



Additional information

Strategic Planning and Transport Committee

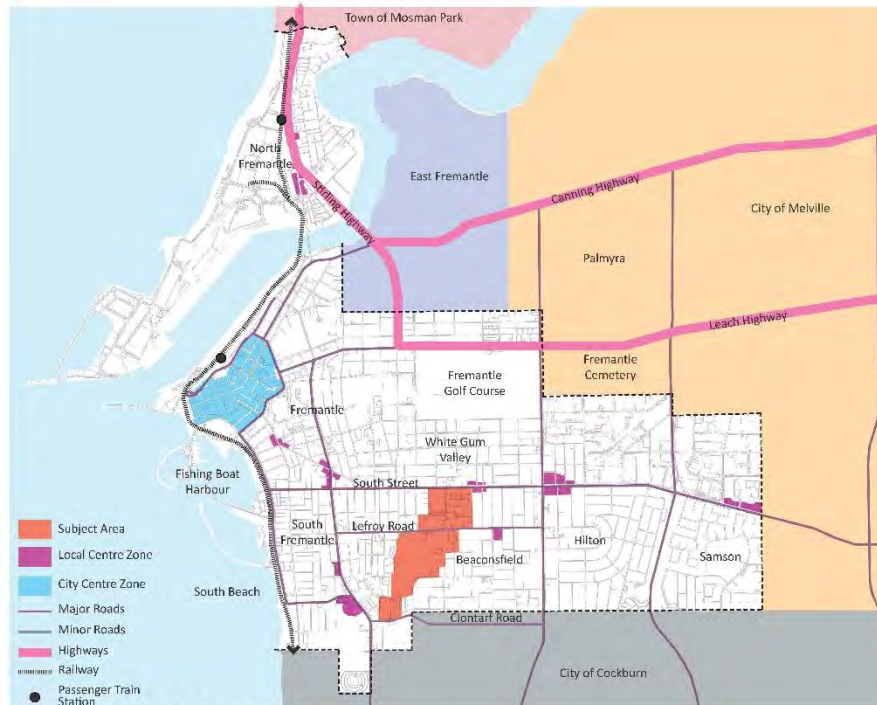
Wednesday, 18 November 2020, 6.00pm

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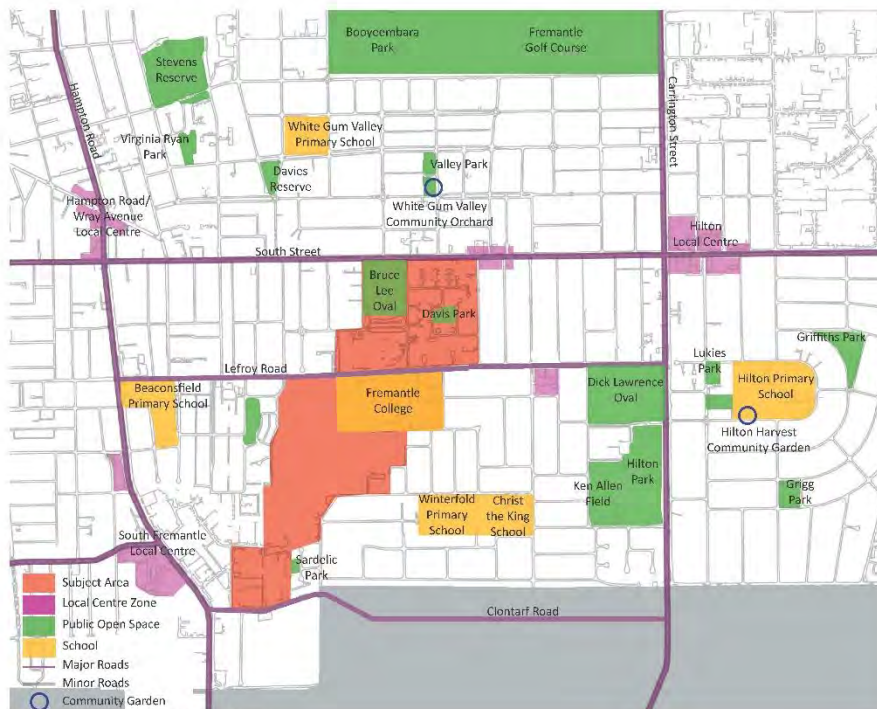
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SPT2011-2 HEART OF BEACONSFIELD MASTERPLAN – REVISED DRAFT FOR APPROVAL TO ADVERTISE

ADDITIONAL INFORMATION 1: ‘Heart of Beaconsfield’ Context Plans



DISTRICT CONTEXT



LOCAL CONTEXT

2. 'Heart of Beaconsfield' Engagement Report – Phase 1

1. SUMMARY OF FINDINGS

This document summarises the findings of the three most comprehensive engagement initiatives to date: the two Open Days and the Community Visioning Workshop as at Friday 2 June.

Data from the MySayFreo website and stakeholder meetings will be provided in the Preliminary Engagement Report within the following fortnight.

Section 1 provides an overview whilst Section 2 presents the feedback in greater detail.

Overall, there are several trends in feedback which were raised in all three engagement initiatives. These trends are captured below, categorised into those related to the past, the present, opportunities for the future and the project priorities (the priorities are informed by the Community Visioning Workshop Only).

