development, just very aware of how any changes to the Cantonment side sidewalk and ledge will have detrimental effects on its future as a world class skate spot and epicentre of modern street culture.

Jack Morellini presenting against the recommendation for the application at Item 3.1. The presentation will address Stakeholder concerns regarding the compromised cultural.

Rachel Salmon-Lomas presenting against the recommendation for the application at Item 3.1. The presentation will address the importance of maintaining existing culturally active.

Ben Bowring (West Australian Skateboarding Association) presenting in support of the recommendation for the application at Item 3.1. The presentation will address support for the City of Fremantle's additional condition 39 as well as emphasising the significance of the woolstores ledges as a cultural heritage place for Fremantle and Western Australia.

Ken Adam presenting in support of the recommendation for the application at Item 3.1. The presentation will address shortcomings identified in the officers report.

Chrissie Maus (Fremantle Chamber of Commerce) presenting in support of the recommendation for the application at Item 3.1. The presentation will address support of the proposed redevelopment of the Elders Woolstores, seeing it as a vital step toward revitalizing Fremantle's neglected inner east. The project will provide much-needed co-living spaces, student accommodation, and commercial opportunities, all while respecting the area's heritage and promoting sustainable urban living. This is viewed as a critical investment in Fremantle's future, aiming to spark broader renewal and growth across the city.

Jo Smith (Circus WA) presenting in support of the recommendation for the application at Item 3.1. The presentation will address support for the proposal.

Corey Scidone (Human Urban) presenting in support of the recommendation for the application at Item No.3.1 The presentation will address proponent's vision and ambition for the redevelopment.



Michael Patroni (Space Agency Architects) presenting in support of the recommendation for the application at Item 3.1. The presentation will address merit of the proposal and key design and architectural elements of the proposal.

Phil Griffiths (Griffith's Architecture) presenting in support of the recommendation for the application at Item 3.1. The presentation will address merit of the proposal and key heritage considerations.

Megan Gammon (Urbis) presenting in support of the recommendation for the application at Item 3.1. The presentation will address merit of the proposal and key town planning considerations.

The panel noted a written submission from the Department of Planning, Lands and Heritage.

The City of Fremantle may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

3.2 Lot 116 (No.47) Pakenham Street, Fremantle - Mixed Use Development – DAP/25/02841

3.2.1 Deputations and Presentations

Katrina Cinanni presenting against the recommendation for the application at Item 3.1. The presentation will address affect on amenity of a State Heritage property located to the west of the development and retaining boundary wall protected under heritage agreement with the City of Fremantle.

Frank Tyson presenting against the recommendation for the application at Item 3.1. The presentation will address the existence of fuel tanks being installed in the concrete floor of 47 Pakenham Street.

Stacey Townie presenting in support of the recommendation for the application at Item 3.1. The presentation will address Non compliance with the City of Fremantle Local Planning.

Pamela Cattalini presenting in support of the recommendation for the application at Item 3.1. The presentation will address Non compliance with the City of Fremantle Local Planning in relation height variation and impact on amenity and modest setbacks for 4th and 5th storeys would not address this.

John Dowson (The Fremantle Society) presenting in support of the recommendation for the application at Item 3.1. The presentation will address plans as submitted do not meet heritage protection requirements for the West End and also that the issue of petrol tanks on site has not been resolved.

Kate Pearson presenting in support of the recommendation for the application at Item 3.1. The presentation will address the inclusion of five storey blank parapet walls which adversely impacts on the amenity of the existing developments either side of the subject site (i.e. including my apartment) and the bulk of the building fails to provide any graduation in scale relative to the more modest adjoining buildings.

Ben Doyle (Planning Solutions) and Felipe Soto presenting in support of the



recommendation for the application at Item 3.1. The presentation will show support of the development and request that the DAP adopt the Officer's recommendation for approval.

The City of Fremantle may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	John Dowson
Company (if applicable)	President The Fremantle Society
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Lot 201 (no. 1)
Meeting Date	29 April, 2025
DAP Application Number	DAP/DAP/25/02837
Property Location	Lot 201 No.1 Goldsborough Street
Agenda Item Number	3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The Fremantle Society requests that JDAP defer approval pending a significant increase in retention of significant heritage fabric as outlined in council officers original recommendation for refusal and suggestions made by the Fremantle Society and Ken Adam.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-



The Fremantle Society: Supports Redevelopment, But Not Massive Loss of Heritage Fabric

Submission April 2025 for Elders Woolstore Fini Development



1969c Elders woolstore from Cantonment Street corner with Point Street (internet)

The Fremantle Society has worked for weeks alongside local architects to study the plans for what is the biggest single private development in Fremantle's history, in what is Fremantle's largest heritage building, and its last remaining undeveloped woolstore.

The photograph above shows the final iteration of the Elders woolstore which began in 1927, with the now demolished separate woolstore on the left. The 1927 woolstore grew as the vital wool industry did, towards Parry Street, and by 1968 covered the whole block as shown above. Unfortunately the then owner demolished the Parry Street end and built modern apartments which do little to keep the look and feel of a woolstore, but the remaining woolstore must stay.

Executive Summary:

It is heartening that an effort is being made to recycle the Elders Woolstore original 1927 building which has the highest state heritage listing (1a "Exceptional") and its adjacent extension listed by Council as being of "considerable significance" with its conservation being "a priority". But, the



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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Matthew McNeilly
Company (if applicable)	Sirona Urban
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	29/04/2025
DAP Application Number	DAP/25/02837
Property Location	Lot 201 (No.1) Goldsbrough St and Part Lot 40 (Nos.48-68) Cantonment St, Fremantle
Agenda Item Number	2

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

<p>Brief sentence summary for inclusion in the Additional Information as part of the agenda</p>	<p><i>The presentation will address: My support for the Elders Wool Stores development proposal, addressing the following points</i></p> <ul style="list-style-type: none"> - <i>Its importance to this area of Fremantle’s CBD, which is significantly lacking in housing,</i> - <i>its contribution to revitalising the Cantonment Street precinct by providing much-needed ground floor activation to improve safety and amenity in the area, and</i> - <i>my support of a review of the public art condition that was imposed on this development.</i>
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Good afternoon, Panel Members. My name is Matthew McNeilly and I am the Managing Director of Sirona Urban.

Having worked with the City of Fremantle and its community on the multi-award winning Walyalup Koort precinct, I’m here today as someone who holds a deep affection for, and commitment to, Fremantle’s future. I am also here as a neighbouring landowner to the Elders Wool Stores and I want to express my strong support for this project in its full and original submission.

At the outset, I must commend the excellent decision made to approve this project by the City of Fremantle, thank you. However, I feel I need to express my disappointment with one particular condition set upon the developer namely, public art contribution.

This project is a significant and rare opportunity – for both the developer, and the City of Fremantle. If Fremantle is serious about growth in its resident population and about creating a vibrant and economic urban centre, then it needs incredibly creative and ambitious developments... just like this one.

The City desperately needs more residential dwellings, more premium office space, and more reasons for people to work, live, and spend time there. Most critically, the project also activates the long-dormant, and historic, Elders Wool Stores which has, for decades, been a missed opportunity.

Human Urban’s proposal represents an exceptional example of heritage conservation and adaptive re-use. Quite frankly, no one else will be able to deliver an outcome of this calibre for this site.

The activation and beautification of Cantonment Street and Princess May Park is, in my



view, key. This is the only opportunity to bring energy and economy to this part of town. And it's not just the Woolstores and Point Street car park developments that will benefit – it's the existing residential apartments, it's the empty shopfronts that haven't been leased in years, it's Clancy's pub that needs better connection to the city, it's the network of currently not-safe streets used by families and school children... the list of project beneficiaries goes on.

On the particular condition of public art: we strongly support a review of this and a redirection of funds into upgrading the public realm. I would also hope this applies to our Point Street car park redevelopment. Flexibility around use of funds is essential to ensure outcomes are integrated and aligned with the community's needs. Those needs are safe and well-lit streets, drought-resistant planting, family infrastructure and useful civic facilities. These are most important in ensuring excellent urban regeneration, a new mural or two in Perth's most progressive, creative and interesting place, is not.

This principle of directing funds to the right place is so important to me that we have been working alongside Human Urban and the City to develop a plan that would meaningfully contribute to much-needed upgrades to renew the public realm. On this point, my only regret with our Walyalup Koort project was we spent in excess of \$2million on public art (and don't get me wrong it's fantastic!) but actually ran out of money to invest in upgrading the public realm. Please, let's learn from this.

In summary, the Elders Wool Stores building has sat vacant for 30 years. Thank goodness we have a developer brave enough to tackle its redevelopment. But in my view, there's no point in having a new Elders Woolstores, or for that matter a new apartment development on the Point Street car park, if we are not going to invest in the public realm that remains a significant black spot in Fremantle's CBD.

That would be a failure - not just of planning and city-making, but of imagination. Thank you.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

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Presenter Details

Name	Sylvain Tognelli
Company (if applicable)	West Australian Skateboarding Association
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements:

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	29/04/2025
DAP Application Number	DAP/25/0283
Property Location	1 Goldsbrough St Fremantle
Agenda Item Number	Part C ITEM 3.1

Presentation Details



I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published as part of the Agenda</u> :	YES X
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST X
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT X AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO X If yes, please attach
Will you be attending in person or via electronic means	In person <input type="checkbox"/> Online X

Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The cultural significance of the ledge in the global skateboard community from the perspective of a foreign professional skateboarder.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

After explaining how valuable of an asset the skate ledge is to the global skate community and why, I intend to demonstrate through a couple of examples why supporting the use of the existing skate spot is a good decision for the local community and how a shared space will be thriving in the future Fremantle, both socially and economically.



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Presenter Details

Name	Michael Kordas
Company (if applicable)	West Australian Skateboarding Assosiation
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Inner Metro
Meeting Date	29/04/2025
DAP Application Number	DAP/25/02837
Property Location	City of Fremantle
Agenda Item Number	Part C-3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Presenting to highlight the cultural significance of the Woolstores building to skateboarding and to keep the ledge in its current state as part of the overall development.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

I will be giving an overview of the building from a skateboarding perspective, as well as my personal connection to the building over the last 29 years and highlighting how it will be possible to retain the ledge in its current form as part of a larger development.



Presentation Request Form

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Presenter Details

Name	Connor McLeod
Company (if applicable)	West Australian Skateboarding Association
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Innter Metro
Meeting Date	29/04/2025
DAP Application Number	DAP/25/02837
Property Location	City of Fremantle
Agenda Item Number	Part C – 3.1

Presentation Details

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Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The cultural significance of skateboarding at the site
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

This will be a brief presentation to:

- Highlight how skateboarding benefits communities and industries.
- Argue how the Woodstores site is of cultural significance to skateboarders.
- Express support for Amendment 39, as proposed by City of Fremantle, to ensure the Ledge remains a safe and enjoyable space for skaters and the community.
- Express overall support for the development.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

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Presenter Details

Name	Zachary Tilghman
Company (if applicable)	West Australian Skateboarding Association
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Inner Metro
Meeting Date	29/04/2025
DAP Application Number	DAP/25/02837
Property Location	City of Fremantle
Agenda Item Number	Part C – 3.1

Presentation Details

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Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> This presentation will voice some of the concerns of a stakeholder/community group in the development, as well as support the City of Fremantle’s condition 39 in their Responsible Authority Recommendation.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

The West Australian Skateboarding Association supports the Responsible Authority’s Recommendation to the Metro Inner Development Assessment Panel in its entirety. The addition of the City of Fremantle’s condition number 39 is a well-balanced heritage outcome for the Cantonment Street Façade which celebrates the heritage fabric of the 1927 Elders Wool Store, whilst also conserving and fostering the nearly 40 years of modern Western Australian skateboarding heritage that is currently associated with the site. Skateboarding is a current modern heritage use of the Elders Wool store.

WASA is pleased to be included in the Heritage Council’s advice on the development, but we are worried that it may not go far enough in holding HU accountable to follow through with community commitments they have made. Communicating our history, heritage and stories linked to the site is important, however, our continued use and access to the site is what we are most concerned about. To reference the Burra Charter, Article 7.1 states that “Where the use of a place is of cultural significance it should be retained”. Our continued ability to use and access the site is our most important priority for the development. The two changes stated in condition 39 help us achieve that goal.

The 1927 portion of the building is where we do most of our skateboarding, and has had 3 trafficable entrances added to it in HU’s plans. The high number of proposed entrances in the 1927 building will have a detrimental effect on the international and local reputation and significance of the ledge. It will be harder to, and less enjoyable to skate there if we are even allowed to skate at all in the long-term future.

HU is proposing that 85% percent of the skateboarding ledge is to be retained. This is a landmark step for a developer and we applaud them for it, however the removed sections are some of the most skateboarded parts of the entire ledge, leaving us with ledge sections that are arguably harder to use, sections that are inconvenient to use or sections that we simply don’t use. We are also losing the only two parts we skate at the northern end of the ledge.

Losing these two portions of ledge was agreed to under the pretence that other areas would be retained intact. This was changed when HU submitted their application and the 1920s door was turned into a retail entry from a window. This change was never



communicated to us, and we never knew that this was originally a door before the Development Application was made public. It is the most skated part of the entire woolstores ledge, and is seen as an icon of the building – with many having it tattooed on their skin.

This is not an Us vs Them story. We are a community made up of many different types of people, and we all have other roles within the City of Fremantle. We have called Cantonment Street home for nearly 40 years and we hope to be there for another 40. Whatever the outcome of the DAP's decision today, we will continue to be present, working with the developer to the best of our ability towards a mutually beneficially outcome for The City of Fremantle, the Skateboarding Community and the future of the Elders Wool store.

The Responsible Authority's Recommendation in its entirety saves this ledge, enshrines our heritage and with it the hope of a future existence for our community in Fremantle and Western Australia.

From: [Zachary Tilghman](#)
To: [Development Assessment Panels](#)
Subject: Elders Wool Store - Balanced Heritage Outcomes Regarding Skateboarding Ledge/Retail Entries - Development Application Number DAP/25/02837
Date: Sunday, 27 April 2025 8:36:09 PM
Attachments: [Woolstores Doorway.pdf](#)

Dear Mr Higham,

I am emailing on behalf of the West Australian Skateboarding Association (WASA) at the request of the Western Australian Skateboarding Community.

This email is hoping to inform you on the nuances of the Elders Wool Store development in Fremantle (Development Application Number DAP/25/02837) from the perspective of the skateboarding community. In particular, the Cantonment Street elevation of the Development Plans pertaining to the 1927 Wool Store ([State Heritage Place Number 00852](#)).

Since the mid 1980's this building has been a place where skateboarders have travelled from all over the world to hone their craft, express themselves creatively and gather as a community of people from a variety of diverse backgrounds. This 100+ metre stretch of smooth, uninterrupted mid-century concrete on Cantonment Street, or the eastern facade of the building, holds unimaginable significance for skateboarding locally, nationally and internationally.

The Woolstores ledge is globally known as one of the longest skateable street ledges in the world as well as remarkably, being Australia's oldest and longest continuously operating skate spot. Quite frankly, if you were to show a skateboarder on the other side of the world a picture of Woolstores, they would have seen it, know what skate video it is in and be able to tell you it is in Fremantle, Western Australia.

The ledge has been a key feature in thousands of local, national and international skate videos, magazines, news articles and stories, as well as tourist pilgrimages. The significant status of the spot is hard to quantify but for the national skateboarding community it has been quoted as being "our Mecca" by Australian Skateboarding Hall of Fame laureate, Morgan Campbell.

Skateboarding and skateboarders have had a tangible influence on the modern history of the port city of Fremantle and we feel this contribution to the cultural fabric and streetscape is something worth not only protecting, but fostering. The port, wool industry and convict history of Fremantle are very well documented and thankfully protected, it is now time to take this urgent step to recognise skateboarding as the 21st century keystone to this cultural heritage. We want to see the ledge continue to be skated for generations to come and for it to function as a place for people to share, learn, grow and experience the world together in ways that they might not otherwise be able to. We do not want the ledge turned into a museum piece. You are able to read more about our history with the building here:

<https://www.hellowasa.com.au/woolstores-forever>

Recently The Responsible Authority on the Development Application (The City of Fremantle) voted to approve Human Urban's 110 million dollar development of the well-known Elders Wool Store Building on Cantonment Street in Fremantle. Fremantle initially recommended refusal of the development due to the removal of heritage material, however Mayor Hannah Fitzhardinge proposed an alternative motion to Support the development, as long as certain conditions were met, as well as two amendments were also made to the Development Application. One condition in particular was included due to the advocacy efforts of WASA on behalf of the Western Australian Skateboarding Community. This is condition 39.

Condition number 39 included in Mayor Fitzhardinge's alternative motion to support states:

39. Prior to the lodgement of a building permit, a revised plan for the Cantonment Street elevation shall be provided that demonstrates the following to the satisfaction of the City of Fremantle:

- Replacement of the glazed doors for the southernmost F+B/Retail outlet with fixed glazing, and entry to be taken from the central lobby.

- Replacement of the glazed doors for the second F+B/Retail outlet with fixed glazing, retention of the ledge in front of the opening, and entry to the tenancy to be taken from the central lobby.

Reasons for alternative motion: The development proposed is a high-quality outcome for the site

and the applicant's heritage assessment that the proposal satisfies the requirements of Clause 4.14 (Demolition) is accepted. An additional condition is requested to ensure ongoing skateability of the ledge in recognition of the cultural significance of the place and to ensure skateboarding can occur safely by removing potential conflict between skaters and people accessing the commercial tenancies.

Mayor Fitzhardinge and all present Councillors who spoke at the council meeting on the 9th of April where the decision to support the development was made acknowledged the skateboarders as being custodians of the site for nearly 40 years now, and acknowledged the unique social and cultural history they have developed with the building – organically activating Cantonment Street in the process.

Human Urban (HU) is proposing in their Development Application that 85% percent of the skateboarding ledge is to be retained and is using that as an argument in defense of what they are removing. These removed sections are some of the most skateboarded sections of the entire ledge, leaving us with ledge sections that are obstructed by window sills that poke out, have commercial retail openings directly cut into them, or have main residential/commercial entrances between them. The 1927 portion of the building is where we do the majority of our skateboarding, and has had 3 trafficable entrances added to it in HU's plans. In the early stages of our discourse, we provided HU with skateboarding-use heatmaps of the ledge/footpath, had multiple site visits expressing in clear terms which portions of the ledge are important to us and which portions could be lost, yet our opinion and input at the time does seem to have been neglected. We found out about the window opening the day that their Development Application was published. This also compounds with the fact that the onus to find a skateboarding-sympathetic retailer has largely been put upon WASA, with HU's potential "skateboarding-sympathetic" tenant recently going cold. To be candid, all potential sympathetic tenants that we are aware of are completely priced out of the space. This concerns us.

Their current Development Plan leaves skateboarders who use the future site with a significantly less enjoyable experience, and in some circumstances a difficult one that will ultimately diminish the reputation of Woolstores as a skateboarding destination in the international community, as well as the importance of the site among the local skateboarding community.

The Heritage Council of Western Australia (HCWA) has included the skateboarding community in point 3.3 of their advice on the development which states:

“An Interpretation Plan for the Elders Wool Store that outlines interpretation strategies and implementation proposals to communicate the history, heritage significance and the stories of the place, including those associated with the more recent use of the place by the West Australian and international skateboarding community”

WASA is incredibly pleased to be specifically included in such advice, however we are worried that it may not go far enough in holding HU accountable. Communicating our history, heritage significance and stories linked to the site is one thing, however, our future continued use and access to the site is what we are most concerned about. To reference the Burra Charter, Article 7.1 states that “Where the use of a place is of cultural significance it should be retained”. Our continued ability to use and access the site is our most important priority for the development.

