

# FREMANTLE PORTS

## ADMINISTRATION BUILDING GUIDELINES

PLANNING BRANCH



## Introduction

Since 5 March 1964, the Fremantle Ports Administration Building on Victoria Quay has continued to be the operational hub of Western Australia's principal general cargo port. Today it accommodates a range of port administrative functions, critical for the working port to operate.

The 11-storey building is on the site of the original Fremantle Harbour Trust Building which was in service from the 1890s until demolished in 1961. Its completion enabled administrative activities to be centralised.

The structures of Victoria Quay reflect phases in Western Australia's economic development. The Administration Building and its contemporary, the Fremantle Passenger Terminal, belong to a period of affluence, benefitting from a mineral boom, large-scale immigration, technological advancement and modernisation.

Over the decades, the Administration Building and its port people have welcomed many visitors, witnessed many events, weathered many storms, overseen great changes and celebrated many achievements. The building continues to play a significant role in the functioning of the working port.

## Description

The Administration Building is located at the western end of Victoria Quay at the Inner Harbour of the Port of Fremantle. The street address is 1 Cliff Street, Fremantle.



## **Application**

These guidelines are not retrospective.

The requirements of the guidelines may only be varied subject to the approval of the Fremantle Ports' Board. In proposing a variation, the proponent must demonstrate:

- grounds for variation
- merits of the proposal
- no negative impacts on port operations in the short and long term
- economic, social and environmental benefits of the proposal.

## **Purpose**

The purpose of these guidelines is to deliver better planning outcomes by providing an additional level of planning detail that will assist the management and use of the administration building.

## **Objectives**

1. To clarify the purpose and function of the Administration Building, and ensure it is communicated effectively.
2. To ensure that use of the Administration Building makes a positive contribution to the long-term sustainability of the Port of Fremantle.
3. To specify uses that are considered appropriate for the Administration Building as set out in the *Fremantle Waterfront Masterplan*.
4. To describe critical matters pertaining to the Administration Building.
5. To ensure that any use or development of the Administration Building represents the optimal use and does not restrict other uses.
6. To ensure that there is a consistent approach to design throughout the building.
7. To outline administrative processes and how any variations will be dealt with.

## **Statutory context**

Key legislation which governs use and development of the Administration Building includes the *Port Authorities Act 1999*, *Planning and Development Act 2005* and *Heritage of Western Australia Act 1990*. The Administration Building is located on land reserved as Public Purpose Special Use under the Metropolitan Region Scheme and is on the State Register of Heritage Places.

## **Heritage**

In recognition of the heritage value of the Administration Building it has been placed on the Heritage Council of WA's Register of Heritage Places. Development internal

and external to the building, is subject to compliance with the *Heritage of Western Australia Act 1990*. The heritage value of the building places an additional need to ensure that all works are sensitive to the design and history of the building with any changes well documented.



### **Building design**

The design of the Administration Building is described as Post War International. Hallmarks of this architectural style are simplification of form, with rectangular footprint, industrial building materials of glass, steel and concrete, curtain walls, windows in horizontal bands and grids, flat roofs, and minimal ornamentation. Other examples of this style locally are the Fremantle Passenger Terminal (built 1960-62) and Council House, in Perth.

When built, at a cost of £650,000, its size exceeded the needs of the Fremantle Harbour Trust, and some areas have been tenanted at times.

The main building has a basement housing services and parking, eight main floors (with an observation deck) and a three-level tower that includes the signal station.

The steel-framed office building topped by the signal station is carried on 120 'franki' piles (pressure-injected footings) driven to an average depth of nine metres.

### **Planning statements**

All proposed development and use is to be cognisant of the heritage value of the building.

There is to be a consistent approach to all development within the building including painting, window and floor treatments, furniture, permanent and movable walls and partitions. This extends to material types, colours and design; this may require professional expertise being obtained.

Permanent residential use of the building is not permitted.

Proposed activities / uses shall be excluded that:

- do not demonstrate compliance with safety standards
- do not meet security standards

- are not compatible with other existing or planned future uses
- are of a design that is inconsistent with the intent of the plans and policies for the building.

All uses/development must pay particular attention to complying with the intent and requirements of:

- *Inner Harbour Port Development Plan*
- *Fremantle Waterfront Masterplan*
- *Fremantle Ports' Landscape and Style Guide*
- *Port Authorities Act 1999*
- *Inner Harbour Buffer Definition Study*
- *Fremantle City Council's Port Buffer Policy*
- *West End Victoria Quay Conservation Plan.*

### **Development and approvals**

Prior to undertaking any development, including works or use, the first step is to contact Fremantle Ports' Administration Building Owner on 9430 3415 or Asset Manager on 9430 3530. Preliminary advice may then be given as to the suitability of the proposal. If the proposal is suitable, advice will be given to proceed to make application for Planning Approval from Fremantle Ports.

If the proposal is to proceed, planning approval is essential. You can view our Planning Guidelines, Application Form and Plan Checklist and related documents on the Fremantle Ports website ([www.fremantleports.com.au](http://www.fremantleports.com.au)).

Communicating with us early about your project and ensuring your Planning Application includes all the necessary information will help you and Fremantle Ports. Meeting our requirements will enable us to assess your application in a timely way.

If you have any queries when preparing your Planning Application, please contact our Planning Branch at [planning@fremantleports.com.au](mailto:planning@fremantleports.com.au)

### **Further information**

Enquiries regarding the Administration Building should initially be made to the Asset Owner on 9430 3415 or Asset Manager on 9430 3530.

If you would like to discuss the Development Assessment / Planning Approval process and what you need to make an application, please contact the Planning Branch at [planning@fremantleports.com.au](mailto:planning@fremantleports.com.au)



## FREMANTLE PORTS

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