The Past

- A perception that Beaconsfield in the past was **safer and quieter** than it is today
- It was a **place for families**
- Children commonly **played outdoors** and in the street
- Strong ties to a **semi-rural/pastoral history** with a dairy, orchards, stables and mulberry trees – this made Beaconsfield almost a holiday destination for some Perth residents
- A **close-knit community**
- The number of **family-owned and local businesses has decreased** over time
- **Block sizes were larger**, as large as five or ten acres in some cases

The Present

- Beaconsfield is in a **great location**, close to Freo, South Freo and the beach without being too central
- Being peripheral to Freo and South Freo, however, means that Beaconsfield residents sometimes have the **perception of being in a forgotten suburb** or considered a lower priority
- The area has a **diverse and multicultural population**
- There is a **strong sense of community** reflected in the resilience of the population
- The Beaconsfield community is not one whole community – it is **fragmented and disconnected** and this is seen to be partly due to the planning and design (or lack thereof) of the area
- The area has a **unique topography**, being unusually hilly for Perth and having the Lefroy Road Quarry and ridge
- There is **good access to public transport**
- There are **parks and green spaces** throughout the area, although some of these are disconnected
- **Anti-social behaviour and a lack of safety** associated with damage to public property, drug use and criminal activity are considered issues in some areas, especially the Davis Park Precinct

Opportunities for the future

- The themes of **connection, paths, cycleways and green corridor** arise in many objectives besides "Getting Around". This reflects the importance of connectivity, walkability, "cycleability" and natural spaces in supporting the other objectives

- A **diversity of housing** tenure types, sizes, designs and levels of affordability that accommodates and reflects the diversity of population
- Improve **sense of safety** in the area
- That all housing should be **relatively affordable** in order to avoid gentrification
- **Public open spaces that allows for a range of uses** such as informal meetings, public performance, are able to be used at all times of the day/night and year and are accessible to all ages (i.e. do not use open space for sporting uses only). *This theme arose in many objectives besides "Streets and Public Open Spaces."*
- It has been commonly stated that **10% or 11% social housing** is an appropriate level of provision
- Allowing **slight increases in density** of built form, but within clearly defined limits
- Retaining and planting new **trees**
- Common themes of sharing and integration, in that **facilities and spaces etc. should be for all**. This includes the use of facilities at Fremantle College and other public venues being available for community use
- Better access to **commercial spaces**, including the provision of commercial and mixed-use/community hubs within the site – the current TAFE site is commonly stated as a prime opportunity for this to occur
- Better **road and path networks** both north-south and east-west through the site, including the removal of cul-de-sacs
- Accommodate **ageing in place**, housing and services for all age groups
- Retain some **larger-sized blocks** during development
- Design homes that **use energy efficiently** through, for example, passive solar design and use of sustainable materials
- Use **renewable energy** to service the area
- Build upon the strength of sporting and recreational clubs in the area to create a **sporting and recreation hub**
- Improved access to public transport, including a new **light rail route down South Street**
- **Public art** in parks and along pedestrian routes

Priorities

The top 11 group priorities and top 11 individual priorities are shown in the table below:

Priorities have been ranked based upon the following system:

- Priorities have been separated into two subsections below: **group priorities** and **individual priorities**.
- Priorities were categorised by theme. Many of these reflect the seven project objectives where relevant.
- Themed priorities were ranked by the frequency with which that theme was mentioned multiplied by weight.
- Higher priorities were given higher weights as follows:
 - First priorities were given a score of 5, second priorities were given a score of 4, third priorities were given a score of 3, fourth priorities were given a score of 2 and fifth priorities were given a score of 1.

For example, green corridors/links was listed as a first priority by one group (1 x 5 = 5), as a second priority by two group (2 x 4 = 8) and as a third priority by one group (1 x 3 = 3). The overall total score is: 5 + 8 + 3 = 16.

Top ten group priorities	Top ten individual priorities
1) Safety/security/ a peaceful community (23) 2) Community connectivity and inclusivity – enhance and encourage (20) 3) Green corridors/links (16) 4) Low density development (12) 5) Universal/wider thoroughfares and dual use paths (11) 6) North-south links, including pedestrian link to Clontarf Hill (11) 7) Useable/productive/people-centric/flexible open spaces – not only sporting fields (11) 8) Learning centre (10) 9) Meeting place (10) 10) Accessibility and integration (9) 11) Childcare / early learning facilities (9)	1) Diversity of housing types (46) 2) More provision of; and more functional public open space (44) 3) Paths and cycle ways (including through a green link) (43) 4) Interconnected, shared spaces (41) 5) Connectivity (38) 6) Community hub / meeting places (e.g. on Lefroy Road / at Hilton Bowls Club) (34) 7) Green corridor through the site (e.g. Manning Park – Clontarf Hill – Lefroy Quarry – Booyeembara Park) (31) 8) Safety, especially of pedestrian routes and open spaces (30) 9) Diversity of population/community (29) 10) Public transport, including light rail (25) 11) People-centric / people as the priority (23)

2. COMMUNITY ENGAGEMENT – DETAILED FINDINGS

2.1. Priorities

Following Activities One, Two and Three, participants were asked to list their top five priorities that THOB Vision and Masterplan should address.

Individuals were then asked to work together in their 14 groups to list the group's agreed top five priorities.