We have been liaising with the Heritage Council of Western Australia to hopefully amend the State heritage listing to include the last 40 years of skateboarding history, after reviewing the current inHerit listing for the Wool Stores building we found that any record of the building's heritage does not go beyond 2003. This makes sense as the building became listed in July 2004, however, we believe there is a strong argument for the significance of the building and/or space to be reconsidered following the intervention of skateboarding and youth culture.

Skateboarding and skateboarders have had a tangible influence on the modern history of the port city of Fremantle and we feel this contribution to the cultural fabric and streetscape is something worth not only protecting, but fostering. The port, wool industry and convict history of Fremantle are very well documented and thankfully protected, it is now time to take this urgent step to recognise skateboarding as the 21st century keystone to this cultural heritage. We want to see the ledge continue to be skated for generations to come and for it to function as a place for people to share, learn, grow and experience the world together in ways that they might not otherwise be able to. We do not want the ledge turned into a museum piece.

Woolstores is undeniably the most important space for skateboarding heritage in the history of Western Australia. The West Australian Skateboarding Association would like to see this space recognised and protected in a similar way to that of the Albany Snake Run ([Place # 01972 - found](#)

[here](#))

A Potential Alternative:

As you can see attached to this email is a drawing which details condition 39 which the City of Fremantle individually voted on and passed. WASA proposes that by supporting the City of Fremantle's decision and condensing the number of openings in the 1927 portion of the Cantonment Street Façade, we can have a balanced heritage outcome in which the 1950s window is converted into a doorway like it was in 1927, whilst remaining a non-trafficable opening. This doorway could still look like a heritage 1927 doorway, but be a window. This outcome streamlines the entryways into the building, while both respecting the original heritage fabric of the doorway, and also allowing our heritage use of the space to continue uncompromised. To build upon this even more, we believe that both retail spaces could potentially be streamlined into one very large central entryway, having the retail spaces open up from the interior space like an arcade or interior marketplace style lobby, whilst still having signage and windows where trafficable entries were previously. This is something that Human Urban director Kyle Jeavons has done with the State Treasury building on Saint George's Terrace to amazing success. Including condition 39 will ensure ongoing skateability of the ledge in recognition of the cultural significance of the place and to ensure skateboarding can occur safely by removing potential conflict between skaters and people accessing the commercial tenancies.

Kind Regards,

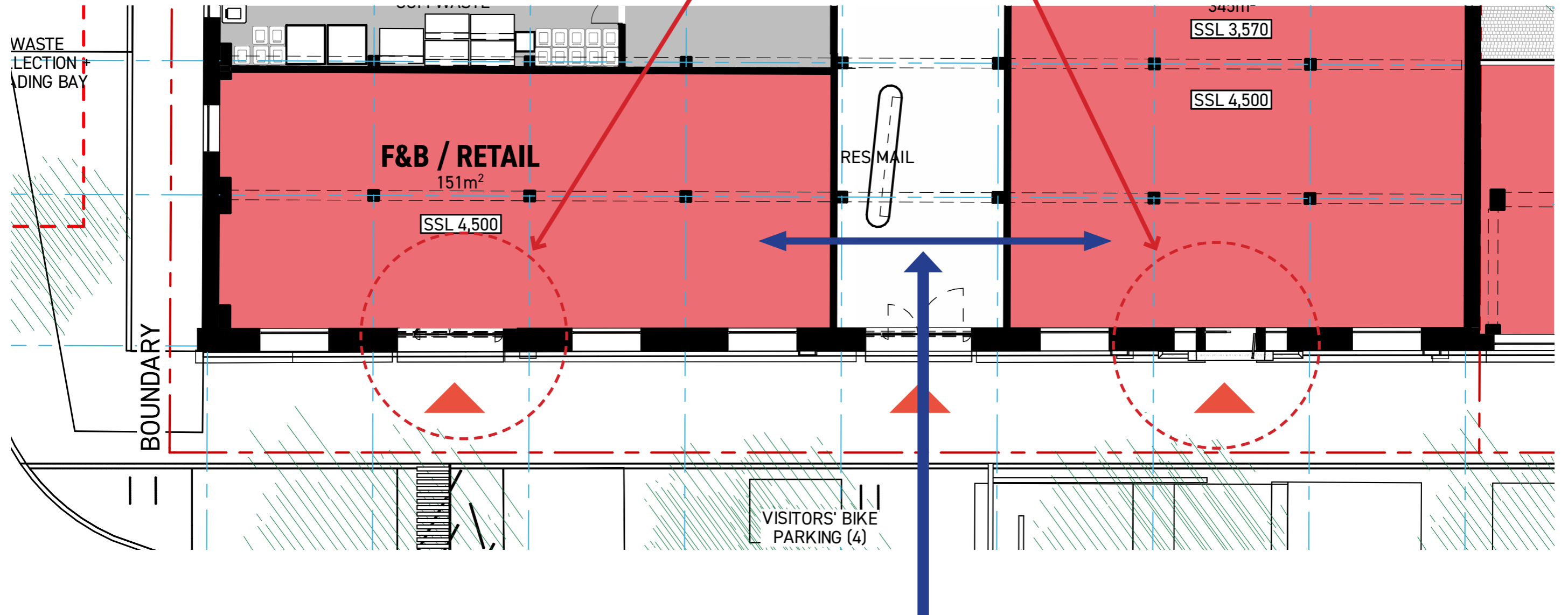
Zachary Tilghman

Woolstores Forever Committee

West Australian Skateboarding Association



**REMOVE DOOR / ACCESS AT THIS POINT
WINDOW / NON-TRAFFICABLE OPENING ONLY
ENTRY THROUGH CENTRAL ACCESS ONLY**



**REMOVE DOOR / ACCESS AT THIS POINT
WINDOW / NON-TRAFFICABLE OPENING ONLY
ENTRY THROUGH CENTRAL ACCESS ONLY**





Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Ben Bowring
Company (if applicable)	West Australian Skateboarding Association
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	29 April 2025
DAP Application Number	DAP/25/02837
Property Location	Cantonment Street, Fremantle WA
Agenda Item Number	3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> As a stakeholder and longtime member of the local community my presentation will voice support for the City of Fremantle's additional condition 39 as well as emphasising the significance of the woolstores ledges as a cultural heritage place for Fremantle and Western Australia.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

I am a 47 year old active skateboarder who has based my personal and professional life around living and working in the Fremantle area so I could regularly go skateboarding at the ledges at the world famous woolstores building.

I grew up in regional Western Australia until at age 19 I chose to relocate to the Fremantle area to create a life and set down permanent roots. I wanted more than anything to skate woolstores every day and become a part of local skateboarding community and the rich skateboarding culture based around the Woolstores ledges and building.

I have taken skateboarding holidays all over Australia and nothing compares to the ledges at woolstores. That is why I chose to call Fremantle my home over every other major city in Australia.

As the chair of the West Australian Skateboard Association I will talk about my personal and professional history with the space and the cultural importance of the ledges remaining skateable to the skateboarding community both locally and internationally.

I appreciate the plans have included the ledge however I feel very strongly that more needs doing to protect it's future use as a skate spot.

I support the City of Fremantle's additional condition 39.

Thank you



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

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Presenter Details

Name	Gustav Svanborg Edén
Company (if applicable)	
Please identify if you have any special requirements:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If yes, please state any accessibility or special requirements: Speak via link if possible

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	29 April 2025
DAP Application Number	DAP/25/02837
Property Location	Cantonment St, Fremantle
Agenda Item Number	3.1

Presentation Details

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Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input type="checkbox"/> Online <input checked="" type="checkbox"/>



Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<p><i>The presentation will address:</i> Click or tap here to enter text. The City of Malmö’s experience of social development through inclusion of skateboarding in public space.</p>
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

I have worked as the Skateboarding Coordinator for the City of Malmö, Sweden for the past decade. This journey started at Woolstores, by organizing the City of Fremantle’s Youth Festival there in 2006 and 7. In the past decade, we have worked to include skateboarding in public space in a variety of forms where skateboarding coexists with other urban users. I have the fortunate position of representing a municipal perspective on skateboarding inclusion while also sharing the Woolstores history.

From previous debates, several assumptions regarding the presence of skateboarding have been made that do not correspond well to reality. It is our informed experience in Malmö that the perceived danger of skateboarding is not well represented in statistics. It is true that when skateboarding is first introduced in public spaces, initial reactions can be negative, but over time transform to overwhelmingly positive value. Conflicts do not materialize in practice as they do in preconceptions. We have almost no reported injuries and overwhelmingly positive feedback. In other words, the assumed problems with skateboarding presence is a result of uninformed fear.

We should be very mindful as municipal officers to make decisions based on the perceptions of the least informed as opposed to those who populate spaces.

Fear of skateboarding abates over time through exposure where skaters show their stewardship and respect in a given space. Fear more often than not transforms to relationship. In the case of Woolstores, this relationship is already proven. This is a responsible user group willing to work with the city. With a slight of hand, the City of Fremantle runs the risk of severely impacting a community that is an active engine in generating social value for Fremantle and the location. We should all, then, consider the real values that would be lost, should this plan proceed. And open to available solutions.

Conflicts with pedestrians is a product of *space* and *time*. By expanding the skate-space into Cantonment St, the skaters could coexist at all hours. Skaters do not want to run into people – they want to skate. Spaces self-regulate. Imagined conflicts can also be solved by negotiating times of use. Skateboarding WA have a strong stewardship for the site. This itself is a great achievement for the city. You have a responsible partner here.

Space and time is flexible. You can work with these through relationships with skaters,



tenants, City and proprietors. The ledge, however, is not. You need to understand – these extra doors will massively impact the spot. It's like removing half a tennis net. Or having a massive hole in the middle of a football pitch. It's not a % of ledge issue. It's an essential functionality issue.

Introducing further entrances where key parts of the ledge are situated will severely deteriorate the ledge. This cannot be worked around. Why, then, should this be seen as the path to realize value for the City and property? It begs the question 'what value and whose value?'

The fundamental infrastructure of any city is social. Physical infrastructure is there to facilitate the development of the quality of life for its citizens. Allowing Woolstores to be a skateable space will allow the already proven user group to provide life that other users can enjoy.

In Malmö, introducing skateboarding has transformed dead spaces to active spaces as the skaters give other users an alibi to be active. Cantonment St has the ideal conditions for this type of multi-use space. In Malmö, the skaters have paved the way for dancing, workouts, inline marathons and all kinds of play by children. And, very importantly, it gives people a reason to stop and watch, given the right space design.

Where are the children and elderly without disposable income in this plan? Where is the spontaneous gathering space? Where is room for art? In Malmö, elderly are one of the key demographics populating the skate-spaces as it provides them with something to watch.

Skateboarding is a creative interaction with the urban environment that transforms dead spaces to active ones. Skate spaces are not primarily sports spaces. Most of the time spent at a skate-spot is spent socializing. People take turns. The imagined havoc is perceived by uninformed eyes.. At Woolstores, one or two people at a time skate. The physical benefit is very real, but the social benefit is just as impressive.

Consider the social value: Woolstores is open 24/7, does not separate users into demographics like age, gender or sociocultural background. People mix. Skateboarding does not pin users to compete against each other, but rather awards users with a community that shares and celebrates everyone's progress. This space and culture has developed careers of countless creatives and innovators for WA. If the City of Fremantle would try to create this value, they could spend millions and never succeed. It needs to come from inherent drives – the things people do for the sake of doing it. Woolstores as an abandoned space has provided the unique and precious conditions for youth culture to emerge.

With Woolstores, you have already won. You already have thousands of hours of physical activity per year. (Compare that to sports spaces in the city.) You already have the informal social infrastructure that provides a crucial safety net for countless young in the City. You already have the established cultural capital that this community contributes with. You already have this massive social value. There are ways to measure that in dollars too, if you are willing to consider the negative costs of unengaged youth, loss of network, peer-to-peer education etc.

The community are already willing to make concessions and have proven their maturity in pursuing a long-term constructive relationship with the City and developers. That value should be rightfully considered when deciding on whether a few more doors for (I



am sorry, but potentially generic) businesses really are worth more.

With the presence of skateboarding, Cantonment St has the potential of being a social, cultural, multi-use vibrant space. Without it it stands the risk of being a generic consumption-based scenography of culture that no longer informs the space. The extra doors really will make a big difference. I hope the meeting makes an informed decision based on the actual impact of this plan. Based on our experience in Malmö, I would stress that the loss of potential is very real.

In closing, I hope that the City of Fremantle also realizes the huge latent potential for Cantonment St as a multi-use space for arts, culture and spontaneous activity.

(This will be revised and condensed to 3 minutes for the meeting. Promise :)

Very much looking forward to the meeting. Such a positive dialogue and such an incredible project.

- Gustav Svanborg Edén



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Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

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Presenter Details

Name	Morgan Campbell Gasseng
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>If yes, please state any accessibility or special requirements: Need to join via zoom or team as I live in Melbourne.</p>

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	29 th April
DAP Application Number	DAP/25/02837
Property Location	1 Goldsbrough St and 48-68 Cantonment St, Fremantle
Agenda Item Number	3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input type="checkbox"/> Online <input checked="" type="checkbox"/>



Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Being one of the first skaters to localise Woollies 30+ years ago I will speak of the historical significance of the spot, and how it is now considered a sacred site of the modern youth. I am all for the development, just very aware of how any changes to the Cantonment side sidewalk and ledge will have detrimental effects on its future as a world class skate spot and epicentre of modern street culture.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

[Click or tap here to enter text.](#)



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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Jack Morellini
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Inner Metro
Meeting Date	29/04/2025
DAP Application Number	DAP/25/02837
Property Location	Lot 201 (No.1) Goldsbrough St and Lot 40 (Nos.48-68) Cantonment St, Fremantle (Elders Wool Stores)
Agenda Item Number	Part C 3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published as part of the Agenda</u> :	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If yes, please attach
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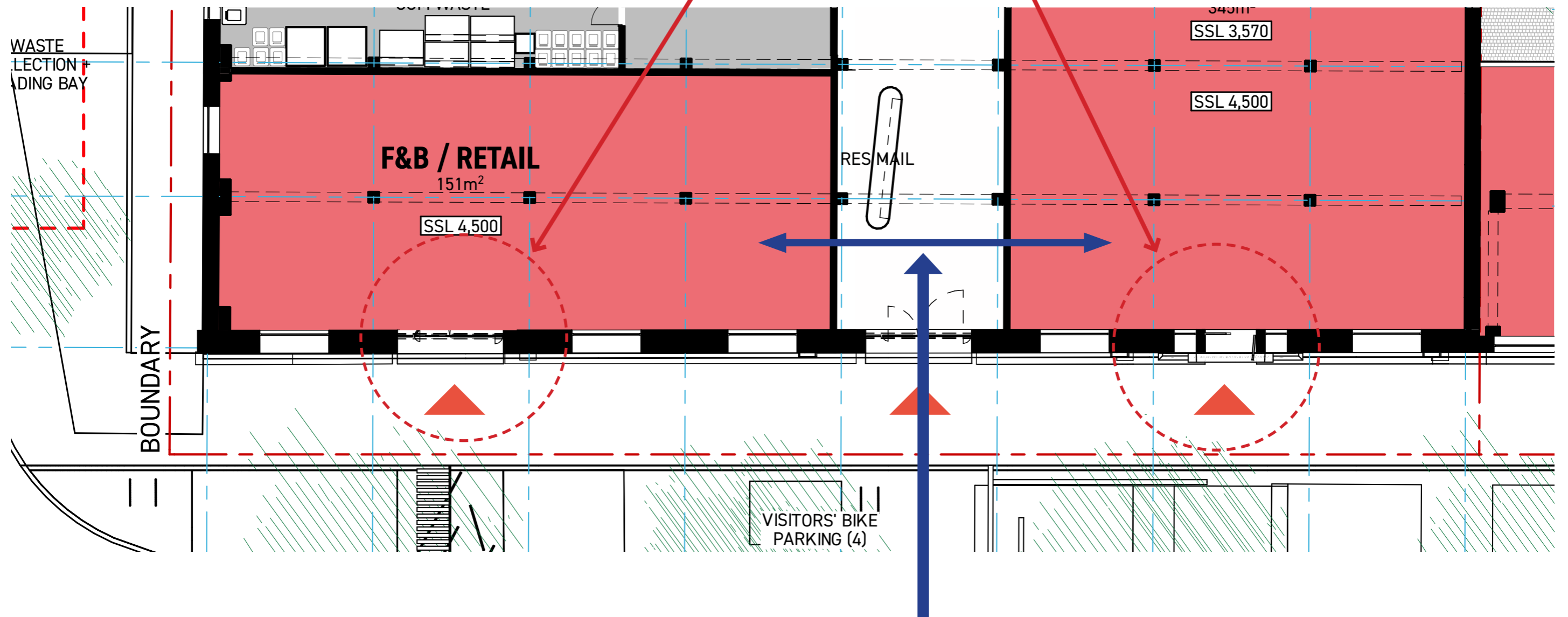
Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Stakeholder concerns regarding the compromised cultural heritage outcomes as a result of the current design and how the City of Fremantle's additional condition 39 will successfully address these concerns.
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Please attach detailed content of presentation or provide below:

My presentation will focus on the Cantonment Street façade. The current design allows for six trafficable openings in an approximately 100 metre façade, with the Fremantle Council approving the development at local authority level, including an amendment that requested the closure of two of these openings. I will be presenting on why this amendment will improve the current design, how it will help ensure the ongoing cultural and social heritage of the space through its use as an area for skateboarding, and how the closure of these two doorways will not impact the commercial function of the proposed Cantonment Street retail spaces.

**REMOVE DOOR / ACCESS AT THIS POINT
WINDOW / NON-TRAFFICABLE OPENING ONLY
ENTRY THROUGH CENTRAL ACCESS ONLY**



**REMOVE DOOR / ACCESS AT THIS POINT
WINDOW / NON-TRAFFICABLE OPENING ONLY
ENTRY THROUGH CENTRAL ACCESS ONLY**





Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted **at least 72 hours (3 ordinary days)** before the meeting

Presentation Request Guidelines

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Rachel Salmon-Lomas
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Inner Metro
Meeting Date	29/04/2025
DAP Application Number	DAP/25/02837
Property Location	Lot 201 (No.1) Goldsbrough St and Lot 40 (Nos.48-68) Cantonment St, Fremantle (Elders Wool Stores)
Agenda Item Number	Part C 3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published as part of the Agenda</u> :	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The importance of maintaining existing culturally active spaces and the risks associated with fabricating or manufacturing 'activation' post development.
--	--

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:

In Western Australia we are constantly battling with the issue of activating space, internally and externally in our urban environments. To help solve this problem, spaces with rich, active and organic cultural heritage activities taking place need to be maintained and supported. The key word here is organic. These cultural spaces are incredibly difficult to replicate, let alone develop in the first place! These spaces take decades of hard work, commitment, passion, loyalty, respect and stewardship to build and developed, and those who spend the time around them are fortunate enough to gain from them. Whether through active or passive participation, these spaces can be enjoyed, felt and learnt from. We cannot afford to lose any more of these spaces, lest we be doomed to an urban landscape void of life, vibrancy and soul. Look around, our streets are dying. Please do not participate in the death of this one. I support this development, however, ask that you please include Fremantle Councils Amendment 39 when considering the approval of this application.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

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Presenter Details

Name	Click or tap here to enter text. <i>Ken Adam</i>
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Click or tap here to enter text.
Meeting Date	Click or tap here to enter text.
DAP Application Number	DAP/Click or tap here to enter text. <i>DAP/25/02837</i>
Property Location	Click or tap here to enter text. <i>Lot 201 Goldsborough St Lot 40 Cantonment</i>
Agenda Item Number	Click or tap here to enter text.

