

# FREMANTLE PORTS

## 2017 WEST END VICTORIA QUAY PLANNING POLICY

PLANNING BRANCH



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## INTRODUCTION

The *West End Victoria Quay Planning Policy* area is an important part of the Inner Harbour. In this regard, it is the only area of the port that has open access to the public and where the public can view the working port close up. This is important given the strong historical linkages between the port and the local community.

The area has a diverse mix of uses, including port functions (administrative, pilot operations and other support services), recreation, education and commercial uses. It is also a place of heritage significance.

It is essential the planning within the *West End Victoria Quay Planning Policy* area be undertaken in a manner that provides for these diverse uses, however, any decisions must support the long-term sustainability of the Port of Fremantle and must not inhibit trade growth.

Transport planning is an essential component inextricably linked to the landuse planning for the West End Victoria Quay. It is essential that transport to and from the area, by all modes, is effectively integrated with the broader transport network.

## DESCRIPTION



## OBJECTIVES

1. To clarify the purpose and function of planning within the West End Victoria Quay Policy area, and ensure it is communicated effectively.
2. To ensure that new uses/development integrate with and make a positive contribution to the long-term sustainability of the Port of Fremantle.

3. To specify landuses that are considered appropriate for the West End Victoria Quay Policy area as generally set out in the Fremantle Waterfront Masterplan and Precinct Plans, as approved by the Western Australian Planning Commission.
4. To describe critical issues pertaining to new or additional uses within the West End Victoria Quay Policy area.
5. To ensure that any use/development represents the optimal use of the subject area, and does not restrict other uses within the area.
6. To ensure that proposed landuses are linked with the transport network, and contribute to long-term sustainable planning.
7. To outline administrative processes and how any variations will be dealt with.

## **PLANNING STATEMENTS**

1. All development and use within the West End Victoria Quay area are subject to Fremantle Ports' Planning Assessment process. Further information on this can be obtained from Fremantle Ports' Planning Branch on 9430 3390.
2. Planning within the West End of Victoria Quay is to provide for two principal landuses:
  - non-port uses, including recreational, educational, retail and commercial activities
  - landuses that directly or indirectly support port functions as described in the *Port Authorities Act 1999*. These functions include uses that support the operations of the port and need to be in close proximity to the port in order for the port to be viable, efficient and effective.
2. All landuses within the area are to support the sustainability of Fremantle Ports, the effectiveness and efficiency of port operations, future trade and shipping growth. Landuses which are incompatible as set out in the *Buffer Definition Study*, such as residential or sensitive uses, will not be contemplated for this area.
3. Good planning is essential to the future of the Port of Fremantle. New uses are to demonstrate:
  - linkages with the local and wider transport network
  - how pedestrians and vehicles accessing the subject use will be catered for in terms of access and movements
  - quantity and location of car parking facilities
  - reliance/Use of public transport
  - that there will be no interference with the safe navigation of ships as a result of any associated lighting or reflective building materials
  - that security will not be affected.
4. Proposed activities / uses shall be excluded from West End of Victoria Quay Policy area :

- if they are not compatible with port or related transport functions
  - do not demonstrate compliance with safety standards
  - do not link with the local and wider transport network
  - do not meet security standards
  - are not compatible with other existing or planned future uses
  - if they have any permanent residential component.
5. All uses/development must pay particular attention to complying with the intent and requirements of:
- *Inner Harbour Port Development Plan*
  - *Fremantle Waterfront Masterplan and Precinct Plans*
  - *Fremantle Ports' Landscape and Style Guide*
  - *Port Authorities Act*
  - *Inner Harbour Buffer Definition Study*
  - *Fremantle City Council's Port Buffer Policy*
  - *West End Victoria Quay Conservation Plan.*
6. The *West End of Victoria Quay Conservation Plan* provides guidance on the heritage planning for the area. The West End Victoria Quay is listed on the State Register of Heritage Places; development is generally subject to referral to the State Heritage Office. Fremantle Ports' Planning Branch can provide further advice as to whether a referral may be required. Call 9430 3390.

## **APPLICATION**

1. This policy is not retrospective.
2. The requirements of the policy may only be varied subject to the approval of the Fremantle Ports Board. In considering a variation, the proponent of the variation is to demonstrate:
  - grounds for variation
  - merits of the proposal
  - no negative impacts on port operations in the short and long term
  - why an alternative location, external to the port boundary is not being pursued.
  - economic, social and environmental benefits of the proposal.
3. Extension, variations and renewals of leases will be considered in terms of their ability to achieve port, landuse and transport planning objectives, and are subject to determination by the Fremantle Ports Board.



## FREMANTLE PORTS

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