Priorities have been ranked based upon the following system:

- Priorities have been separated into two subsections below: **group priorities** and **individual priorities**.
- Priorities were categorised by theme. Many of these reflect the seven project objectives where relevant.
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For example, green corridors/links was listed as a first priority by one group ($1 \times 5 = 5$), as a second priority by two group ($2 \times 4 = 8$) and as a third priority by one group ($1 \times 3 = 3$). The overall total score is: $5 + 8 + 3 = 16$.

2.1.1. Group Priorities

The following lists reflect the agreed group priorities, listed in order of frequency with which they were noted by each group and weight given to each priority.

Getting Around (78)

- Green corridors/links (16)
- Universal/wider thorough fares and dual use paths (11)
- North-south links, including pedestrian link to Clontarf Hill (11)
- Accessibility and integration (9)
- Cycle and wheelchair pathways (7)
- Convenient public transport through suburbs and rail links (7)
- East-west links (6)
- Integrate pedestrian routes with public transport routes (4)

- Light rail (3)
- Walkability (3)
- No cul-de-sacs (1)

Public Open Space (61)

- Useable/productive/people-centric/flexible open spaces – not only sporting fields (11)
- Trees and shade (8)
- Community gardens (8)
- Sporting and recreation facilities/open spaces (7)
- More/larger public open spaces (7)
- Integrate Bruce Lee oval with Davis Park (5)
- More natural spaces to encourage people to interact with nature (5)
- Exemplar streetscape (5)
- Encourage people to get outdoors (3)
- Verge landscaping (1)
- BMX/skate areas (1)

Shops, Offices and Other Uses (51)

- Learning centre (10)
- Meeting place (10)
- Childcare / early learning facilities (9)
- Future activity hub planning – co-location of services and community hubs (7)
- Community facilities (4)
- Library (4)
- Youth engagement through spaces, art, sculpture, safe space (3)
- Indigenous centre for youth with bush tucker garden etc. (2)
- Aged care facilities (2)

Community Feel (47)

- Community connectivity and inclusivity – enhance and encourage (20)
- People first/people centric (5)
- Successful community (4)
- Communal events (4)
- Activated communities (4)
- The masterplan could address a process of developing a future identity for Beaconsfield (4)
- Unity in diversity (3)
- Community services (3)

Housing for Everyone (44)

- Diversity of housing to cater for a diverse population (23)
- Low density development (12)
- Diversity of support services (5)
- Places that foster and promote the Freo flavour, intergenerational, intercultural (3)
- Large blocks with verges and backyards (1)

Safety (31)

- Safety/security/ a peaceful community (23)
- Address antisocial issues (6)
- No ghettos (2)

Sustainability (27)

- Solar power / solar hubs (8)
- Sustainable and affordable living (6)
- A sustainable community in terms of energy use (6)
- Passive solar housing (4)
- Sustainability in design for environment and sensitivity (3)

Built form (16)

- Exemplar design (5)
- Diversity of spaces and buildings (5)
- Exemplar master planning (5)
- No private housing within 100m of coastline and waterways (1)

Sense of Place (11)

- Define the geographical and social Heart as the intersection of Fremantle College and old TAFE site (5)
- Liveability (3)
- South metro TAFE as centre (3)

Consultation (5)

- Continuing consultation with the community (5)

2.1.2. Individual Priorities

The following reflect the individual priorities, listed in order of frequency with which they were noted by each individual and the weight given to each priority.

Getting Around (165)

- Paths and cycleways (including through a green link) (43)
- Connectivity (38)
- Green corridor through the site (e.g. Manning Park – Clontarf Hill – Lefroy Quarry – Booyeembara Park) (31)
- Public transport, including light rail (25)
- Nodes of specific community activity along multiple use paths (8)
- Vehicle and pedestrian routes through Lefroy Road Quarry (5)
- Better road connectivity for improved public transport routes (4)
- Cul-de-sacs and traffic calming (4)
- Roe 8, 9 and 10 (3)
- Keep wide roads (2)
- Provide space for two cars at most houses (2)

Public Open Space (161)

- More and more functional public open space (44)
- Interconnected, shared spaces (41)
- Keep all open space (20)
- Community garden, including as a resource hub (18)
- Trees and gardens (13)
- Maintain/upgrade current sporting and recreation facilities (9)
- Greater use of Bruce Lee Oval (6)
- Encourage street and verge landscaping (4)
- Productive/edible landscapes (3)
- People taking ownership of their surrounds (3)

Housing for Everyone (113)

- Diversity of housing types (46)
- Lower proportion / more dispersed Housing Authority tenancies (20)
- Affordable housing (13)
- Liveable housing (2)
- Ageing in place, including built form requirements (12)

- Aged care facility (1)
- Student housing (12)
- Houses for families (2)
- Set proportion of dwellings and facilities developed for refugees (3)
- Group housing / cooperatives (2)

Community Feel (105)

- Diversity of population/community (29)
- People-centric / people as the priority (23)
- Communication between residents (13)
- Reduce fragmentation and isolation (10)
- Keep the character of Beacy (6)
- Take into account psychological health (5)
- Retain sense of community (5)
- Development of "The Heart" (4)
- Create an inspirational place to live (4)
- Recognition of Indigenous connection to Beaconsfield (4)
- Retain suburban community (1)
- Generosity and love (1)

Shops, Offices and Other Uses (75)