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published as part of the Agenda</u> :	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Click or tap here to enter text. <i>See attached Submission</i>
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Please attach detailed content of presentation or provide below:-

Click or tap here to enter text.

Proposed Redevelopment of Elders Wool Stores 2025

DAP/25/02837

Submission on the proposals by Ken Adam LFAIA, LFPIA

April 2025

Ken Adam has had a long professional history as an architect, town planner, urban designer and heritage planner.

1. The redevelopment and re-purposing of the Elders Wool Stores buildings is very much to be welcomed. There is much to commend the proposals. However, they fall short of the mark in terms of their contribution to the heritage and character of Fremantle and in fact to a significant extent represent a missed opportunity. The proposals show, unfortunately, that unless properly focussed on sound heritage and urban design principles an exceptionally high level of architectural design is no guarantee of the best possible outcome.
2. It is my submission that, ideally, the application should be sent back to its proponents for reconsideration and resubmission, based on those shortcomings identified in the officers' report and this and other submissions. If, technically and legally, that requires that the application, as submitted, must be refused, so be it, but it makes no real sense to throw out the baby with the bathwater, so to speak. Better to negotiate a better outcome.
3. In terms of high-quality urbanism – marrying the existing resource to future needs - the proposal was handicapped from the start by taking the prime heritage values of the site as a barrier rather than an opportunity. It was not a good call.
4. Both the 1927 building and the 1950s extension, which together make up the singular and distinctive Wool stores entity, have recognised very high heritage value, calling for their joint conservation. The fact that the 1950s building has not (yet) achieved the same level of recognition as the 1927 building has provided an excuse for treating it as second-rate, which it is not. The two must be recognised – and treated - as equally important parts of a singular whole.
5. The two prime objectives of the development should be, first, to ensure the proper conservation and even enhancement of the heritage values of the place and, second, to maximise the opportunity, in a way fully consistent with the first, to contribute to the future demands and desired qualities of the growing city.
6. There are two straightforward and I would say non-negotiable imperatives to ensure the architectural and heritage integrity of the outcome. The first is the **retention of the entire mass of the existing brick building** as viewed from the surrounding city. The second is that **nothing should be added to or subtracted from that mass that is not necessary or that diminishes its heritage values.**
7. It follows that several elements of the proposal are completely unacceptable. This list is not exhaustive: removal of the upper band of brickwork on the 1927 building; the removal of the brick Cantoment Street façade of the 1950s building;

the puerile open metal and glass balustrade/railing at the upper level, presumably there to maximise views from the penthouse apartments; and additional floor levels that visibly compromise the silhouette of the original buildings.

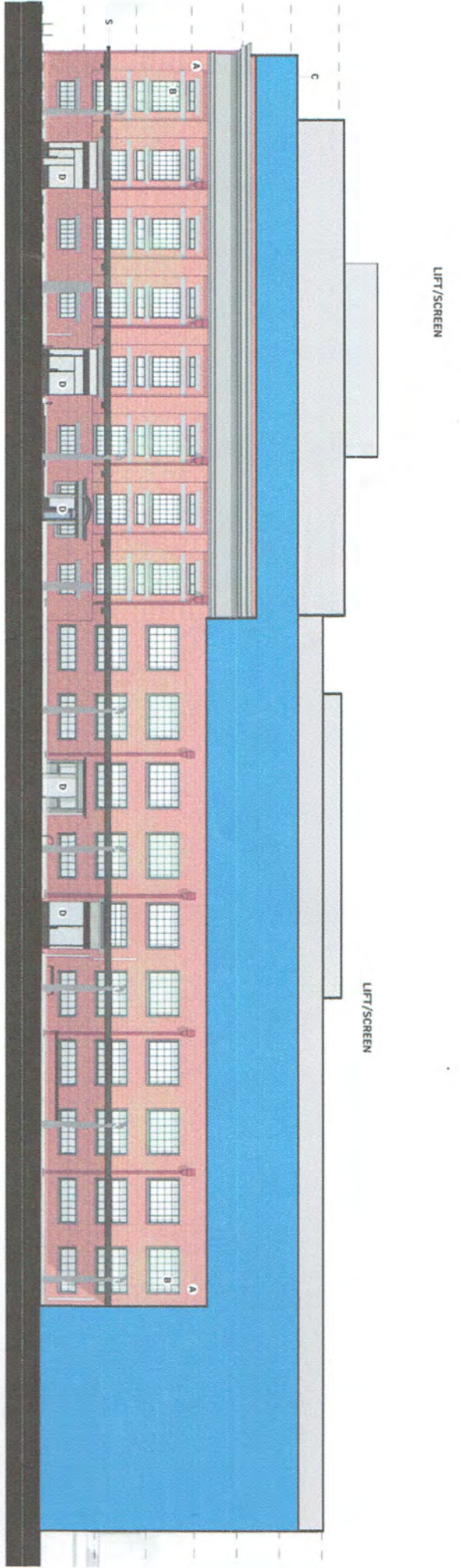
8. The attached contrasting images of the existing and proposed Goldsborough St/Elder Pl facades of the 1927 building show with startling clarity just how damaging the proposed development is to the heritage – and architectural – values. Removal of the upper three metres of brick façade, the additional floors of unsympathetic building and the rather pathetic railing to enable unobstructed views from the upper floor are unarguably and needlessly damaging to the heritage fabric.
9. So, the question is: What changes to the existing buildings might be acceptable, even desirable? There are several. Again, this list is not exhaustive; the imagination of the architects, in discussion perhaps with the City's DAC, may generate others: First, with some reluctance, it is necessary to let go of the saw-tooth roof. Second, again with some reluctance, to let go of much – but by no means all – of the distinctive interior structural elements. Third, it would be reasonable to allow additional window openings in the upper part of the external walls in a way that respects the rhythm and style of the existing openings. Fourth, it would be reasonable to allow a limited amount of additional development rising above the parapet level, but set back from the face of the building and not visible from a defined surrounding area.
10. I am indebted to my colleague Carl Payne for his analysis of the development and his constructive ideas to improve it. He has shown, for example, how to retain the upper-level walling, punctuated with new window openings to serve development behind, minimising the visual impact of an added floor level while increasing the amount of floor space by allowing that new floor level to extend to the façade.
11. I believe that this submission and those of others, like Carl Payne, who are experts in this field, show both the extent of damage done to the heritage of Fremantle by this proposal but also a positive way forward, to provide attractive and economic development without compromising heritage values.

Conclusion

12. In my submission the application should be sent back to its proponents for reconsideration and resubmission, based on those shortcomings identified in the officers' report and elsewhere, together with the positive suggestions for improvement. If, technically and legally, that requires that the application, as submitted, must be refused, so be it.



Elder
Place

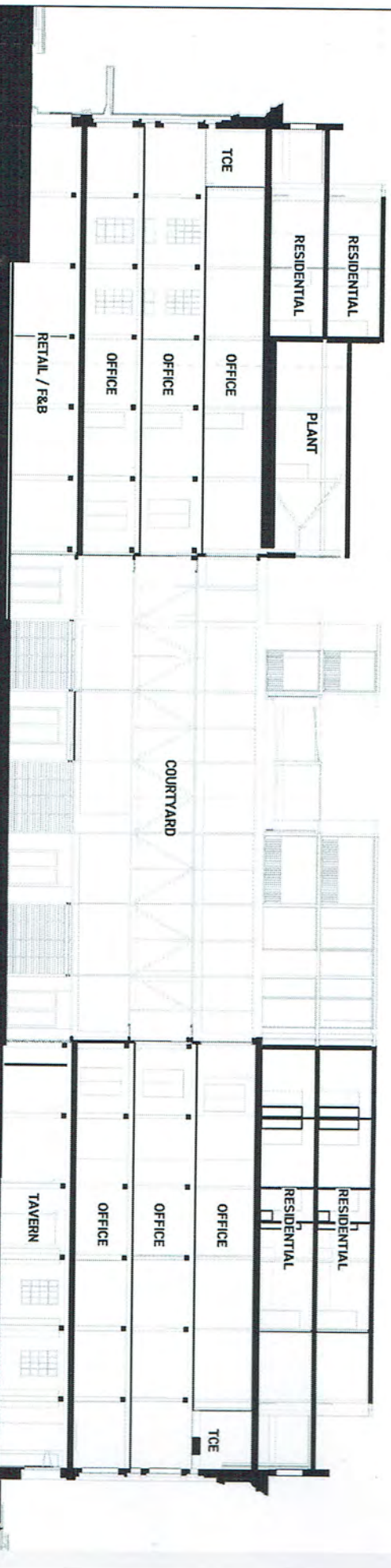


T STREET)



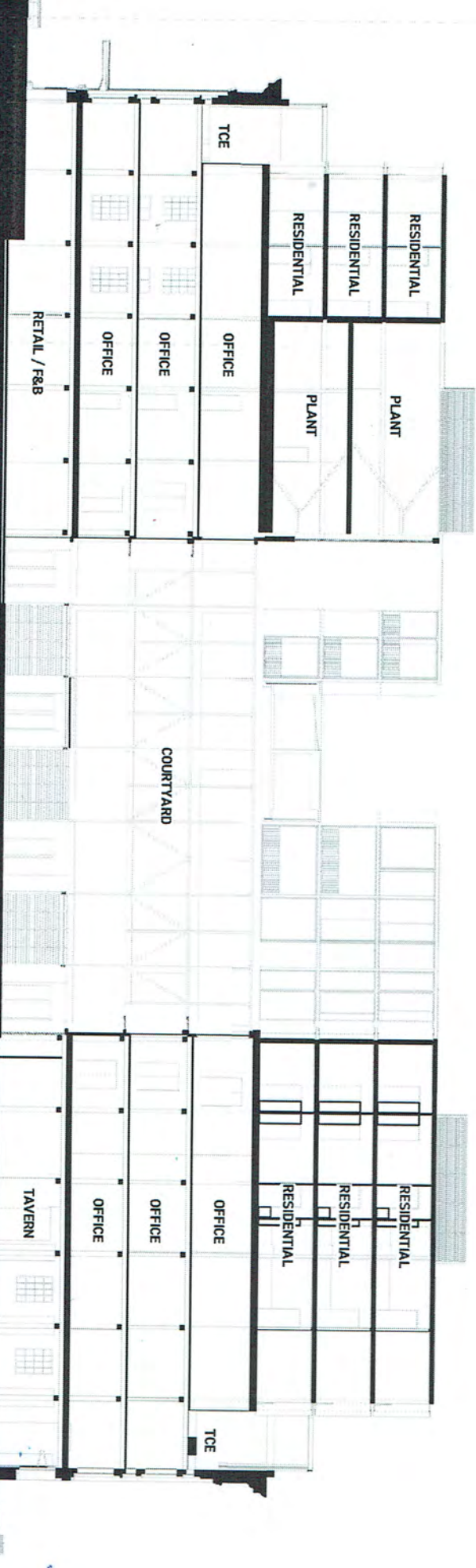
STREET)

DN A



Carl Payne suggests

Section A



Proposed deck



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Presenter Details

Name	Ms Chrissie Maus FAIM WA
Company (if applicable)	Fremantle Chamber of Commerce CEO
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	Tuesday 29 April 2025
DAP Application Number	DAP/25/02837
Property Location	Lot 201 (No. 1) Goldsbrough Street & Part Lot 40 Cantonment Street, Fremantle
Agenda Item Number	Item 3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published as part of the Agenda</u> :	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

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<p>Brief sentence summary for inclusion in the Additional Information as part of the agenda</p>	<p><i>The presentation will address:</i> The Fremantle Chamber of Commerce (FCC) strongly supports the proposed redevelopment of the Elders Woolstores, seeing it as a vital step toward revitalizing Fremantle’s neglected inner east. The project will provide much-needed co-living spaces, student accommodation, and commercial opportunities, all while respecting the area’s heritage and promoting sustainable urban living. This is viewed as a critical investment in Fremantle’s future, aiming to spark broader renewal and growth across the city.</p>
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Please attach detailed content of presentation or provide below:-

To the Esteemed Members of the JDAP,

On behalf of the *Fremantle Chamber of Commerce, I am honoured to present our collective endorsement for the proposed redevelopment of the historic Elders Woolstores.

This project is not just another development proposal; it is a catalyst for the revitalization of the inner east of Fremantle - an area that has been neglected for decades and now requires urgent attention.

Our Port city needs more people living, working, and thriving in the heart of Fremantle. We need more student accommodation for Notre Dame University, more vibrant spaces, and more innovation in our urban landscape.

That is why the Fremantle Chamber of Commerce fully support Human Urban in their vision to transform this historic site into a modern, residential hub that Fremantle desperately needs.

The proposed redevelopment will offer 174 co-living studios tailored to the needs of students, young professionals and those seeking affordable urban living.

- The co-living spaces will provide not just a roof over one’s head but a community — with access to shared amenities like co-working spaces, communal kitchens, and landscaped terraces.
- On the commercial side, the development includes office spaces, retail outlets, and even a restaurant or café, all of which will generate local employment and contribute to Fremantle’s vibrancy.
- The project will include 164 parking bays and a well-considered provision for



bicycle parking, supporting sustainable transport options.

It is important to note that the closure of two key openings into the hospitality and retail tenancies would compromise the activation and vibrancy of the precinct and undermine the long-term viability of both the development and its future tenants.

The Heritage Council of WA has provided conditional support, signalling that this development has the potential to respect Fremantle's heritage while embracing modernity.

It is time for common sense to prevail. We can no longer afford to allow this derelict building to remain standing as a symbol of stagnation.

It no longer reflects the heritage of Fremantle — it is a testament to years of neglect. Instead, imagine a building that celebrates both our rich history and our forward-looking vision for the future. This development would stand as a proud example of how we can thoughtfully modernise and activate vacant heritage sites.

We cannot, in good conscience, allow Fremantle to miss this opportunity.

The Elders Woolstores redevelopment is not just a development; it is an investment in Fremantle's future. It is an opportunity to inspire other developers to bring their visionary projects to our city. It is a chance to move beyond stagnation and into a thriving, modern Fremantle that still respects its roots.

I urge you to support this proposal - for the common good, for the future of our Port city, and for the generations to come.

Thank you.

Written by FCC CEO Ms Chrissie Maus FAIM WA

**The Fremantle Chamber champions policies and strategies that improve the business environment in Fremantle, enhance community prosperity and develop a sustainable mix of business and lifestyle opportunities for Fremantle's future.*



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Presenter Details

Name	Jo Smith
Company (if applicable)	CircusWA
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	Tuesday 29 April 2025
DAP Application Number	DAP/25/02837
Property Location	Lot 201 (No. 1) Goldsbrough Street & Part Lot 40 Cantonment Street, Fremantle
Agenda Item Number	Item 3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> A request to Assessment Panel to approve, without amendments, development plans DAP25/02873
--	--

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Please attach detailed content of presentation or provide below:-

My name is Jo Smith. I've the Artistic Director and CEO of CircusWA and our company has been resident in Princess May Park – opposite the development proposed – since 2017. I'd like to make a statement against two amendments passed by the City of Fremantle Council stating that H-Urban:

1. should diminish the number of door accesses onto Cantonment Street in favour of the skating community
2. should not be allowed to use the percent for art scheme funds for lighting and landscape artists.

I disagree with both these amendments and believe they will have a detrimental impact on the success of this development not just for the owners of the woolstores, but also restrict the opportunities which will benefit the community of residents, businesses and social/cultural organisations in the vicinity.



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Presenter Details

Name	Corey Scidone
Company (if applicable)	Human Urban
Please identify if you have any special requirements:	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If yes, please state any accessibility or special requirements: Click or tap here to enter text.</p>

Meeting Details

DAP Name	Metro Inner Development Assessment Panel Agenda
Meeting Date	29 April 2025
DAP Application Number	DAP/DAP/25/02837
Property Location	LOT 201 (NO. 1) GOLDSBROUGH STREET & PART LOT 40 (NOS. 48-68) CANTONMENT STREET, FREMANTLE
Agenda Item Number	Part C – Item 3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published as part of the Agenda</u> :	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
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Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The proponent's vision and ambition for the redevelopment.
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Please attach detailed content of presentation or provide below:

Corey (representative of Human Urban) will speak favour of the proposed development and will discuss to the vision and intent behind the project. The presentation will provide a brief overview of the heritage and conservation approach of the redevelopment with the broad range of stakeholder engagement and considerations that have informed the proposal.

There is no PPT facilities required for this presentation.



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Presenter Details

Name	Michael Patroni
Company (if applicable)	Space Agency Architects
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner Development Assessment Panel Agenda
Meeting Date	29 April 2025
DAP Application Number	DAP/DAP/25/02837
Property Location	LOT 201 (NO. 1) GOLDSBROUGH STREET & PART LOT 40 (NOS. 48-68) CANTONMENT STREET, FREMANTLE
Agenda Item Number	Part C – Item 3.1

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The merit of the proposal and key design and architectural elements of the proposal
--	--

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Please attach detailed content of presentation or provide below:

Specifically, Michael's presentation will focus on the key architectural elements of the proposal and will address:

- Support for the Responsible Authority's recommendation for approval.
- Design evolution of the proposal.
- The design strengths as well as the heritage and conservation consideration that has been applied throughout the design process.

No PPT facilities will be required for the presentation.



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Presenter Details

Name	Phil Griffiths
Company (if applicable)	Griffith's Architecture
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

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Meeting Date	29 April 2025
DAP Application Number	DAP/DAP/25/02837
Property Location	LOT 201 (NO. 1) GOLDSBROUGH STREET & PART LOT 40 (NOS. 48-68) CANTONMENT STREET, FREMANTLE
Agenda Item Number	Part C – Item 3.1

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Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The merit of the proposal and key heritage considerations.
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Please attach detailed content of presentation or provide below:

Specifically, Phil's presentation will focus on the key heritage elements of the proposal and will address:

- Support for the Responsible Authority's recommendation for approval.
- The overall merit of the proposal, specifically addressing the heritage considerations and reasons for approval.
- The long association charting decline
- Heritage integrity of the owner and professional team
- Consequence of adaptation on large scale projects
- Heritage Council support
- Heritage officers support but for one level of the 1950s building

No PPT facilities will be required for the presentation.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

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Presenter Details

Name	Megan Gammon
Company (if applicable)	Urbis
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner Development Assessment Panel Agenda
Meeting Date	29 April 2025
DAP Application Number	DAP/DAP/25/02837
Property Location	LOT 201 (NO. 1) GOLDSBROUGH STREET & PART LOT 40 (NOS. 48-68) CANTONMENT STREET, FREMANTLE
Agenda Item Number	Part C – Item 3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The merit of the proposal and key town planning considerations.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Specifically, Megan's presentation will focus on the town planning elements of the proposal and will address:

- Support for the Responsible Authority's recommendation for approval.
- The overall merit of the proposal, specifically addressing the town planning considerations and reasons for approval.
- Brief discussion around requested changes to conditions.

No PPT facilities will be required for the presentation.