- Multi-purpose facilities (19)
- School facilities for community use (e.g. pool, theatre, open space) (11)
- Retain educational facilities (10)
- More facilities for young people (5)
- Community facilities for all groups and ages (5)
- More activities for the elderly (5)
- Places to live, work, shop, learn etc. Incorporated (4)
- Points of interest (e.g. markets) to attract people to Beaconsfield (3)
- Commercial and retail spaces (3)
- Early years hub (2)
- Encourage small/local businesses (2)
- Support services (e.g. medical, childcare, aged, mental health) (2)
- Library (2)
- TAFE site as a mixed-use hub and connection between North and South (1)
- Improve appearance of and access to shops (1)

Building Forms (63)

- Diversity of built form and architecture (7)
- Maintain established houses in Davis Park (5)
- Planning models that allow for diverse living spaces (5)
- Zoning to allow all densities (4)
- No high-rise / large blocks of flats (16)
- Higher density housing (7)
- Low density (10)
- Retain large block sizes when rezoning (9)

Sense of Place (53)

- Community hub / meeting places (e.g. on Lefroy Road / at Hilton Bowls Club) (34)
- Beauty of natural environment, built environment and streetscape (11)
- Amenity (3)
- Spaces for creativity beyond “dinky” pop-ups (3)
- Public art (2)

Sustainability (47)

- An opportunity to showcase sustainable communities, designs, houses (e.g. 8 star ratings) and open spaces (19)
- Sustainable housing and vegetation requirements (10)
- Renewable energy / energy production (7)
- Buildings that last (4)
- Re-use existing facilities where possible / incremental change (3)
- Sustainable housing on TAFE site (2)
- Incorporate nature into the plan (1)
- Use parks as natural drainage for rainwater (1)

Development/planning process (35)

- Develop a cohesive framework for development, think of the area as one [masterplan] (17)
- Develop Lefroy Road Quarry (8)
- City and government agencies to direct the development process (ensure quality development) (3)
- Short-term uses for Lefroy Quarry while awaiting development e.g. community garden (3)
- Design competitions for the developments (2)
- Planning models that control quality and avoid profit-motivated development (1)
- Maximise economic viability e.g. sell off City of Fremantle resources (1)

Safety (31)

- Safety, especially of pedestrian routes and open spaces (30)
- Passive surveillance (1)

Community Consultation (26)

- Continue the consultation process (13)
- Indigenous participation (5)
- Keep politics out of the discussion (3)
- Engage all Beaconsfield residents (2)

2.2. The Past

Please note that although feedback has been ordered by frequency, this may include multiple points of feedback from the same individual. In other words, the term "frequency" used is a measure of frequency of response, not frequency of respondent.

This section presents the feedback related to what Beaconsfield was like in days gone by.

This feedback was collected through three methods:

- Sticky-notes placed on feedback boards at the Open Days in response to the statement "What Beaconsfield was like in Days Gone By".
- Anecdotal feedback from Open Day participants. This was recorded on anecdotal feedback sheets by project team members from the City of Fremantle, Housing Authority and Creating Communities.
- Workshop participants worked together in groups to respond to the question "What do you remember about Beaconsfield from days gone by?"

The table below shows the most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common specific memories of Beaconsfield are listed below (each response count represents the number of times that this specific response was noted by a group/individual at one of the engagement initiatives):

- Market gardens, dairy, "farmlets", stables and chicken runs in backyards (9)
- Bigger backyards, up to 5 – 10 acre blocks (5)
- Loss of small/local/family businesses e.g. delis (5)
- Family place, kids playing in the street (4)
- Safer in the past (4)
- Tram up South Street terminating at Central Avenue (3)
- European village traditions (e.g. Princes at Romanos) (3)
- Full, top performing schools (3)
- A lot of sport played at Bruce Lee Oval, including football (3)

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Pastoral history (22)	• Market gardens, dairy, "farmlets", stables and chicken runs in backyards (9) • Bigger backyards, up to 5 – 10 acre blocks (5) • Open wells in backyards • Fruit trees • Almost a holiday destination / special place for Perthites • More bush	• Dairy farm (2) • Horse stables still here in 1990s • Snakes and goannas in the bush	
Changes in land use (14)	• Loss of small/local/family businesses e.g. delis (5) • Live music at the Bowls Club • "Starline Drive-in" outdoor cinema • Old BMX park • Well-supported by retail services • Not significant new development		• No cafés and only one milk bar • Starline Drive-in • Hilton PCYC was great • Petrol pump on Bruce Lee Oval (used to pick lock and "borrow" fuel)
An area for families, kids playing outside (13)	• Family place, kids playing in the street (4) • Playing in the quarry (2) • Bike rides to Clontarf Hill	• Kids playing together (2) • Family area (2) • I / my family grew up here (2)	• Outside play spaces • Playing in the quarry site
Close-knit community (12)	• Stronger sense of community (2) • People stayed in the area longer • Being a new arrival • Now the third generation of Davis Park residents	• A place for the community to hang out (2) • The best place in the area (30 years ago) • 30 years ago when we moved in it was a nice place to live • When I moved in (2001) I had all older	• Good sense of community

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
		- neighbours, all good neighbours - Kids were more respectful	
Getting around (11)	- Tram up South Street terminating at Central Avenue (3) - Less traffic (2) - More connected to Freo and South Freo		- More pedestrian activity - Close to school - Close to South Street - Bus connection only once per hour - Less traffic
Changes in built form (10)	- Weatherboard homes with asbestos roofs (2) - Concrete gardens / ugly verges - Depleting sense of space - Large back and front yards in Davis Park - Outbuildings	- Asbestos fibre houses - Older-style place	- Better solid houses - Lower density
Safer/quieter in the past (10)		- Safer in the past (4) - Quieter 20 years ago (2) - Less police - Less social issues	- Safe and secure - Quieter
Open space and sport (10)	- A lot of sport played at Bruce Lee Oval, including football (3) - Informal spaces for activities (2) - Open tennis court - Parks lost to sporting ovals	- Community cricket at Davis Park - Playing footy at the oval - Beautiful park	
Cultural diversity (6)	- European village traditions (e.g. Princes at Romanos) (3) - Non-English-speaking community	- Romanos very authentic - point of difference celebrated - Diverse	
Education specialisation (4)	- Full, top performing schools (3) - Disability workshops worked well with the schools		

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Negative perceptions and lack of safety (4)	- Hold-ups in the TAFE carpark, security brought in - Less inviting - Had perception as a "poor person's" suburb	Public housing stigma	
Army camp on Clontarf Hill (2)	- Think there was an army camp [Special Operations camp and army searchlight stations on Clontarf Hill] - Kids using flying fox in Jean Street [previously used by the army]		
Quarry (2)	- Quarry used as a tip - Ongoing problems related to the quarry		
No change (2)		- No real change - No difference (over 23 years)	
Other comments (5)	- Uncertainty around the Eastern bypass - Strong connection to the arts	Harley Scramble (motorbikes in the quarry)	- More affordable - Older retired people

2.3. The Present

Please note that although feedback has been ordered by frequency, this may include multiple points of feedback from the same individual. In other words, the term "frequency" used is a measure of frequency of response, not frequency of respondent.

This section presents the feedback related to what Beaconsfield is like today.

This feedback was collected through three methods:

- Sticky-notes placed on feedback boards at the Open Days in response to the statement "What Beaconsfield is like today."
- Anecdotal feedback from Open Day participants. This was recorded on anecdotal feedback sheets by project team members from the City of Fremantle, Housing Authority and Creating Communities.
- Workshop participants worked together in groups to respond to the question "What is Beaconsfield like today?"

The table below shows the most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common specific comments related to what Beaconsfield is like today are listed below (each response count represents the number of times that this specific response was noted by a group/individual at one of the engagement initiatives).

- Good public transport, especially buses along South Street (9)
- Drug issues (8)
- Close to Fremantle (5)
- Crime, drug use and antisocial behaviour (4)
- Friendly, close-knit neighbourhoods (4)
- Close to shops, work, doctor (4)
- Vandalism (4)
- Littering / dumping of rubbish (4)
- Feeling of connection / everybody knows each other (4)

- Good community feel / friendly community (4)
- Good location, close to Freo and beach (3)
- Varied and diverse population (2)
- Freo seen as the most important area – change this view as Beaconsfield is as important as Freo (2)
- Shops (2)
- Disjointed, "forgotten" spaces (3)
- Currently a place in transition (2)
- Diverse (2)
- Transient local population / fewer long-termers (2)
- Ageing population (2)
- Disconnected road layout (2)
- Safety and social issues worse (2)
- Smaller blocks (2)
- A bit weary/tired (2)
- Eco-friendly / sustainability (2)
- Affordable housing (2)

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Good location/accessibility (27)	• Busy South Street – a major traffic route into Freo • Great cycles lanes	• Good public transport, especially buses along South Street (9) • Close to Fremantle (5) • Close to shops, work, doctor (4) • Walking distance to school • Close to family	• Good location, close to Freo and beach (3) • Good access to amenities • Good transport
Close-knit community (22)	• Friendly, close-knit neighbourhoods (4) • A place to make home • Pride in where we live • Reasonably safe for families	• Feeling of connection / everybody knows each other (4) • Good neighbours / friendliness (3) • Community with the young mums • Private residents friendlier to public housing tenants [than in the past]	• Good community feel / friendly community (4) • 15 years of good tenants have made it better • Wonderful community at Salentina Ridge

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Diversity of population (18)	- Currently a place in transition (2) - Diverse (2) - Transient local population / fewer long-termers (2) - Ageing population (2) - Mix of old and new (housing, people etc.) - Young families moving in – replacing post-war migrant families - Welcoming of migrants (lots of foreign languages spoken) - A mix of socioeconomic groups - European heritage		- Varied and diverse population (2) - Range of socioeconomic groups - Young demographic - Young families
Disconnected/fragmented community (12)	- Disjointed, “forgotten” spaces (3) - Disconnected road layout (2) - Layout of Davis Park is a bit “strange” - Chaotic – not properly planned - The development area divides the suburb	- Beaconsfield disconnected / fragmented (2) - Loss of community (but still love it) - Segments of haves and have nots	
Drug issues (11)	Drug use (2)	Drug issues (8)	Drug issues worse
Antisocial behaviour (10)		- Vandalism (4) - Littering / dumping of rubbish (4) - Visitors loving trouble - Lots of cars hooning	
Changes in built form (9)	- Smaller blocks (2) - Higher density - A lot of money spent on making Davis Park liveable – don’t replace it!		- Diversity of architecture, mix of styles - Family sized housing - Higher density - Better quality houses