MEMO

To: Metropolitan Inner Development Assessment Panel

From: Urbis

Email: mgammon@urbis.com.au / dcreighan@urbis.com.au

Date: 24 April 2025

Subject: **DAP/25/02837: Redevelopment of Elders Woolstores – Item 3.1 - Lot 201 Goldsbrough Street and Part Lot 40 Cantonment Street, Fremantle**

Dear Development Assessment Panel (DAP) Members,

Urbis, on behalf of Human Urban (H-U) and its Project Team, is pleased to provide this memo relating to the adaptive re-use and redevelopment of the historic Elders Wool Stores, located on the corner of Goldsbrough and Cantonment Street, Fremantle (**subject site**).

The redevelopment of the Elders Wool Stores (Elders) is one of Fremantle’s most significant conservation and adaptive reuse projects. With its rich history and iconic presence, Elders stands as a testament to Fremantle’s industrial and port heritage and the spirit of innovation that has shaped Fremantle’s community.

The long-awaited redevelopment of Elders presents an exceptional conservation and adaptive re-use outcome with high levels of community and Council support. The design and approach to adaptive reuse has been widely praised within the local and architectural community, representing a viable outcome which retains the maximum amount of heritage fabric, while balancing the modern needs of mixed-use developments, to produce an outstanding architectural and heritage outcome. Given its rate of deterioration and current condition, this proposal realistically presents most likely the last chance to save this Fremantle icon.

This memo seeks to articulate:

1. The context to the recommendation for conditional approval
2. The merit of the proposal
3. The heritage context and merit in the outcome sought
4. Requests to modify proposed conditions of development approval

We are pleased with the recommendation for conditional approval presented in the Responsible Authority Report (RAR). **We respectfully request the DAP approve this application, subject to minor but important condition changes, discussed further below.**

RECOMMENDATION FOR CONDITIONAL APPROVAL

The recommendation being presented to DAP members is for conditional approval, a decision influenced by City of Fremantle’s Elected Members at its Ordinary Council Meeting on 9 April 2025. The Project Team is extremely pleased with this recommendation, having endured a very positive working relationship with the City (Officers and Elected Members) since commencing the project.

DAP members will be aware the recommendation for conditional approval differs to the original Officer recommendation presented to Elected Members – which was for refusal. This refusal recommendation was based solely on a perceived technical impediment relating to one component only despite, on balance, Officers being highly supportive of the proposal in nearly every aspect.

This related to the opinion that a minor aspect of the adaptive re-use strategy (involving removal of the structural timber columns on the ground floor of the 1950's building to facilitate intended uses) did not strictly align with Clause 4.14 of the City's Planning Scheme (relating to heritage significance to support removal) and therefore could not be technically supported. Again, this is despite the City supporting the overall heritage outcome, including the strong rationale for removing the structural timber columns to achieve what all has agreed is a superior heritage outcome.

Given the Officers presentation of an alternative recommendation for approval, which Council subsequently carried (subject to minor condition changes), this enabled the supportive recommendation to become the substantive presented to DAP.

Overall, we would like to highlight the strong support for the proposal both at an Officer and Elected Member level. There is no statutory or legal impediment to DAP approving this development, irrespective of its views on the level of alignment with Clause 4.14, evident through the positively written RAR and Council decision, and formalised through supporting legal advice.

MERIT OF PROPOSAL

The proposal for the adaptive re-use and redevelopment of the Elders Wool Stores is strongly aligned with best practice conservation principles and the City's strategic planning framework. It delivers an outcome which:

- Retains and celebrates its built identity as an iconic place marker and built depiction of Fremantle's legacy as Perth's port city. The adaptive re-use of the 1927 building and heritage facades (inclusive of the 1950's portion) maintains the buildings iconic landmark presence.
- Thoughtfully integrates heritage restoration with modern design, ensuring that the unique character of Elders is maintained and celebrated while accommodating contemporary uses and functions.
- Maintains ~85% of the skateable portion of the ledge on Cantonment Street which is an exceptional outcome for the skate community.
- Is supported by the Heritage Council of WA, who recognises the quality of the design and has affirmed conditional support for the development.
- Delivers diverse and much-needed housing for the local Fremantle and broader community – including co-living units, build-to-sell apartments and multi-level townhouses.
- Provides a curated ground-floor mix of food and beverage, retail and flexible commercial tenancies, including a tavern and several venues suited to creative and emerging businesses. These active uses across Elder Place, Cantonment and Goldsbrough Streets will enhance the vibrancy of the public realm, support local employment, and strengthen connections to adjoining amenities including Clancy's Fish Pub, Princess May Park and the broader East End precinct. The proposal directly contributes to the City's strategic goals for economic growth, activation and revitalisation of Fremantle's eastern gateway.
- Has been informed by ongoing design review – starting with an invited design competition involving several leading Perth and national architects, resulting in H-U appointing spaceagency as lead architect to transform its vision through to design, through to the City's local design review. The design has also been informed by expert structural advice to provide certainty regarding the extent of fabric retention given the building condition.

Importantly, the proposal has been received very positively by the public. The application was advertised by the City in early-2025 which generated high levels of interest (over 300 submissions). There was an overwhelmingly supportive sentiment from the community who are in favour and supportive of the redevelopment and adaptive re-use of this site and excited by the prospect of a highly experienced development team proposing a very authentic outcome for Fremantle.

Over 80% of submissions were positive, with enthusiasm about the project, its design and expected benefits. An important theme referenced was the importance of the skate ledge to the local (and broader) skating community, as well as the community in general. H-U understand the cultural significance of the ledge and has worked extensively in the pre-lodgement and design phases of the project to engage with the local skateboarding community through the WA Skateboarding Association (**WASA**).

HERITAGE MERIT

The proposal seeks to retain as much heritage fabric within both the 1927 and 1950s building as possible, most notably the entire heritage facade in order to maintain the buildings' iconic landmark presence. The proposal is supported by a comprehensive Heritage Assessment Review and Impact Statement (2024) prepared by Griffiths Architects, which **unequivocally supports the development and heritage outcome being sought**.

Based on a review of the City of Fremantle Heritage Impact Assessment, it is evident that the City's Heritage Team is also supportive of a majority of works proposed, with the removal of the structural timber columns at ground floor in the 1950's building the only area which differs from the Griffiths Architects assessment. The City's broad support for the proposal is documented in the conclusion of the City's Assessment as below:

'It is considered that the development will, across the whole site, retain, conserve and adapt the majority of the key elements of significance, and (due to ongoing deterioration) the majority of elements being removed are considered to be of little or no significance'.

Overall, the proposal being presented to you displays the best adaptive reuse outcome possible for the following reasons:

- The adaptive re-use of the State Heritage listed 1927 building and the 1950's heritage facades to a depth of one structural bay maintains the buildings' iconic landmark presence. The necessary removal of structural timber columns within the 1950's building will not impact on the physical presence, presentation and relationship of the building to the surrounding area – which is of primary significance.
- Removal of the timber columns in the 1950's portion will result in some loss of heritage fabric but will deliver a far superior heritage and conservation outcome for the remaining fabric which will sustain the buildings the building's long-term viability, functional adaptability, and sustained conservation.
- The design has successfully identified authentic and sustainable uses for the retained structures, ensuring long-term vitality and activation. In the State Heritage-listed 1920s building, the proposed retention of large-scale structural timber columns supports its adaptive reuse as commercial office, a use well-suited to the building's scale and character. Given the sheer size of the site and the current deteriorating condition, the same approach cannot be appropriately or conceivably assumed for the 1950s building. This portion presents an opportunity for removal of the columns but also to enable active and diverse uses such as hospitality and residential which responds to the surrounding context whilst providing site area for crucial parking requirements and servicing.
- Retaining the 1950s structural columns would require full fireproofing and enclosure under National Construction Code (**NCC**) requirements - obscuring their visibility and rendering the space largely unusable for anything other than parking. This would limit the buildings contribution to the precinct's vitality and diminish its heritage and urban design value. The removal of the columns enables full ground plane activation for both residents and the public, aligning with the City's vision for a connected and activated Cantonment Street and broader precinct.
- The timber columns proposed to be removed will be reinterpreted and utilised within other areas of the development where feasibly and appropriately possible. Preliminary details of this re-use strategy have been provided to the City of Fremantle and will be detailed as part of a condition of development approval.

REQUESTED CONDITION MODIFICATIONS

While we reiterate our support for the proposed recommendation, we do request a number of condition modifications which are detailed below.

Deletion of Condition No.39 – Cantonment Street

Context

As part of City of Fremantle Council's decision-making process, a proposed alternative motion by Mayor Fitzhardinge was presented which supported the alternative officer recommendation for approval, however recommended an additional condition be imposed as follows:

39. *Prior to the lodgement of a building permit, a revised plan for the Cantonment Street elevation shall be provided that demonstrates the following to the satisfaction of the City of Fremantle:*

- *Replacement of the glazed doors for the southernmost F+B/Retail outlet with fixed glazing, and entry to the tenancy to be taken from the central lobby.*
- *Replacement of the glazed doors for the second F+B/Retail outlet with fixed glazing, retention of the ledge in front of the opening, and entry to the tenancy to be taken from the central lobby.*

It should be noted that when this additional condition was put to a vote at the 9 April Council Meeting, the decision was split (5/5) and the Mayor made the casting vote to carry it through.

While the Project Team agree the recognition of the cultural significance of the skateboarding use is incredibly important and has been a key driver for the project, this restriction of physical access imposed by this condition completely contradicts heritage adaptive re-use principles and is entirely detrimental to the activation of Cantonment Street (a City priority) and the heritage outcomes being sought. We therefore request deletion of this condition, the rationale for which is provided below.

Rationale

The Project Team has worked hard to meaningfully retain as much as of the skate ledge as possible and ensure as much space around the ledge remains useable, all of which is located within the private boundaries of the subject site and not a specific development control or planning requirement. This has resulted in the proposal maintaining ~85% of the skateable portion of the ledge on Cantonment Street which is an exceptional outcome for the skate community.

The proposed design - while incorporating a minor break in the skateable ledge - allows for the reinstatement of two original heritage doorways and accessways along Cantonment Street. This not only honours the historical façade and original architectural rhythm but also enables direct pedestrian access and activation of the proposed food and beverage tenancies. This approach is entirely consistent with heritage best-practice principles and directly supports the City's vision for improving public realm outcomes along Cantonment Street.

Restricting these openings, by enforcing a condition that mandates their closure, undermines the adaptive reuse of the building and severs a critical interface between the development and the public domain. It would significantly impact the commercial viability and leasing potential of the ground-floor tenancies, many of which rely on clear street-facing access and exposure. In doing so, it would inhibit active street frontage and compromise broader placemaking and pedestrian connectivity objectives for the precinct.

In addition, H-U has undertaken a concerted effort to engage with and provide first leasing opportunities to businesses that would complement the ongoing use of the ledge as a functional skating space. This high level of engagement and modifications to the design has resulted in WASA publicly confirming its support for the design outcome as follows:

'...incredibly pleased with and grateful the skateboarders are that H-U has made several large-scale changes to their project to include the skateboarders...'

'...H-U are setting a precedent for community inclusion and engagement with the Elders Wool Stores site...'

'...their collaborative approach and continued willingness to work openly and honestly with (the) WASA have paved the way for a bright future for generations of Western Australian skateboarders to come...'

The abovementioned efforts reflect a genuine commitment to fostering a cohesive, mixed-use precinct that accommodates sub-cultural activity, alongside more formal hospitality and retail offerings. Ensuring the flexibility to reinstate these proposed openings is essential to delivering this outcome, ensuring Cantonment Street evolves as a lively, inclusive and accessible streetscape

It is on this basis we respectfully seek deletion of Condition 39.



Image: Cantonment Street – c.1938

Modification to Condition 35 and Advice Note xxiii – Public Art

Context

Condition 35 and related Advice Note xxiii relate to the requirement for public art, with Condition 35 requiring a cash-in-lieu contribution only (forming part of the Officer alternative recommendation for approval), and Advice Note xxiii later imposed through a proposed amendment at the 9 April City Council Meeting by Cr. Sullivan to clarify the City's expectations for the public art contribution – which was ultimately carried.

Rationale

H-U has been working closely with the City and surrounding landowners to align and coordinate landscaping and site treatment with the adjacent City infrastructure along particularly Cantonment and Goldsbrough Streets, referenced as 'Cantonment Street Precinct' project. As part of this initiative, H-U, the City and key stakeholders have discussed opportunities for upgrades to the street infrastructure through future City of Fremantle budget allocation and utilisation of the projects 1% public art contribution for this purpose.

While these discussions are ongoing, Officers have taken the view that the provision of the 1% public art fund toward public realm or street infrastructure upgrades is inconsistent with Local Planning Policy (LPP) 2.19 and therefore recommended Condition 35 which requires a 1% contribution to public art only.

Firstly, it is our strong preference that utilisation of the 1% public art fund is able to be directed towards the much-needed upgrades of the surrounding street infrastructure (Cantonment and Goldsbrough Street). The local area includes numerous proposals which are set to transform the east end of the Fremantle CBD. However, the precincts overall success relies significantly on these upgrades to ensure the public realm reflects the high level of private investment surrounding it. While not directly contemplated within LPP 2.19,

this should not be an impediment. It is an entirely suitable approach given the unique circumstances of the project and will channel the use of significant funds (\$1.1 million) towards upgrades which are desperately needed in the direct locality.

Lastly, we seek to address Advice Note xxxiii. While H-U appreciate this has been imposed by Elected Members to provide additional guidance, it is considered excessive and inappropriate for an advice note to specify where public art should be explicitly directed, particularly where it references external locations exclusive to the subject site and outside of the applicants control. It is further contested that any contribution should be directed to an independent public art proposal elsewhere within the City, particularly given the importance of the Cantonment Street Precinct project.

Should H-U's preferred approach of directing a contribution towards public realm upgrades not be supported by DAP, while not H-U's preferred approach, Condition 35 and Advice Note xxiii should also reference the ability for H-U to alternatively provide physical public art works on-site (and not just a cash-in-lieu contribution). This is entirely consistent with Clause 6 of LPP 2.19 and is a widely accepted approach to public art delivery.

Given the rationale above, it is requested both Condition 35 and Advice Note xxiii be revised to provide flexibility for a range of scenarios consistent with LPP 2.19 and the context above. The recommended revised condition wording is provided below.

Condition 35 – Requested Wording	Advice Note xxiii – Requested Wording
<p><i>Prior to the occupation of the development hereby approved, the owner shall contribute a monetary amount equal in value to one percent of the estimated development cost, or otherwise approved by the City in accordance with Local Planning Policy 2.19, as indicated on the Form of Application for Planning Approval, to the City of Fremantle for development of public art, heritage and/or external public realm upgrade works to enhance the public realm. Based on the estimated cost of the development being \$110 million dollars the contribution to be made is \$1.1 million dollars.</i></p>	<p><i>In relation to Condition 35:</i></p> <ul style="list-style-type: none"> <i>a) Should the Applicant provide a monetary amount to contribute to external public realm upgrade works, this shall be subject to the detailed design of the proposed public realm upgrades to be undertaken at the Applicants cost and subsequently endorsed by the City.</i> <i>b) Should provision of physical public art be delivered by the Applicant, this should be provided on-site, reflect the cultural, social and historical context of the site, such as the skate culture and former wool trade, and should be visible to the public realm fronting either Cantonment or Goldsbrough Street.</i>

Deletion of Condition 12 – Traffic Impact Study

Context

Condition 12 currently reads as follows:

12. Prior to the lodgement of a building permit application for the works hereby approved, a traffic impact study addressing any need resulting from the development for the upgrading of the adjacent roads, including the location of access points to the on-site parking with particular attention to queuing, sight lines for exiting vehicles, weaving and gap analysis at the development's vehicle entries, being submitted and approved by the City of Fremantle.

The recommendations of the approved Plan are to be implemented at the developer's cost, prior to the occupation of building(s) to the satisfaction of the City of Fremantle.

Rationale

A comprehensive Transport Impact Statement (TIS) was prepared by Flyt to accompany the development application. The TIS concludes that the proposals low traffic generation in the AM and PM peak would result in a minimal level of impact, well-below the threshold considered appropriate for further assessment under the WAPC Guidelines. The TIS further analysed the location of each of the proposed crossovers, confirming all crossovers have been suitably designed and located to limited impact on Cantonment Street and Elder Place Spur and comply with sight line requirements. On this basis, the TIS raised no issues that would warrant re-assessment of these elements.

On this basis, there is no need and nexus to Condition 12 and it is respectfully requested this condition be deleted.

Modification to Condition 36 – Liveable Housing

Context

Condition 36 currently seeks to implement requirements for accessibility consistent with the Liveable Housing Design Guidelines (Liveable Housing Australia).

Rationale

We understand and support the general intent of the condition, noting it is a typical requirement for multiple dwellings in accordance with Volume 2 of the Residential Design Codes. However, we request a minor modification to the condition wording to ensure co-living units are excluded from this requirement.

Due to the alternative housing model and unique nature and operation of the co-living units, it is not reasonable to apply the same access standards afforded to traditional multiple and grouped dwellings. While we acknowledge it was likely the intent that Condition 36 would exclude co-living units in any case, we respectfully request this be clear in the condition wording. On this basis, we request Condition 36 be modified as follows.

Condition 36 – Requested Wording

Prior to the issue of a building permit, amended development plans shall be submitted to the satisfaction of the City of Fremantle, which include a minimum of:

- i. 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia), OR***
- ii. 5 per cent of dwellings to be designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).***

The dwellings shall be maintained as such for the life of the development. This condition does not relate to the co-living units on the site.

CONCLUSION

We trust the above provides DAP Members with a high degree of comfort that the proposal is worthy of support and that all relevant matters have been considered. We respectfully request the requested condition changes be considered in detail to ensure final conditions reflect both H-U's and the City's aspirations and the unique nature of the development. Representatives from the Project Team will be present at the DAP meeting to present the key items above and respond to any questions that may arise. Attendees include:

- Corey Scidone – Human-Urban (Landowner and Developer)
- Michael Patroni – spaceagency (Project Architect)
- Phil Griffiths – Griffiths Architects (Heritage Consultant)
- Megan Gammon – Urbis (Planning Consultant).

Please do not hesitate to contact myself or the Project Team members above if you have any queries prior to the meeting.



Megan Gammon
Director – Urbis
mgammon@urbis.com.au



Department of **Planning,**
Lands and Heritage

OFFICIAL

Your ref: DAP0/24/02837
Our ref: P0852-52099
Enquiries: Chloë Parkinson (08) 6552 4028

Metropolitan Inner South
Development Assessment Panel
daps@dplh.wa.gov.au

To Whom It May Concern,

The following was referred to the Heritage Council by the City of Fremantle under the provisions of section 73 of the *Heritage Act 2018* as described below:

Place Number	P0852
Place Name	Elders Wool Stores
Street Address	38 Cantonment Street, Fremantle
Referral date	3 January 2025
Proposal Description	Mixed use development of Lot 201 Goldsborough St (Elders Wool Store 1927) and Lot 40 Cantonment Street (Wool Stores 1952)

We received the following information:

Restoration and Redevelopment of the Elders Wool Stores – Urbis -17 December 2024 (446 pages)
Development Plans – Space Agency – Issued for DA 16.12.2024 (21 pages)

On 28th February 2025, the Heritage Council considered the proposal in the context of the identified cultural heritage significance of *Elders Wool Stores* and resolved to provide advice to the City of Fremantle, which will form part of their responsible authority report.

The Heritage Council further resolved to directly request that the DAP give due regard to the Responsible Authority's recommendations on matters of local heritage significance, particularly in relation to the 1952 and 1967 buildings, which fall outside the State registered curtilage of *Elders Wools Stores*.

Your consideration of the above in your assessment would be appreciated. In the meantime, if you have any queries regarding this advice, please contact Chloë Parkinson at chloe.parkinson@dplh.wa.gov.au or on 6552 4028.

Yours faithfully

Sheree Morrison
Assistant Manager
Historic Heritage Conservation

7 March 2025

cc: Erik Dybdahl, City of Fremantle, planning@fremantle.wa.gov.au



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Katrina Cinanni
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner
Meeting Date	29 April 2025
DAP Application Number	DAP/25/02841
Property Location	Lot 116 (No. 47 Pakenham Street)
Agenda Item Number	Part C – Item 3.2

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> (1) Affect on amenity of 52 Henry St – State Heritage property located to the west of the development (2) Retaining boundary wall protected under heritage agreement with the City of Fremantle
--	---

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Refer to submission on behalf of the owners of 52 Henry Street prepared by McLeod Fisher & Hamdorf, in particular: (1) paragraphs 11 and 31-35 (inclusive) of the submission regarding the impact on the amenity of 52 Henry St as a result of the height of the proposed development; and (2) paragraphs 36-42 (inclusive) of the submission regarding the lack of clarity around whether or not the boundary wall will be demolished; as owners we wish to record that the wall will remain unaffected as it is likely to be located either wholly or partially within the lot which includes 52 Henry Street and is therefore protected by the Heritage Agreement to which the City of Fremantle is a signatory.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Frank Tyson
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Click or tap here to enter text.
Meeting Date	29-4-2025
DAP Application Number	DAP/DAP001/25
Property Location	47 Pakenham Street Fremantle
Agenda Item Number	DAP001/25

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
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Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> FOI Documents from the Dept of Energy & Mines
--	--

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide

My presentation will be based on FOI documents that establish the existence of fuel tanks being installed in the concrete floor of 47 Pakenham Street Fremantle.

These documents are evidence that the tanks were installed but there is no official documents or evidence that the tanks were ever removed from the site.

The development applicants have stated that if it is proved that there are still fuel tanks buried beneath the concrete floor they will remove them. But they have not stated how they will do that. This is especially important as the only way to safely remove them is by Australian Standards.

The most safest way to establish the existence of any fuel tanks beneath the floor is to use GPR- Ground Penetrating Radar. This process will establish a mirror image of whatever lays beneath the floor and will determine if there are still fuel tanks there or not.

My 5 minute presentation will be based around the above information



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Stacey Towne
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Inner Metro
Meeting Date	29 April 2025
DAP Application Number	DAP/001/2025
Property Location	Lot 116 (47) Pakenham Street Fremantle
Agenda Item Number	3.2

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will the presentation require power-point facilities?	YES <input checked="" type="checkbox"/> NO If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

<p>Brief sentence summary for inclusion in the Additional Information as part of the agenda</p>	<p><i>The presentation will address:</i> Non compliance with the City of Fremantle Local Planning Scheme No. 4 in relation height variation and impact on amenity and modest setbacks for 4th and 5th storeys would not address this.</p>
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

I represent Mrs Pamela Cattalini, owner of Unit 22, 45 Pakenham Street.

I do not believe that the DAP is able to support this application the following reasons:

1. The proposal does not comply with height requirements of Schedule 7 of LPS 4.
2. A decision maker can only override Schedule 7 under cl 4.8.1.1 to allow greater height, if all four matters listed in that clause can be satisfied. Not just one or two, but all 4.
3. It has not been demonstrated that cl 4.8.1.1 (a) of LPS 4 can be satisfied in relation to amenity of adjoining properties. This must be satisfied in order to invoke cl 4.8.1.
4. The proposal does not comply with cl 4.8.1.1 (b) of LPS 4 as the height of the externa walls do not effectively graduate the scale between buildings of varying heights within the locality. This must be satisfied in order to invoke cl 4.8.1.
5. It has not been satisfied that cl 67(2) (a), (m), (n) or (y) of the deemed provisions have been satisfied in relation to adjoining properties and submissions received. This is a requirement of LPS 4.

A 3 storey development (as of right) without height variation would have far less impact on Unit 22. Even the additional height permitted under Schedule 7 to allow for a fourth storey, is not automatically “as of right” as certain sub clauses still must be satisfied to allow it.

The proposal as it stands will restrict natural light and ventilation for existing adjoining residents and result in a detrimental impact from building bulk and scale. The impacts are not merely visual. They are entirely related to liveability, comfort, quality of the place and general well being.

The fourth and fifth storeys will affect amenity of Unit 22 in relation to:

- Detrimentially affecting enjoyment of sunlight. This is not the same as overshadowing. This is in relation to a full brick wall completely blocking all light to the windows on the southern side of the main living area and a concrete wall



- impeding sunlight to the windows on the eastern side of the main living area.
- Detrimently affecting enjoyment of outlook. This is not the same as views. This is in relation to be able to view something out of a window, at least sky, other than a blank concrete and brick wall and preventing street surveillance or other outside activity.
- Detrimently affecting air flow/ventilation due to the additional boundary walls at five storeys high.

Mrs Cattalini's submission did not relate to overshadowing or views, yet that is what the submission was reduced to by the Council's Officer Report and the applicant's response.

On 9 April 2025 the Fremantle Council somewhat agreed and resolved not to support the application, which is greatly appreciated. However, the suggestion that the proposal could be supported with modest setbacks to the fourth and fifth storeys is ill-founded and tokenistic.

DAP members are urged to realistically consider the impacts that the fourth and fifth storeys would have particularly in relation to adjoining Unit 22 as has been described. To reduce impacts of a fourth and fifth storey, setbacks from the common boundary would need to be far more than "modest".

As the DAP must make a determination under the requirements of LPS 4, it is considered that approval to allow a variation to height cannot validly be supported. It is hoped that should the DAP consider the approval of the development at 47 Pakenham Street, that it does so with the proviso that the fourth and fifth storeys be removed.

Dear DAP secretariat/DPLH Officers/Members of Metro-inner DAP.

I represent Mrs Pamela Cattalini, the owner of Unit 22, 45 Pakenham Street adjacent to the application for 47 Pakenham Street, Fremantle.

I wish to point out a number of discrepancies in the City of Fremantle Officer Report to be aware of in order to make an informed, proper and orderly planning decision on this application.

This information will only focus on the matter of variation to the height controls and the ability of a decision maker to validly consider and allow a variation under Local Planning Scheme No. 4 (however, I believe there are other matters that could have been assessed and reported on more thoroughly).

I will also only address impacts on Unit 22, although it is believed that other properties are also adversely impacted by the height variation as proposed.

In summary, we believe the Inner Metro-inner DAP is not able to support this application in relation to variation to height as proposed in DAP001/2025 for the following reasons:

1. The proposal does not comply with 1.3.1 of Schedule 7 of LPS 4.
2. It has not been demonstrated that cl 4.8.1.1 (a) of LPS 4 can be satisfied in relation to amenity of adjoining properties. This **must** be satisfied in order to invoke cl 4.8.1.
3. The proposal does not comply with cl 4.8.1.1 (b) of LPS 4 as the height of external walls do not effectively graduate the scale between buildings of varying heights within the locality, This **must** be satisfied in order to invoke cl 4.8.1.
4. It has not been satisfied that cl 67(2) (a), (m), (n) or (y) of the deemed provisions have been satisfied in relation to adjoining properties and submissions received. This is a requirement of LPS 4.

A 3 storey development (as of right) would have far less impact Unit 22. The proposal as it stands will restrict natural light and ventilation for existing residents and result in a detrimental impact from building bulk and scale.

It is the variation to the height without increased setbacks that is the issue and the impacts are not merely visual. They are entirely related to liveability, access to natural light and ventilation.

Unfortunately, these point that were raised in the landowner's submission were not fully acknowledged or responded to. The submission did not relate to overshadowing or views, yet that is what is what the submission was reduced to by the applicant and within the Officer Report, resulting in a poor and underwhelming response with lack of consideration of the issues raised and lack of satisfaction of LPS 4 provisions.

Further details as follows.

Schedule 7 of LPS 4

- The Officer Report advises that the application does not comply with 1.3.1 of Schedule 7 of LPS 4 however, does not stress the degree of non-compliance.
- The maximum height permitted is 11m and 3 storeys, and the proposal fails to comply with the base height by 6.5 m and 2 storeys. **This is almost 60% over height and 1 storeys overheight.** This matter of degree of non-compliance must be understood and emphasised.
- The Officer Report advises that 1.3.1 of Schedule 7 also allows for the following:
Council may consent to an additional storey subject to —
 - (a) *Where a site meets any of the requirements of Clause 1A(a)-(e) of the deemed provisions, the upper level being sufficiently setback from the street so as to not be visible from the street(s) adjoining the subject site.*
 - (b) *maximum external wall height of 14* metres, and*
 - (c) *compliance with clause 1.2. above.***Inclusive of roof parapet and spacing between floors.*
- **HOWEVER, the Officer Report has not fully assessed (a), (b) and (c) of 1.3.1 in this context to demonstrate whether the Council has the power to consent (by ensuring that these criteria have been satisfied) to even one additional storey, let alone two.**
- With regard to 1.3.1 (b), the Officer Report does not stress the degree of non-compliance. The maximum permitted height of an additional storey is 14m and 4 storeys, and the proposal fails to comply by 3.5m and 1 storey. **This is approximately 25% over height and 1 storey overheight variation to height.**
- With regard to 1.3.1 (c), cl 1.2 states:
In granting consent to the maximum height prescribed, Council shall be satisfied in regard to all of the following—
 - (a) *that the proposal is consistent with predominant, height patterns of adjoining properties and the locality generally,*
 - (b) *the proposal would not be detrimental to the amenity of adjoining properties or the locality,*
 - (c) *the proposal would be consistent, if applicable, with conservation objectives for the site and locality generally, and*
 - (d) *any other relevant matter outlined in Council's local planning policies.*
Council may impose a lesser height in the event that the proposal does not satisfy any of the above requirements.
- **Note that ALL of the above, that is (a) to (d) MUST be satisfied in order for Council to consent to a maximum height of 14m and 4 storeys.**
- **Note that Council may also impose a height lesser than that specified if the proposal does not satisfy ANY of the above requirements.**

- **HOWEVER, the Officer report has not addressed cl 1.2 (b) in relation to amenity of adjoining properties.**
- **The Officer Report has not provided a full assessment under the provisions of schedule 7 in favour of assessing the proposal under cl 4.8.1 of LPS 4, however as is discussed, even that assessment has not been fully reported.**

Cl 4.8.1.1 of LPS 4

- Notwithstanding the requirements of Schedule 7, Cl 4.8.1.1 of LPS 4 allows for variation to height requirements as follows:
Where sites contain or are adjacent to buildings that depict a height greater than that specified in the general or specific requirements in schedule 7, Council may vary the maximum height requirements subject to being satisfied in relation to all of the following —
 - (a) the variation would not be detrimental to the amenity of adjoining properties or the locality generally,*
 - (b) degree to which the proposed height of external walls effectively graduates the scale between buildings of varying heights within the locality,*
 - (c) conservation of the cultural heritage values of buildings on-site and adjoining, and*
 - (d) any other relevant matter outlined in Council’s local planning policies.*
- **Note that ALL of the above, that is (a) to (d), MUST be satisfied in order for Council to consider variation of height requirements.**
- **HOWEVER, the Officer Report has not fully addressed cl 4.8.1.1 (a) in relation to amenity of adjoining properties. In addition the Officer report has not addressed cl 4.8.1.1 (b) in relation to graduated height in relation to adjoining and nearby buildings at all.**
- **This is a major omission as a decision maker must consider and agree to all, not just some points, to support the variation to height.**

Amenity

LPS 4 definition

- Cl 1.7.1 of LPS 4 states:
Unless the context otherwise requires, words and expressions used in the Scheme have the same meanings as they have —
 - (a) in the Planning and Development Act, or*
 - (b) if they are not defined in that Act —*
 - (i) in schedule 1, or*
 - (ii) in the Residential Design Codes.*
- Schedule 1 of LPS 4 states:
Amenity - definition provided in Schedule 2, Part 1, cl 1 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Planning and Development (Local Planning Schemes) Regulations 2015 definition

- The Regulations state:
Amenity means all those factors which combine to form the character of an area and include the present and likely future amenity.

R Codes definition

- The R-Codes state:
*Amenity - as defined under the Planning and Development (Local Planning Schemes) Regulations 2015 and includes the **'liveability', comfort or quality of a place which makes it pleasant and agreeable** to be in for individuals and the community. Amenity is important in the public, communal and private domains and **includes the enjoyment of sunlight, outlook, privacy and quiet**. It also includes protection from pollution and odours.* (Emphasis added).
- It is obvious that the amenity of Unit 22 (along with some others within the complex at 45 Pakenham Street and adjoining/nearby 47 Pakenham Street) will be detrimentally affected by the variation to height being sought.
- **HOWEVER, the Officer report fails to address this as part of the planning assessment as is required by LPS 4.**
- The DAP needs to ask a full set of questions in relation to amenity as per the definitions above when considering to invoke cl 4.8.1.1, and these questions must be applied to all adjoining properties as well as the area in general.
- **In relation to Unit 22, 45 Pakenham Street the relevant questions include:**

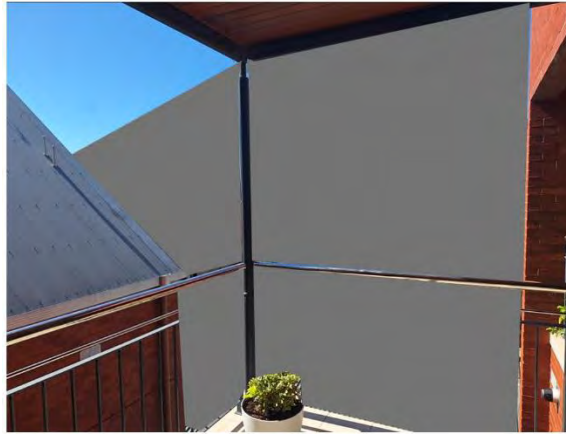
Will allowing for variation to height (to allow for the fourth and fifth storeys) as proposed (which is discretionary, not as of right) likely to affect amenity by:

- 1. Detrimently affecting enjoyment of sunlight?** This is not the same as overshadowing. This is in relation to a full brick wall completely blocking all light to the windows on the southern side of the main living area of the unit, and a concrete wall majorly impeding sunlight access to the windows on the eastern side of the main living area of the unit.
 - 2. Detrimently affecting enjoyment of outlook?** This is not the same as views. This is in relation to the ability to view something out of a window, at least sky, other than a blank concrete and brick wall and preventing street surveillance or other outside activity.
 - 3. Detrimently affecting air flow/ventilation due to the additional boundary walls at five storeys high?**
 - 4. Due the above, detrimently affecting liveability, comfort and quality of the place which makes it pleasant and agreeable?**
- None of this has been responded to by the applicant or in the Officer Report even though these matters were raised in a lengthy submission.

- To emphasise the point that amenity will indeed greatly be affected I am again providing illustrations (as provided in Mrs Cattalini’s submission of objection) to demonstrate the extent of loss of amenity. **However, please note that it is not just in relation to visual/outlook but also natural light and ventilation which are amenity aspects that have not even been acknowledged.**



From this...



To this



From this



To this

- Graduated Height**
The Officer Report has not fully addressed cl 4.8.1.1 (b) regarding graduated height in relation to adjoining and nearby buildings at all. **The proposal shows a zero setback on the side setbacks to the North and South with no graduated height.**

Clause 67(2) of the deemed provisions

- The Officer Report is incomplete in relation to assessment under cl 67 of the deemed provisions as it only explains that point (a) of cl 67 is satisfied. No mention is made of any of the other criteria listed.

- In relation to point (a) of cl 67(2) of the deemed provisions, the report does not acknowledge that all of the provisions of LPS 4 have not been complied with. Cl 4.8.1.1 requires all criteria to be met in order to vary height and in this regard, amenity has not been fully assessed.
- In relation to point (m) of cl 67(2) of the deemed provisions, the report does not fully address the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development. The height and bulk is designed such that it detrimentally impacts on the general liveability of at least Unit 22.
- In relation to point (n) of cl 67(2) of the deemed provisions, the report does not fully address the amenity of the locality including the following —
 - (i) environmental impacts of the development (including access to natural light and ventilation); and
 - (iii) social impacts of the development (effect on liveability).
- In relation to point (y) of cl 67(2) of the deemed provisions, the report does not fully acknowledge or respond to all of the points raised in the submission provided by the owner of Unit 22, 45 Pakenham Street particularly in regard to affect on amenity including but not limited to outlook, access to natural light (not overshadowing), ventilation. The Officer Report has reduced the submission to one or two paragraphs that do not include all amenity issues and appears to heavily rely on the responses provided by the applicant, rather than addressing each submission in detail.

Applicant's response to submissions

- The response to the submissions provided by the applicant fails to counter any of the points raised in the submission from the owner of 22/45 Pakenham Street and does not address any issues relating to access to natural light, ventilation and amenity (including outlook) for that property. Nothing provided has proven or substantiated that the amenity of Unit 22 will not be adversely impacted by the proposed height variation as proposed. The applicant only addresses overshadowing under the issue of "*Impact on surrounding development access to natural light and ventilation*", which is not relevant and was not raised in the submission.
- The applicant summarises the submission from the owner of 22/45 Pakenham Street as "*Visual Impacts to 22/45 Pakenham Street*".
- The applicant response to this includes "... *the impacts on 45 Pakenham Street are comparable to a typical (14m height) development outcome, which is a reasonable expectation under the planning framework. Views from those units that are currently obtained over that subject site are likely to be impacted by any redevelopment of the subject site. And it would not be reasonable to constrain development of the subject site to safeguard those views...*"

This statement response is totally unacceptable and does not present a validation or evidence that access to natural light or ventilation is not adversely affected by a zero

setback to the additional height walls of the two extra storeys (that are only permitted by discretion having met criteria outlined in LPS 4).

- **This is a substantial underestimation and lack of understanding of the issues that were being raised.** The submission did not refer to views. It referred to matters of street surveillance, outlook, access to natural light and ventilation.
- The applicant's reference to a "typical" development of 14m height is irrelevant. A height of 11m is typical (no objection to this by owner of 22/45 Pakenham Street), whilst a height of 14m is discretionary upon satisfaction of a number of criteria, including no detrimental effects on adjoining properties. Infact, Council may require a lesser height than 14m.
- The applicant's response to all of the submissions appears to be dismissive and brief considering that there were 27 objections to this application. It is also surprising that the Officer Report has accepted the response without the officer actually addressing **each** individual submission in detail, even when the applicant did not.

Planning and Development (Development Assessment Panels) Regulations 2011

- Reg 16 Determination by DAP states:
(1) Except as provided in subregulations (2) and (3), the provisions of the Act and the planning instrument under which a DAP application is made apply to the making and notification of the DAP's determination of the application as if the DAP were the responsible authority in relation to the planning instrument.
- The DAP must make a determination under the requirements of LPS 4.

Due Process

- All information must be put before the decision makers in order to make an informed decision. There is possible oversight by the assessing officer that could be seen as due process not being followed.
- At its Meeting held on 9 April 2025, the City of Fremantle agreed with my points abovementioned and resolved to recommend refusal of this application.
- I believe that a decision maker is unable to justify the variation to height as not all of the sub clause conditions of cl 4.8.1.1 can be met under LPS 4. Therefore, approval to allow a variation to height cannot validly be supported or recommended to the DAP in this instance under these circumstances.

Thank you for your consideration.