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Crime and safety concerns (8)	- Granny flats - Safety and social issues worse (2) - Criminal and anti-social behavior (2)	- Car break-ins (2) - High crime - Safety	
Poor look/feel of the area (8)	- A bit weary/tired (2) - Lacking amenity	- Ugly TAFE - Neglected - It’s a utilitarian area - Poor green space - Needs to be cleaned up	
Sustainability and environment (7)	- Eco-friendly / sustainability (2) - Heritage listed trees	Love the trees	- Nice green spaces - Birdlife and wildlife - Trees
Poor reputation (5)	- Not a great reputation - Davis Park area needs new energy/vibe - Doesn’t have a “heart” apart from the shops - Less friendly - Houses and people retreating from the street		
Beaconsfield as peripheral to Fremantle / forgotten (5)			- Freo seen as the most important area – change this view as Beaconsfield is as important as Freo (2) - Don’t go there often - Been forgotten - Missed out on proper planning and direction
Comparison to other suburbs (4)	- Some areas feel like South Fremantle - White Gum Valley has a stronger sense of community		- Like being in South Freo - A cheap Freo

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Community events (3)	Benefits of community organisations/family/sport/farmers markets		- More community events - Growers market
Child abuse and family violence (2)		- Child abuse - Family violence	
Local commercial areas (and lack of) (2)	Well supported by retail services	- Pubs and shops improved - People travel to Freo two to three times per day to buy food	- Shops (2) - More shops and cafés
Housing affordability (2)	Affordable housing (2)		
Open space (2)	- Loss of open space due to dominance of housing - Bruce Lee Oval is important		
Other comments (8)	- Interest in the area - Politically progressive/left-wing - Returning to its roots and history	- Mental health issues - Public housing too big (too many bedrooms) - Huge potential - Need underground power - Pretty	

2.4. The Future / Objectives

Please note that although feedback has been ordered by frequency, this may include multiple points of feedback from the same individual. In other words, the term “frequency” used is a measure of frequency of response, not frequency of respondent.

This section presents the feedback related to what Beaconsfield could be like in the future.

This feedback was collected through three methods:

- Sticky-notes placed on feedback boards at the Open Days in response to the question “What will make Beaconsfield an even better place in the future?”
- Anecdotal feedback from Open Day participants. This was recorded on anecdotal feedback sheets by project team members from the City of Fremantle, Housing Authority and Creating Communities.
- Workshop participants worked together in groups on six different group activities related objectives for the THOB Vision and Masterplan project.

The six tables below lists the specific responses provided which relate to each of the six project objectives used in the community engagement initiatives.

2.4.1. Sense of Place and Community Feel

The draft objective was defined as: *Define and enhance Beaconsfield’s unique identity and sense of place in a way that supports and enhances existing community networks and is appealing and interesting to all population groups.*

The thought-starter questions for this objective were: *What do you think is the character and spirit of Beaconsfield? What community networks do we have and how might we support and enhance them?*

The most common specific comments related to Sense of Place and Community Feel are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Diverse, multicultural community (5)

- Shared community facilities (e.g. Farmers' Market using the SFSHS oval is great) (4)
- Sporting clubs (4)
- Schools (3)
- Ensure intergenerational connections (3)
- More consultation with Indigenous people (3)
- Walkability and bike paths (3)
- Public art e.g. sculpture, public performance that reflects local history – employ local artists (3)
- Spaces that encourage incidental interactions (3)

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Suggested changes to objective	• Include "creating new/future community networks" as well as enhancing existing ones (4) • Overly complex and difficult to understand the intent clearly / use less "planning speak" (2) • Define "all population groups" more clearly – specific needs for e.g. childcare, aged care, appropriate housing. Not defining this may result in an identity crisis (2) • "Sense of place" and "community feel" are generic terms • Include "The Heart of" • Include "services," supports and enhances • Sounds like utopia • Currently not well-connected so enhancement should focus on connecting people and places with flowing pathways • Define the existing network e.g. sporting clubs, market gardens • No changes • Change "appealing" to "inclusive" • Objective needs to recognise increased density and mixed/greater diversity – the future will change		
Community facilities – access and sharing (23)	• Shared community facilities (e.g. Farmers' Market using the SFSHS oval is great) (4) • Sporting clubs (4) • Schools (3) • Enhance various types of community gardens, orchards etc. – replicate old	• Seniors community facility	• Spaces that can be used for community events e.g. power, shelter and toilets (2) • Consider relocating the market

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	• market gardens (2) • Improve availability and accessibility of community groups and facilities (2) • Winterfold Primary School nature playground is open to the community – good use of the facility • Create a community hub • Church • Enhance sense of identity in sporting and community groups that are uniquely Beaconsfield		
Engage with / acknowledge diverse demographics (16)	• Diverse, multicultural community (5) • Ensure intergenerational connections (3) • More consultation with Indigenous people (3) • Recognise European heritage including Italian, Portuguese, Yugoslavian (2) • Families	• Mix of cultures • Maintain its diversity	• Keep Aboriginal heritage visible and current • Engage youth • Engage disabled people • Many families • Activities for young families' needs • Long term residents
Support services (14)	• Childcare centre (2) • Active, disabled community • Alcohol and drug support services • Men's shed	• Attract and support families (2) • Community service places to help people • Things for people to do (E.g. single blokes) • Drop-in centre • Single mums' groups	• Teach English to refugees • Social work and counselling • Look at City of Cockburn's community services (social engineering) as in Coolbellup
Open space and green space (11)	• Connect treed areas (2) • Open space below the quarry escarpment • Open spaces and parks • Barbeques in parks		• Retain / provide more trees (3) • Community garden (2)