Stacey Towne

Amenity - Defined

LPS 4

Cl 1.7.1 :

Unless the context otherwise requires, words and expressions used in the Scheme have the same meanings as they have —

(a) in the Planning and Development Act, or

(b) if they are not defined in that Act —

(i) in schedule 1, or

(ii) in the Residential Design Codes.

Schedule 1 of LPS 4 states:

Amenity - definition provided in Schedule 2, Part 1, cl 1 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Planning and Development (Local Planning Schemes) Regulations 2015

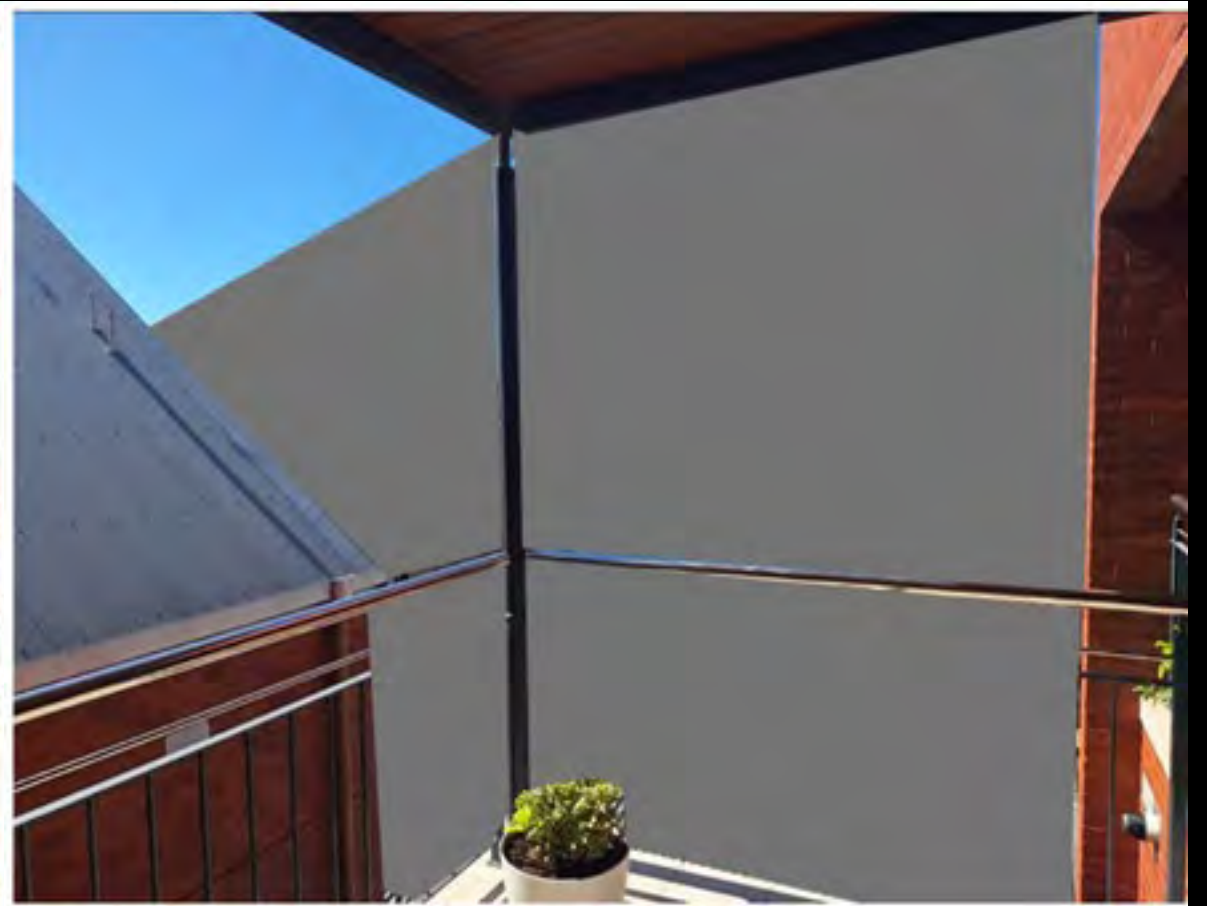
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From this.....



To this.....

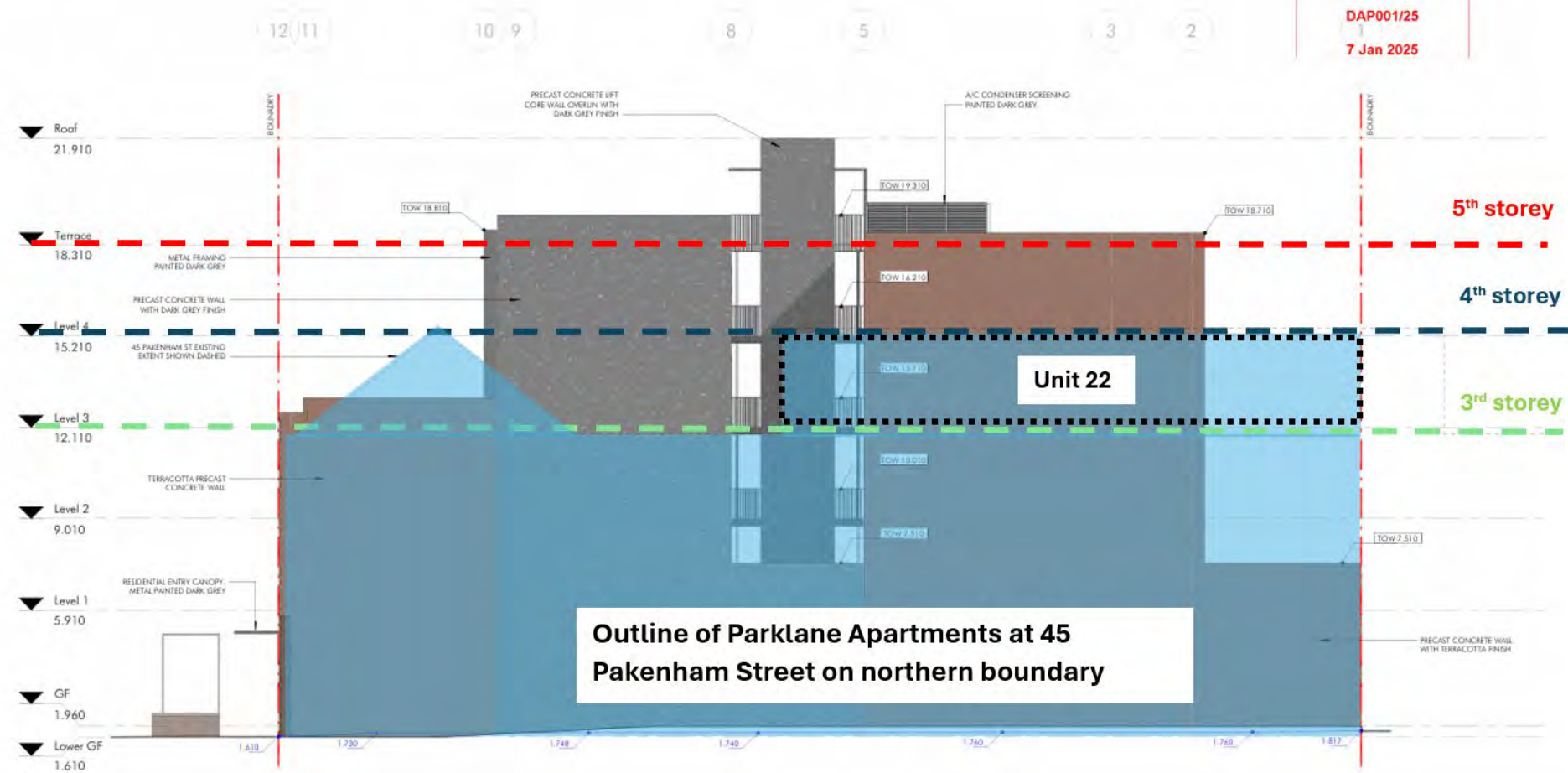


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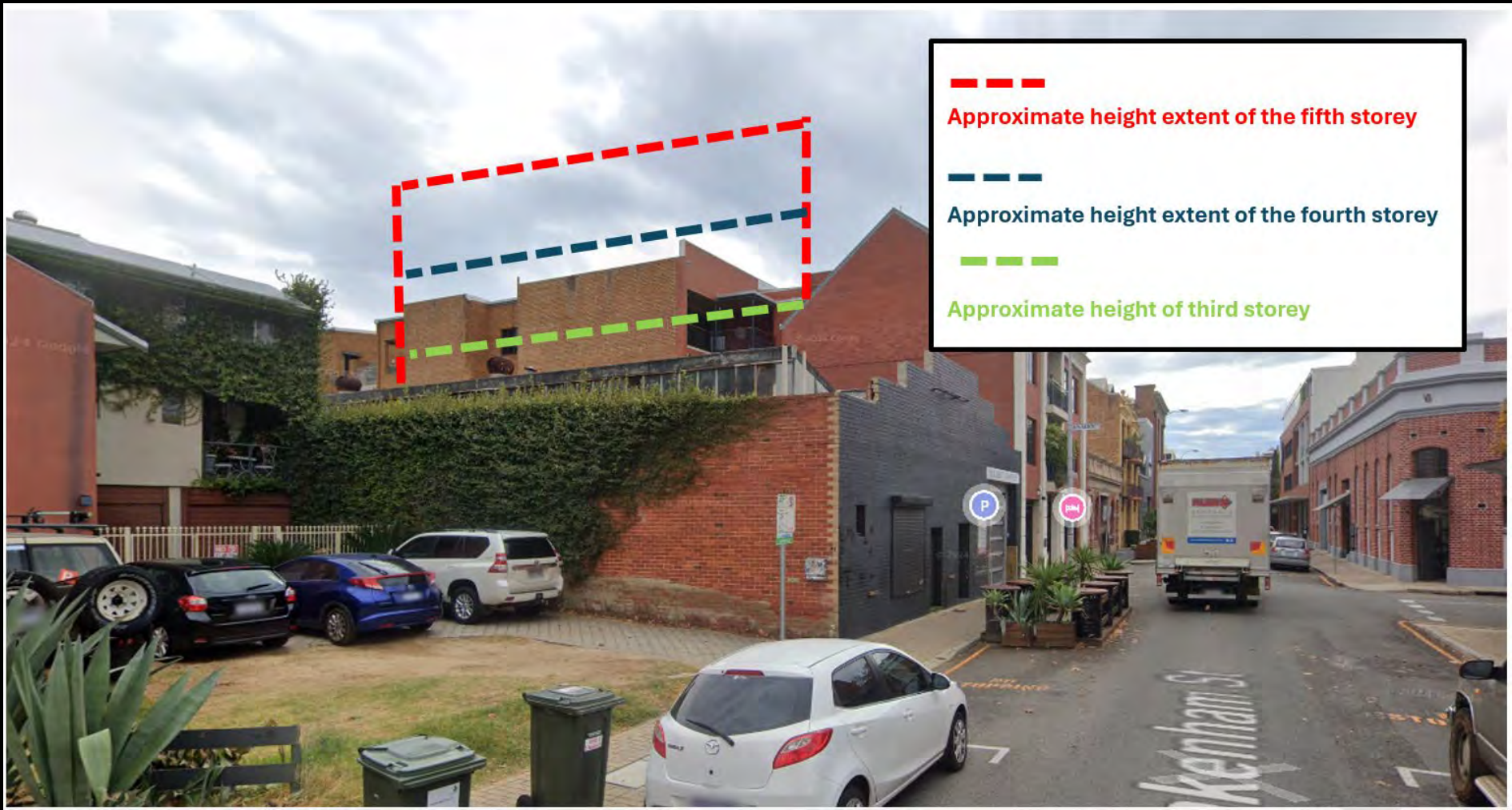


To this.....





PAKENHAM STREET



— — — —
Approximate height extent of the fifth storey

— — — —
Approximate height extent of the fourth storey

— — — —
Approximate height of third storey



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Pamela Cattalini
Company (if applicable)	Click or tap here to enter text.
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Inner Metro
Meeting Date	29 April 2025
DAP Application Number	DAP/001/2025
Property Location	Lot 116 (47) Pakenham Street Fremantle
Agenda Item Number	3.2

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (contained within the Agenda)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Non compliance with the City of Fremantle Local Planning Scheme No. 4 in relation height variation and impact on amenity and modest setbacks for 4 th and 5 th storeys would not address this.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

This proposal has significant impacts on my apartment at Unit 22, 45 Pakenham Street due to the variation of height the way it is proposed.

It involves two sections of long continuous plain, high parapet walls (one brick and one concrete) along my common north boundary, next to the windows to my main living space and near the edge of my balcony.

This will result in a significant loss of my amenity due to:

- Loss of natural light and ventilation that I currently enjoy from my eastern balcony and southern dining/living room window;
- Complete obstruction of the only view to the street from my apartment ;
- Complete obstruction of view to any sky, trees, activity outside of the apartment from the eastern balcony or south facing window;
- A sense of being enclosed and cut off from the rest of the outside world, with outlook being limited to a monotonous concrete wall and a monotonous brick wall.

This will detrimentally impact my amenity and liveability in my own home.

I am an elder resident with increasingly limited mobility. Building these walls to this excessive height and in the position they are proposed means major loss of amenity as I could no longer look out from my home and see any social activity on the street, or look at the large Norfolk Island pine trees on the Esplanade, or the sky, clouds and other nature (birds etc).

I understand that loss of views is not a substantiated reason for objecting to a planning proposal. But should it not be a human right to be able to look out of a window from my living space?

I sent in a lengthy submission to the Council explaining all of these things together with photos of the future impacts yet many of the issues I raised were not acknowledged or responded to by the Council Officer or applicant. Have you seen these photos?

The variation to the height as proposed does not satisfy amenity requirements and can



not be validly supported by the DAP as it can't comply with the Local Planning Scheme.

The Fremantle Council's suggestion for a modest setback is a token gesture that would not make this proposal compliant and should not be entertained. Please do not approve the fourth and fifth storeys of this application.



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Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	John Dowson
Company (if applicable)	President, The Fremantle Society
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Fremantle
Meeting Date	29 April, 2025
DAP Application Number	DAP/3.2 Lot 116 (No. 47)
Property Location	47 Pakenham Street Fremantle
Agenda Item Number	3.2 Lot 116 47 Pakenham Street Fremantle

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
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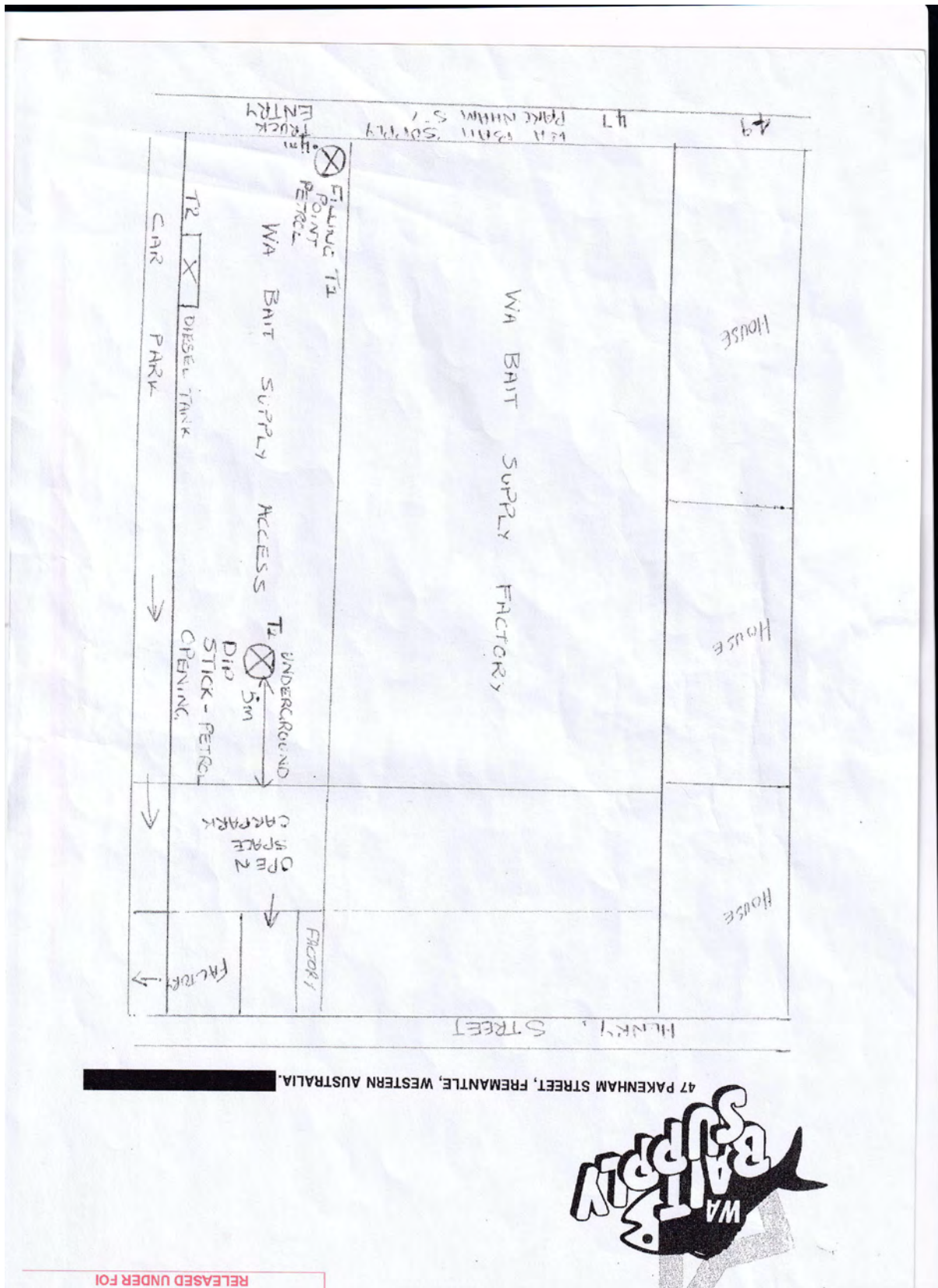
Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The Fremantle Society agrees with Fremantle Council that the plans as submitted do not meet heritage protection requirements for the West End and also that the issue of petrol tanks on site has not been resolved.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attac



Pakenham Street 47 – a 5 Storey Proposal



Fremantle Society Submission April 2025 on 47 Pakenham Street

The Fremantle Society feels that this proposal is so opportunistic and poorly propositioned, it is wasting council and community time even to have to comment, when there is so much demand on community time trying to keep up with so many issues.

Having had the pleasure of actually living in the historic West End where 47 Pakenham Street sits, for 35 years, I am well aware of the significance, and fragility, of this small area, where most buildings are only one or two storeys in height. Most of us did not buy here to exploit the area, but to enjoy its existing heritage and scale.

5 storeys are technically illegal in the West End, yet that is what is being sought.

Having looked at the documents and plans and read the January DAC comments, we highlight our concerns by quoting directing from the DAC comments and agreeing strongly with them all, but in particular the following:

"the panel does not support the additional height sought."

"the panel questions the impact of the proposed design on the surrounding area".

"the panel questions the selection of black bricks as the main facade material."

"the panel notes no historical research appears to have been carried out."

"the panel notes there may be overlooking" *(and to be added - noise transmission is a major and increasing issue as developers seek to climb over neighbouring buildings to give their clients special views at the expense of others. Noise transmission is real and severe and greater than ground floor noise)*

"the panel seeks clarification on how the Fremantle community will benefit"

There is no indication that the concerns of the Design Advisory Committee of council have been adequately addressed.

The problem for getting good decisions that protect heritage in heritage areas while approving the new developments that go there is that the system is twisted and unbalanced.

The mayor of Fremantle has not once stood up for heritage in her 4 years as mayor.

The National Trust is invisible and absent from advocacy.

The Heritage Council just acts like a developers club.

The heritage "consultants" relied on for expertise appear as just paid mouthpieces for the developers.

JDAP regime itself is an obscene attack on democratic planning process judging by the results of their decisions.

Presence of Fuel Tanks:

We put before you, besides a defence of the height limits, which are not as one Fremantle



councillor said “a fine balancing act” but a very clear indication of protection of scale, another issue that needs resolution, and that is the possible presence of petrol and diesel tanks under the floor of this site. We attach two maps obtained under FOI.

John Dowson
President
The Fremantle Society
0409 223622



Presentation Request Form

Regulation 40(3) and [DAP StandinFor the attentiong Orders 2024](#) cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Kate Pearson
Company (if applicable)	n/a
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner
Meeting Date	29.04.2025
DAP Application Number	DAP/25/02841
Property Location	Lot No. 116 (No. 47) Pakenham Street, Fremantle
Agenda Item Number	Metro Part C – Item 3.2

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published</u> as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

<p>Brief sentence summary for inclusion in the Additional Information as part of the agenda</p>	<p><i>The presentation will address:</i> The inclusion of five storey blank parapet walls which adversely impacts on the amenity of the existing developments either side of the subject site (i.e. including my apartment) and the bulk of the building fails to provide any graduation in scale relative to the more modest adjoining buildings.</p>
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:

The inclusion of five storey blank parapet walls immediately impacts, with great effect, on my amenity in only residential home, located at apartment F 49A Pakenham Street: The construction of this proposal, on its south facing aspect, would be right up against my boundary wall; It would also seriously affect the amenity of the owner of the adjoining apartment to myself (E49A Pakenham Street,) as well as other existing buildings to the west and north of the proposed construction.

The impacts on my home are:

1. **Solar amenity; please refer to drawing**
2. **The right to natural light, sunlight, ventilation and a reasonable exterior view (the only view I have): these amenities come solely from the northern aspect of my 35 square apartment single storey home. A single glass all of iron framed windows and one door to my courtyard: this will be thus severely compromised.**
3. **Sound/acoustics** – the absolute proximity of this build will have a detrimental impact and an intrusion of excessive sound from: a) machinery i.e. car stacking, absolutely adjacent to my perimeter wall; b) Air conditioning motors located on the top story and as my sleeping area is in the north east vicinity of my apartment, this noise at night particularly, will be an ever present source of noise pollution. C) Voices/kitchen equipment/music emanating from the café, café kitchen area and customer conversation/music.
 - . **Odour: commercial kitchen odours.**
 - . **Lack of privacy – Overlooked by 5 storeys of residents, viewing down from their west, including their southwest aspect, directly into my living quarters. My glass wall/windows to the north, is the only aspect I have to enjoy light, warmth, and fresh air, sun, light and outward view (excluding an east facing small balcony which I cannot use, due to the proximity of**



another building; 49 Pakenham Street.

The immediate proximity of this proposed build will affect auditory, visual and odour emanating from at least the proposed café and from the apartments towering 5 storeys over my home. I understand from viewing the plans of this proposal further that various residents will be able to look down into my living and sleeping area: I, in contrast, I only occupy 35 squares metres. I only have one door for privacy (to my bathroom), the rest is open plan and totally exposed to anyone who cares to lean over their balcony.

On a matter of acoustics: the current southern face of high density building at 45 Pakenham Street which is a four-story building (with multiple apartments and balcony results in acoustic reverberation from any of the multiple events occurring in the West End and city centre plus late night /early morning activities of short term stays those apartments. I have had to resort to phoning the police at 2, maybe 3 in the morning, to report excessive noise/music, drunken arguments and generally vociferous conversations which I really shouldn't be party too. I suggest that a further block of apartment to my north will result in further, possibly more intrusive sound/noise possibly at anti-social hours.

In addition, I should like to point out the historic importance of the property I reside in:

The 19th century limestone wall which forms my apartment and my boundary wall is /was part of a significant site which includes the home and auction house of Henry Manning:

“The Chauncey-Snell survey indicates a stone building being built in 1845. In 1856 this was purchased by Henry Manning of Manning's Ship Agency. It remained in the Manning family until c 1948” Ref: published by www.streetsoffreo.com.au, The Museum of Perth)

The building that three others and I occupy, is part of that Manning estate and structurally remains fully adjoined to the principal auction house at 54 Henry Street: This estate remains today, with continuous pathways and residential buildings through to 49A Pakenham Street, with gated entries on either street. So, in the past, this very same building was used variously as a 19th century warehouse, storeroom, and possibly stables, throughout the that century and half of the 20th century. There is no question that the walls of my apartment are the original walls (limestone rubble): and to build a parapet right up against a historic wall is surely not compliant with the preservation of Fremantle's' heritage and important history of the mercantile development of Western Australia. I am extremely concerned that any construction at my absolute boundary point will endanger the extremely fragile structure, or at the very least threaten the viability of this historic build.

I am deeply concerned that future constructions at such an imminent location to my residence, i.e. vibrations through the build, other contemporary building techniques or other problem-solving actions on this proposed build, will endanger for ever this historic site.



Furthermore, the absolute proximity of this build to all my amenities, and those of local other residents are unreasonable and surely unjust.



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Presenter Details

Name	Ben Doyle
Company (if applicable)	Planning Solutions
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Presenter Details

Name	Felipe Soto
Company (if applicable)	Space Collective
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner
Meeting Date	29 April 2025
DAP Application Number	DAP/25/02841
Property Location	Lot 116 (47) Pakenham Street, Fremantle
Agenda Item Number	3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be</u> published as part of the Agenda:	YES <input checked="" type="checkbox"/>
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Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
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Presentation Content*

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Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Ben Doyle will present in support of the development and request that the DAP adopt the Officer’s recommendation for approval.
Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Felipe Soto will present in support of the development and demonstrate that the development will not be detrimental to the amenity of adjoining lots.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Click or tap here to enter text.

Deputation summary

To:	Metro Inner Development Assessment Panel	From:	Ben Doyle
Meeting:	MIDAP/69	Job No:	9153
Agenda Item:	3.1	Date:	24 April 2025
Subject:	Lot 116 (No. 47) Pakenham Street, Fremantle – Mixed Use Development – DAP/25/02841		

Planning Solutions acts on behalf of Adelcap Properties—the proponents of the proposed mixed-use development at 47 Pakenham Street, Fremantle. Each of the three developers who comprise Adelcap live and own businesses in Fremantle; and intend to retain several of the proposed apartments for their own use.

I will speak **against** the Council's recommendation for refusal and in **support** of the Officer's recommendation for approval subject to conditions, and request that the panel adopt the Officer's recommendation for approval, taking into consideration the following—

- The development is **supported** by the City's planning officers, with whom we have worked in close consultation over the course of nine months. We thank them for making this a thoroughly collaborative outcome.
- The development is supported by the City's **Design Advisory Committee**, who note in their final report that *"the Panel appreciates the changes that have been made and the responses to earlier Design Reviews and supports the current proposal"*.
- The development is supported by the **Heritage Council**, who note that *"the project provides for a positive outcome for the site, and an appropriate infill to the heritage precinct."*

Against the **unqualified support** of the City's officers and key referral agencies, we draw attention to the following qualified or conditional support—

- The development has been **well received** by a significant proportion of the community. Whilst the City notes 10 submissions in support (27%); we count at least 11 submissions providing unqualified support; and another 4 who are clearly supportive of height and bulk but raise comments in relation to the architectural style—resulting in a total level of support exceeding 40%. This may be one of the most well-received developments proposed in the West End.
- Council has provided **conditional support** for a 5-storey development outcome, subject to modifications to mitigate the impact on the amenity and graduate the scale of the building relative to more modest adjoining buildings.

Based on the reasons provided in the RAR, and also the discussions during the Ordinary Council Meeting, we understand Council's specific objections to the five-storey boundary walls to be as follows—

- The visual impact of a concrete wall treatment on the adjoining lots and streetscape was inconsistent with the prevailing character of other boundary walls in the precinct—which are predominantly brick.
- The amenity impacts of the boundary walls on the adjoining residences—specifically overshadowing of 49 Pakenham Street (south); and the obstruction of views from the upper levels of the adjoining apartments along the southern elevation of 45 Pakenham Street (north).
- The failure to graduate the building height relative to more modest adjoining buildings (49 Pakenham Street).

Council's reasons state clearly that the development would be supported if the panel was to require *"modest side setbacks to mitigate the impact on the amenity and introduce a graduation of scale"*.

We do not support any condition of approval that would require the introduction of side setbacks on the upper levels, however we have provided additional information responding to the Council's concerns.

Visual impact of the southern boundary wall treatment

Figure 1 **below** shows the perspective of the southern boundary wall treatment provided to Council at the 3 April 2024 Ordinary Council Meeting.



Figure 1 – Perspective of the southern elevation of the proposed development, as viewed by Council on 3 April 2024

The perspective does not reflect the final development outcome or the likely future character of the street for the following reasons–

- The **perception** of visual impact on the adjoining site (49 Pakenham Street) is a consequence of the site being **underdeveloped** and well setback from the street—an outcome wholly inconsistent with the prevailing character of the area. Figure 2 **below** shows that the future development of the site would conceal the proposed boundary wall entirely.
- The Figure 1 **perspective** is taken from a vantage point that **maximises** the view of the boundary wall; however, the overall visibility of the boundary wall on the streetscape is limited to people moving north along a short section of Pakenham Street. Figure 3 **below** shows a more representative photograph of the typical streetscape perspective in the short-term.
- The **boundary wall treatment** in Figure 1 is shown as an untreated concrete façade. This matter has already been addressed by the City in the officer's **recommendation**, which proposes a Condition 17 requiring that the wall to be either rendered, clad, painted or finished in any other way approved by the City. Figure 3 provides updated perspectives illustrating potential boundary wall treatments that would significantly improve the appearance of the wall.



Figure 2 (left) – A photo montage showing that the future development of 49 Pakenham Street would wholly conceal the proposed boundary wall ; and Figure 3 (right) photo montage showing the short-term impact of the boundary wall



Figure 4 – Updated perspectives demonstrating two boundary wall treatment options

Amenity impacts on adjoining residences (overshadowing & views)

"Amenity" is defined by the deemed provisions as *"all those factors which combine to form the character of an area and include the present and likely future amenity"*. Any assessment of amenity must include the future amenity and not simply identify what is enjoyed by the site or residents at either this moment in time—or the time at which the first development was constructed.

The planning framework has always entertained the redevelopment of the subject site with a minimum three-storey development and nil boundary setbacks. As a consequence, the daylighting and views enjoyed by the adjoining lots was a consequence of the subject site remaining undeveloped for so long. It was not protected by the planning framework, for the following reasons—

- The built form controls under the planning framework entertain a future overshadowing impact on 49 Pakenham Street of at least 89%. The two additional levels within the proposed development do not increase overshadowing above 89%; and nor would requiring side setbacks **reduce** overshadowing below 89%. The development cannot be said to be detrimental to the amenity of the adjoining 49 Pakenham Street, beyond the impact that must reasonably be expected to result from development that is consistent with the adopted planning framework.

- The planning framework provides discretion for development to be approved with additional height above three stories. This discretion allowed for the development of 45 Pakenham Street / Parkland Apartments up to a height of 4 stories. It was always a likely outcome that any views across the subject site from 45 Pakenham Street would be obstructed by the development of the subject site. Nor would the introduction of side setbacks protect those existing views.

Graduation of height

The proposed development sits one storey higher than the surrounding buildings. A one storey height variation between adjoining buildings is common along the existing street (and within the broader area). Consequently, the additional storey does not present a jarring contrast or an abrupt height change within the locality.



Figure 2 – Elevation showing the proposed development within the context of the Pakenham Street streetscape

Officer's recommendation

In light of these comments, we request that the DAP reject the recommendation of Council and adopt the officer's recommendation to approve, subject to conditions.



GITZTUDELN

DAP PRESENTATION
47 Pakenham Street, Fremantle



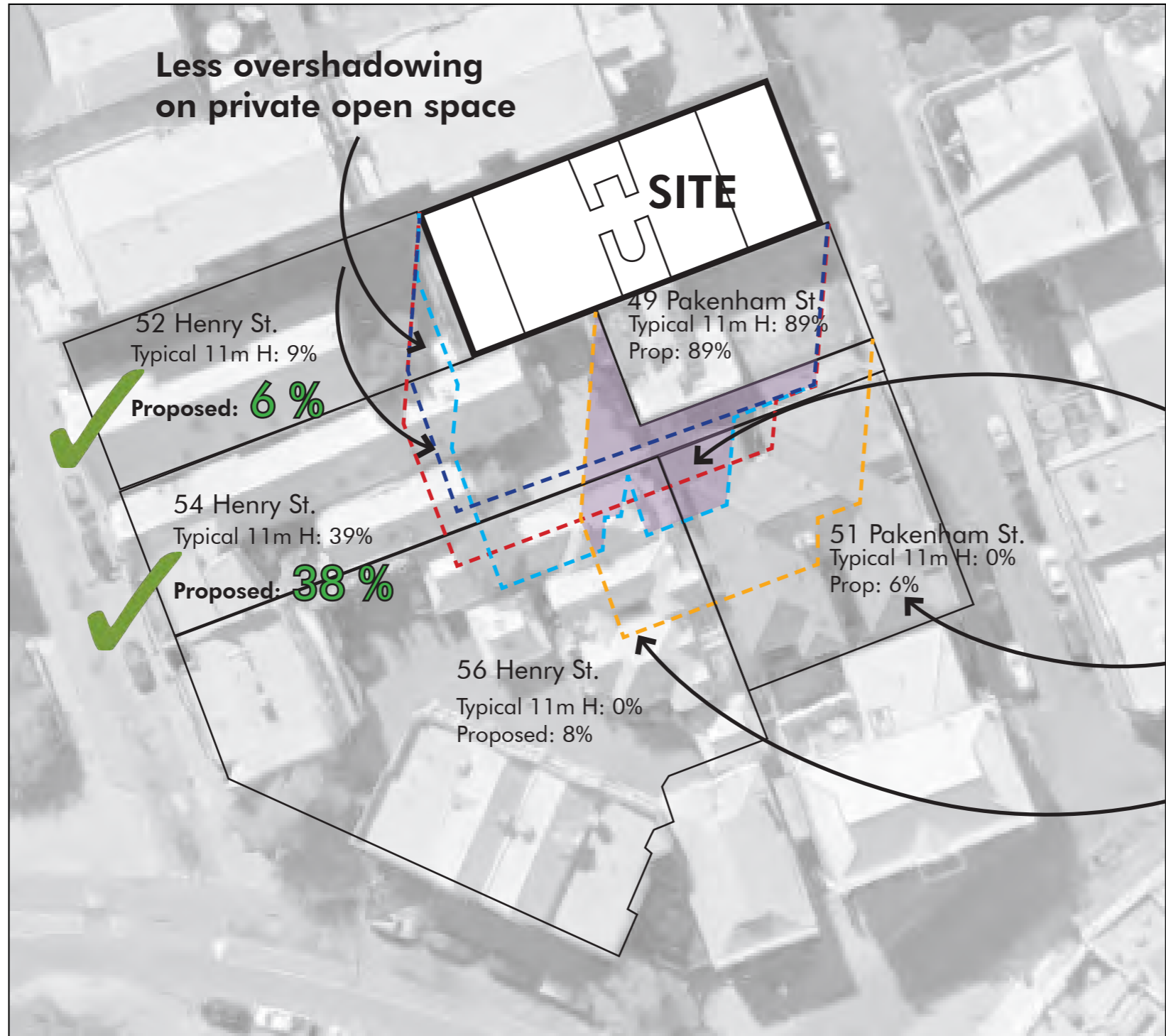
space collective architects

THIS IS WHERE WE ARE NOW...

- Heritage Council ✓
- Design Review Panel ✓
- Planning Officers ✓



OVERSHADOWING IS LESS ACROSS MOST OF THE ADJOINING PROPERTIES



Shadow from 47 & 49 Pakenham St. developments overlapped

Compared to a 14m high massing this is equal

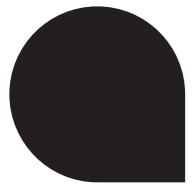
Extend of overshadowing from 49 Pakenham St. development

Winter Solstice - 21st of June at 12:00

Site Typical Outcome (11m Height)

Proposed Scheme

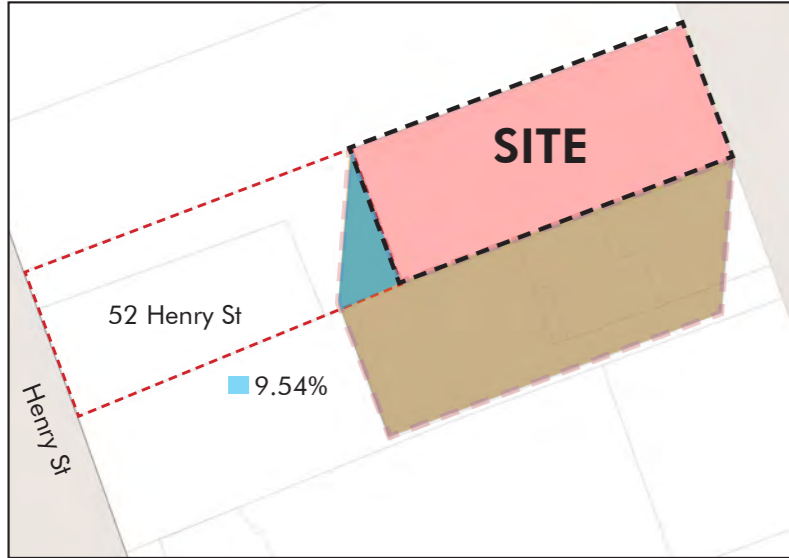
49 Pakenham Typical Outcome (future development)



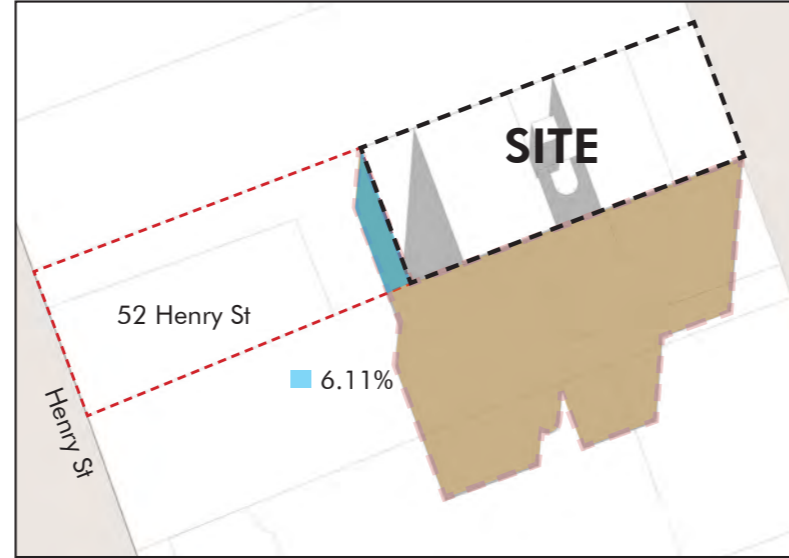
52 Henry St.