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	Underground power to allow larger street trees		
Getting around (8)	- Walkability and bike paths (3) - Radiating paths from a hub through open spaces - Cycling paths linking Beaconsfield to the beach - Suburbs are currently based on cars – need to move away from this to a transit-city model - Keep back lanes - Less connected than South Frem		
Promotion of the area (8)	- Public art e.g. sculpture, public performance that reflects local history – employ local artists (3) - Better promotion of heritage and development history (2) - Entry statement for the area		- Build on the character of Fred - Map/plaque of heritage properties
Facilitate connection through design of spaces (7)	- Spaces that encourage incidental interactions (3) - Don't clutter open space and open feel with buildings - Stop architectural styles that "wall off" people so that we can connect - Utilise empty blocks	Integrated development to enhance the area	
Quiet/village feel (7)	- Quiet village feel (2) - Humble and appealing - A traditional suburb - Safe environment	Know your neighbours	Like to see more people mixing than fighting

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Vibrancy of public realm (5)			- More art and music (2) - More young people using spaces - Vibrancy - More colour
Commercial places as part of networks (4)	- Retain food and market focus of the area (2) - More local businesses e.g. cafés - Yoga centre is a landmark – develop community space around it		- Retain TAFE and include residential college (2) - Retail and cafés on TAFE site - Community arts hub - Move Growers' Market to former location
Address crime and social issues (4)		- Clean up drugs issue - Need police patrol - Take dumped cars away	Better police response times
Topography (2)	Defined by its topography / opportunity for valley aspect (2)		
Other comments (6)	- Don't fracture the existing community - Affordable and diverse housing	- Spread public housing out. Not all clumped together - Good neighbours	- Currently zero character and spirit - Larger blocks for families

2.4.2. Housing for Everyone

The draft objective was defined as: *Instigate transformational housing renewal that results in an improved diversity of housing.*

The thought-starter question for this objective was: *How can we improve the diversity and affordability of housing in the area?*

The most common specific comments related to Housing for Everyone are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Opportunities and services for ageing in place (9)
- Shared community facilities (e.g. Farmers' Market using the SFSHS oval is great) (4) Include small housing and alternative housing models (4)
- Provide special purpose housing e.g. for Activ clients (4)
- 10 – 11% public housing (4)
- High density but not high-rise / employ height restrictions (4)
- Mixed density development (3)
- Sustainable designs/materials (3)
- Cooperative/group housing models e.g. Baugruppen/Pinakarri (3)
- More diversity/variety of housing (3)
- Design/form-based codes (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Suggested changes to objective	• No changes (3) • Include consideration of retaining economically viable housing, rather than wholesale demolition • Include "affordable housing" • Is "diversity" the right word? Define this • Affordability is important but don't want Beaconsfield to become the cheap suburb in Freo • Inclusive of elderly people, students, downsizers, families • Include maintaining the identity of larger (family sized) lots		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Ageing in place (14)	• Opportunities and services for ageing in place (9) • Improve safety for older people (fewer old people seen walking in this area)		• Innovative and affordable ageing options (4)
Lower proportion of public housing (14)	• 10 – 11% public housing (4) • Low income housing integrated with broader community and affordable housing options (2) • Disperse public housing across neighbouring suburbs given reduction to 10% in Beaconsfield	• More of a mix of private and Housing Authority housing (4) • 10% social housing across the whole suburb	• Lower proportion of / reduce public housing (2)
Housing and services for residents with specific needs (12)	• Provide special purpose housing e.g. for Activ clients (4) • Design housing forms for different demographics and family structures (2) • Stock transfer suitable housing to specialist landlords to work in partnership with NGOs to cater to specific clients e.g. trauma sufferers • Happy to have Activ houses but sell them when Activ clients move out, don't leave vacant • Specialist on-site 24 hours per day for support services including mental health, drug issues, parenting	• Need to consider children and extended family (stolen generation) [sic]	• Cater for refugees • Options for single parents • Housing Authority housing
Mixture of block sizes and densities (10)	• Include small housing and alternative housing models (4) • Mixed density development (3) • Look at other successful examples of rezoning / good mix of r-codes (2)		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	Preserve a set proportion of larger block sizes		
Sustainability (9)	- Sustainable designs/materials (3) - Mandated sustainability (2) - Consider development like White Gum Valley – has sustainable focus (2) - Housing Authority to employ maximum sustainable environment start rating		Work with builders and planners on solar passive designs
Limitations on density (7)	- High density but not high-rise / employ height restrictions (4) - Single storey development - Maximum of R40 - Too many houses in a small area (Davis Park)		
Consultation (7)	- Consult Housing Authority tenants (3) - Consult residents early and provide a range of option - Continue consultation - Indigenous consultation - Engage residents where they gather e.g. markets, dog park		
Cooperative housing / co-ownership (7)	- Cooperative/group housing models e.g. Baugruppen/Pinakarri (3) - Need to overcome difficulties of property co-ownership		Cooperative housing (3)
Diversity of housing form (6)	- More diversity/variety of housing (3) - More diversity in styles of apartment	Improve housing diversity (but not the overly high prices of White Gum Valley)	Diversity of housing
Intergenerational housing (5)	- Intergenerational housing (2) - Modular/flexible housing (for families)		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	- to stay in as family structure changes) (2) - Granny flats		
Affordable housing (5)	Subsidies for buyers, rent then buy schemes		Affordability (4)
Attract a younger demographic (4)	- Need community assets to attract target demographics (TAFE closing will result in a loss of younger demographic) (2) - Student housing e.g. for Notre Dame along transport lines - Attract more young people – changes the whole atmosphere		
Identify/prioritise specific areas for development (4)	- Identify particular areas for redevelopment (not across the whole site) (2) - A good masterplan and phased construction are crucial	Clean up Davis Park area	
Building and design codes (4)	- Design/form-based codes (3) - Control site benching for lots		
Streetscape (3)	- Street interfaces and permeability that allow for connection with neighbours and public (2) - Maintain wide, leafy streetscapes		
Specific housing types to avoid (3)	- No "tiny houses" (2) - Avoid "McMansions" like those on the [quarry] ridge		
Tenure and land sales types (3)	- No house and land packages - Majority should be green title lots		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Activation of the area and public realm (2)	- Shared facilities and open spaces - Activate the area		
Improve accessibility to / use of public transport (2)	- Bonuses for public transport - Housing closer to South Street for public transport access		
No cul-de-sacs (2)	No cul-de-sacs (2)		
Other comments (8)	- Improve insulation and remove asbestos in Housing Authority houses rather than replacing them - Mixed use areas - Avoid gentrification e.g. "Cottesloe Barbie"	- Safety - greater clarity on whether HA or police are responsible for addressing behavior - Could fit more houses - Stop squatters living in High Road homes, and clean this area - Better use of space - Supportive of redevelopment plans	