The 5 storeys proposed scheme has over **3% less** overshadowing when compared to a 3 and 4 storeys envelope.

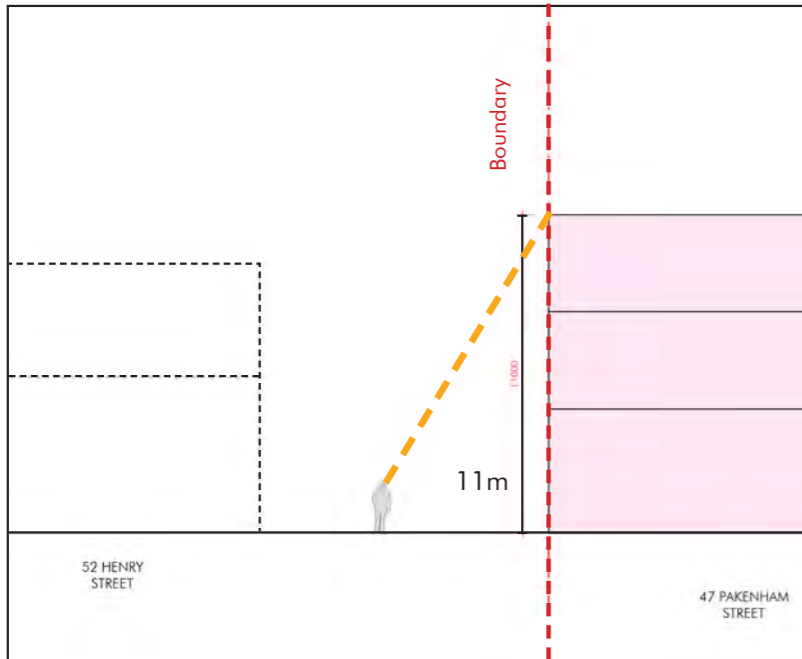
Winter Solstice - 21st of June at 12:00



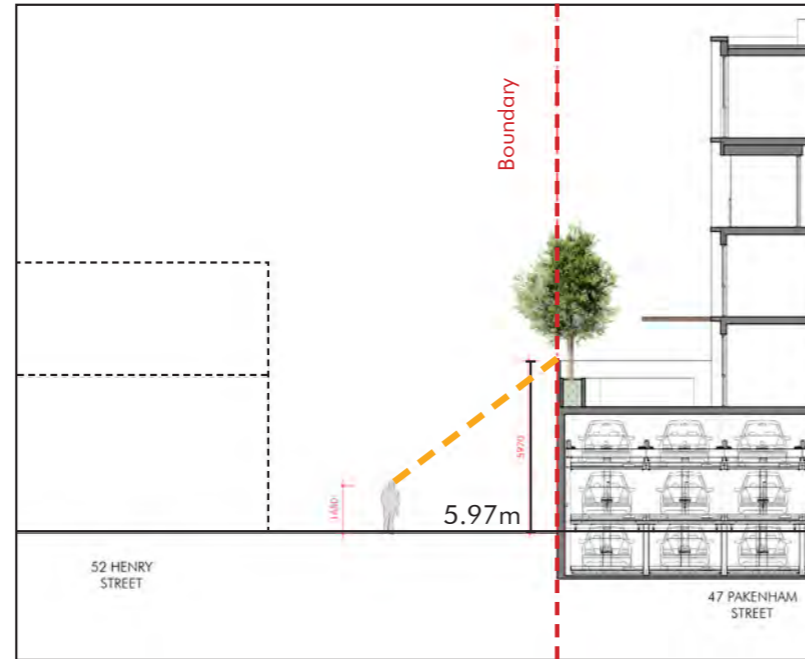
Guideline Envelope (3 Storeys)



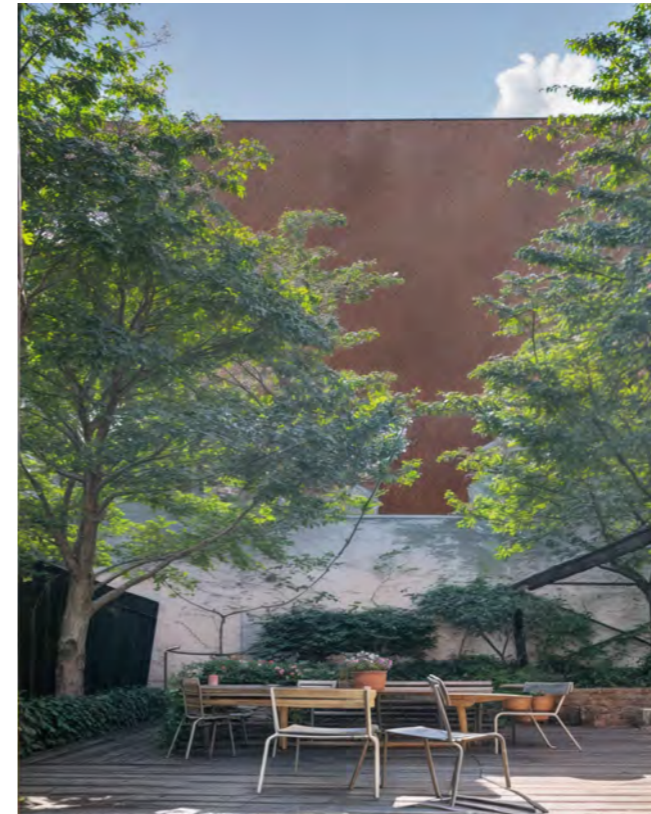
Proposed Envelope



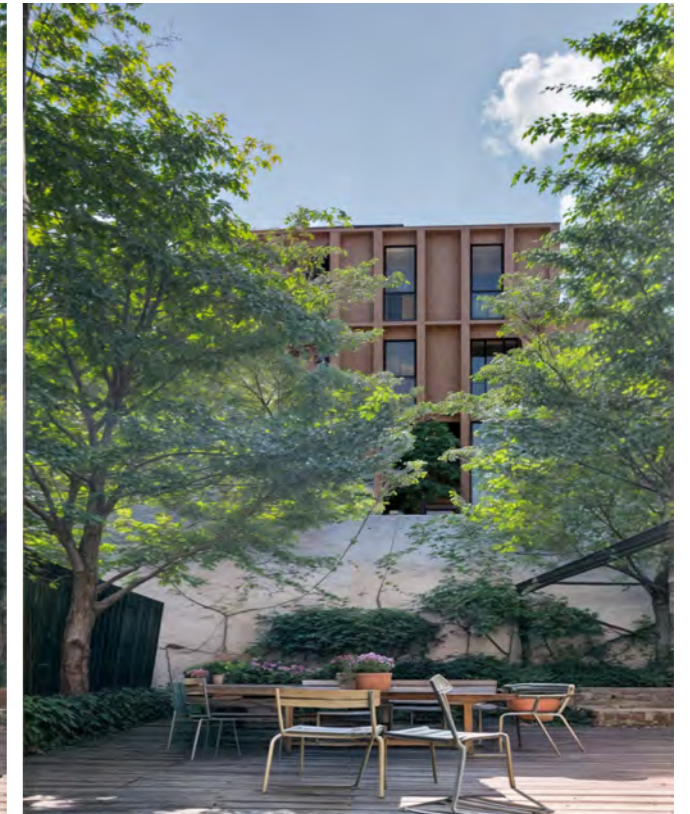
Guideline Envelope (3 Storeys)



Proposed Envelope



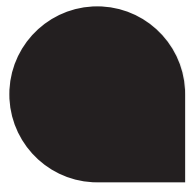
Guideline Envelope
3 Storeys



Proposed Envelope

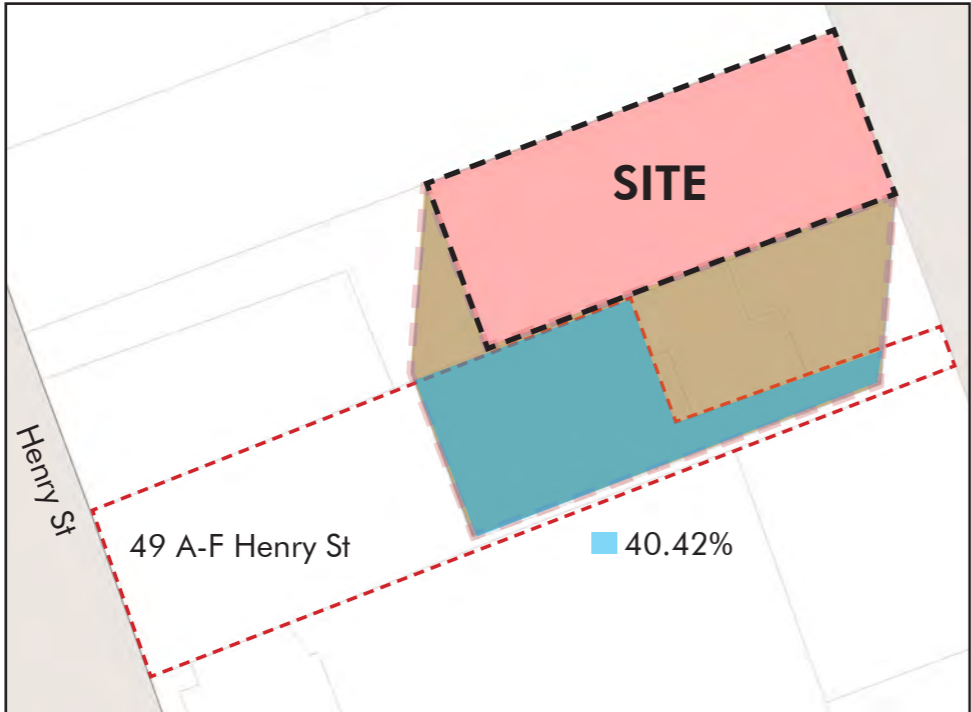
The proposed massing **reduces** the **perception of bulk and scale** to the adjoining property by providing a 6m setback to the common boundary.



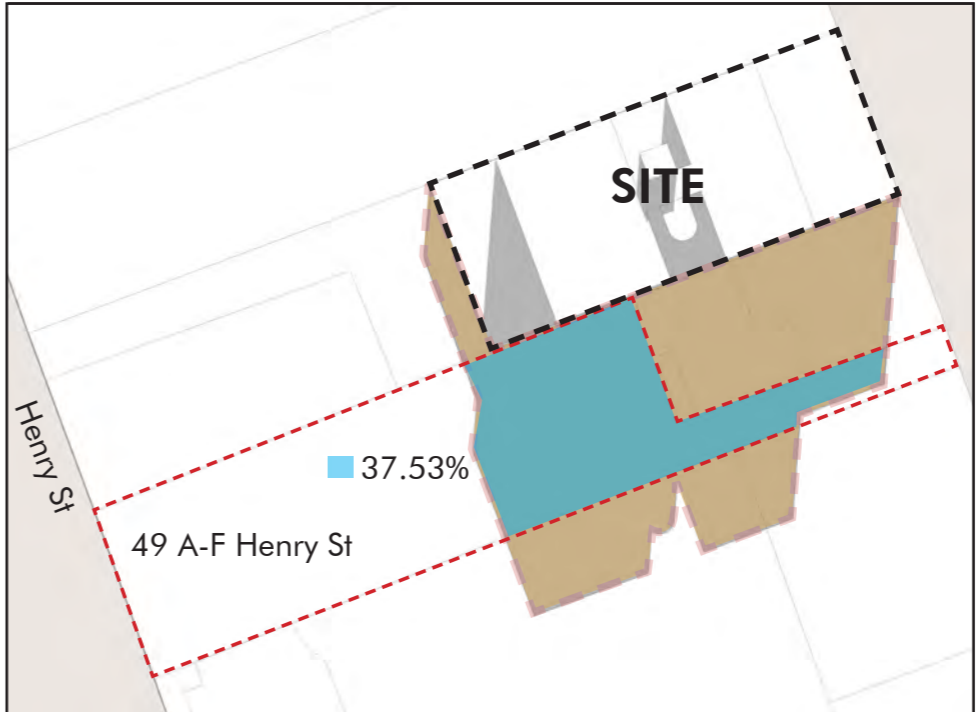


49 A-F Henry St.

The overshadowing diagrams suggest that the 5 storeys proposed scheme causes **almost 3% less** overshadowing when compared to a 3 storeys envelope and **less than 8%** compared to a 4 storeys.



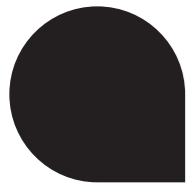
Guideline Envelope (3 Storeys)



Proposed Envelope

Winter Solstice - 21st of June at 12:00





PRIVACY

We are not compromising privacy to any of the adjoining properties

No opening to neighbour at #49

#45

#45

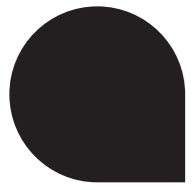


Typical Level



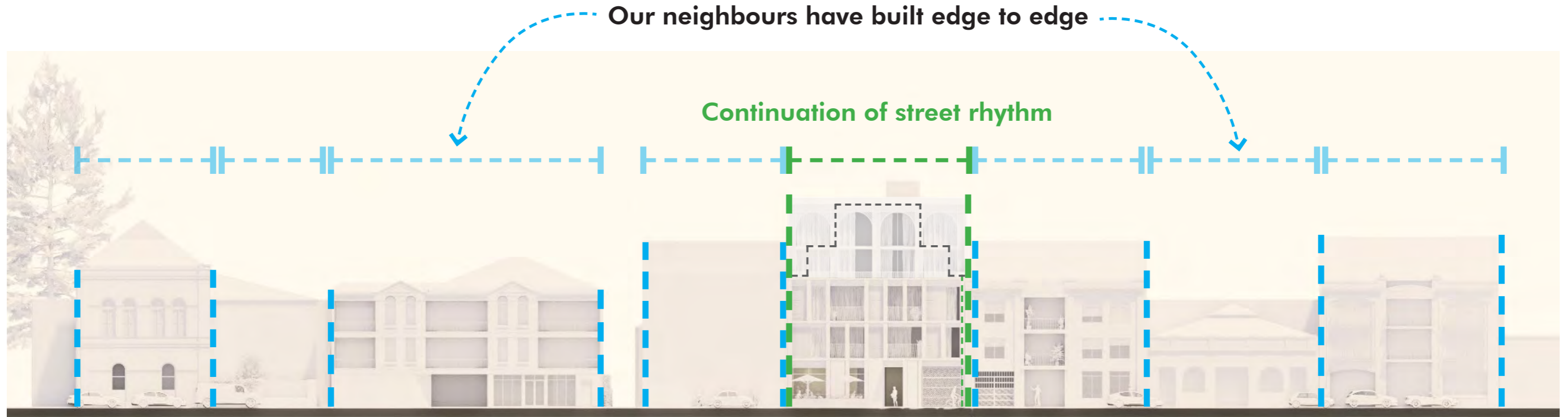
Roof Top





PAKENHAM ST. IS BUILT BOUNDARY TO BOUNDARY

Fremantle streets are not suitable for “wedding cake” built form

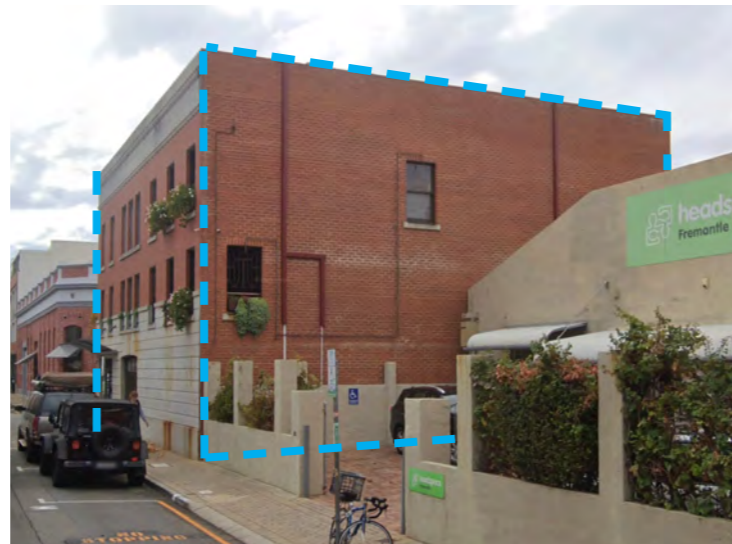


Pakenham Street Streetscape

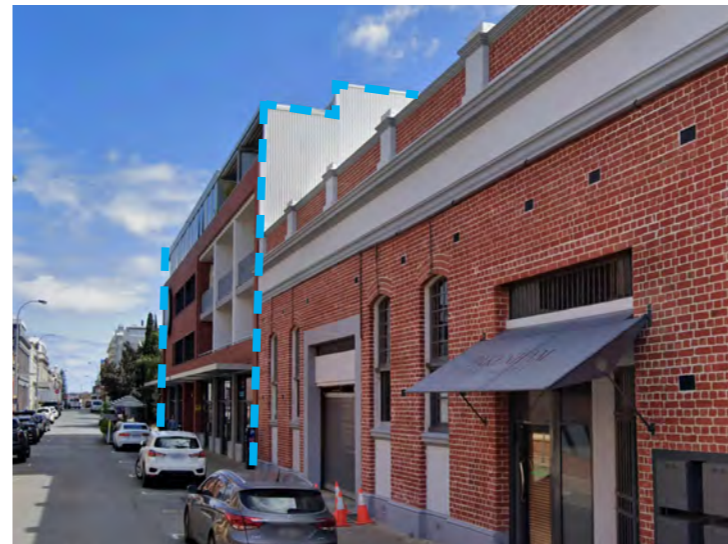
47 Pakenham St.



Looking at 47 & 45 Pakenham St.



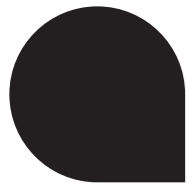
Looking at 1 Nair St.



Looking at 52 Pakenham St.



Looking at 33 Pakenham St.



VISUAL IMPACT FROM HENRY STREET

The additional height **cannot be seen** from Henry Street



Locality Plan

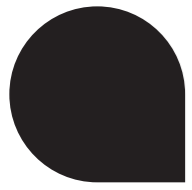


Croke Street



Marine Terrace





LONG-TERM VISUAL IMPACT FROM PAKENHAM STREET

The additional height is **not visible** when approaching the site along Pakenham St.



View South down Pakenham Street to Collie Street



View North down Pakenham Street to High Street



SHORT-TERM VISUAL IMPACT OF SOUTHERN BOUNDARY WALL

We need to address the blank southern boundary wall with a short term solution before 49 Pakenham Street gets developed



We need to address this



We need to address this



SHORT-TERM BOUNDARY WALL TREATMENT

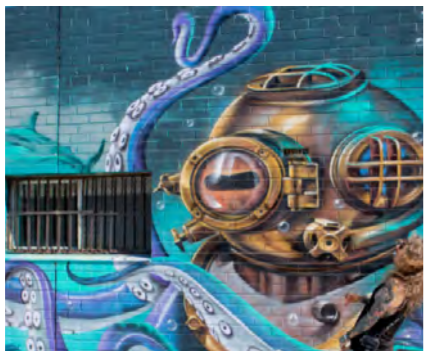
“The Panel comments on the large blank wall to the South, suggesting that, until the neighbouring property is developed, this could be offered as a **canvas** for developing **public art work** for the community to engage with” DRP03 Minutes



Blank Boundary Wall



Textured Boundary Wall with Mural Art



Popular mural arts on Fremantle streets