2.4.4. Shops, Offices and Other Uses

The draft objective was defined as: *Provide for compatible non-residential uses that make the place appealing and interesting to all population groups.*

The thought-starter question for this objective was: *Besides housing, what other uses do you think we should attract to make the place appealing and interesting to all population groups?*

The most common specific comments related to Shops, Offices and Other Uses are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Performance spaces / amphitheatre in the quarry / music in the park (4)
- Community learning centre / educational hub (link with student housing) (4)
- Childcare in residential areas / next to Fremantle College (4)
- Integrate Activ housing in Davis Park area and with Fremantle college (3)
- Work with Fremantle College Principal to integrate school and community facilities, including after-hours use of the school (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Suggested changes to objective:	- No changes (2) - Include reference to "community hubs" / "uses that create a community hub" (2) - Small businesses and colocation of living and working ("ethnic/authentic") are a key characteristic of the area – reinforce and encourage this model / opportunities for small businesses (2) - Less planning speak - Change "compatible" to "integrated" or "appropriate" - Change "interesting" to "inspiring" - Include "walkable" - Need to support creative work spaces and people working from home - There is limited capacity for other uses without changing the character		
Commercial uses (27)	- Cafés and restaurants / café strip (4) - Locate more shops close to South	- More shops - Already enough cafés etc. close by	- Cafés, including alfresco areas (5) - Small corner shops

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	- Street as it gets busier (2) - Activity hub / cafés opposite Fremantle College - Bars - Commercial kitchens - Day spa - Generate affordable commercial rentals - More retail diversity - Romanos [sic] - A lot of shops have closed down - Improve existing facilities, including Lefroy Road shops	- Café and small shops - Woolworths would be good - Love the IGA - no major supermarkets - More local business shops	
Outdoor spaces (15)	- Performance spaces / amphitheatre in the quarry / music in the park (4) - Community gardens/farm/orchard (include mulberry trees to reflect past) (2) - Grow the Farmers' Market (2) - Repeat Davis Park Family Fun Day - Outdoor Wi-Fi - Native gardens - Water play and adventure play areas - Barbeque area - Skate park / BMX park		Useable green space
Ease of getting around as an attractor (11)	- Lighting and passive surveillance of public areas (2) - Bike path linking areas – well-lit so safe at night - The area is walkable but people walk		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	- without purpose – no destinations - Conservation corridor linking Clontarf Hill to Quarry - Public transport - Appropriate amount of parking - Link Bruce Lee Oval through TAFE site to Clontarf Hill - Better connection from Lefroy Road to South Street - Connect Governor Street to Fifth Avenue - Link from Hampton Road to Mather Road		
Community hubs and clubs (11)	- Community learning centre / educational hub (link with student housing) (4) - Amalgamate underused clubs / less doubling up of facilities – create hubs and shared facilities (2) - Upgrade Hilton Bowling Club as a community centre - Support local clubs - Place to share community facilities as the new school buildings are being built	- Community centre/hub - Digital village – large European-style houses around Annie and York Streets where IT workers can work from home	
More efficient use of Activ site (7)	- Integrate Activ housing in Davis Park area and with Fremantle college (3) - Use current Activ site more efficiently (only offices now) (2) - Activ as a space for training (2)		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Integration of school and public uses (6)	- Work with Fremantle College Principal to integrate school and community facilities, including after-hours use of the school (3) - Youth entertainment (e.g. PCYC) close to Fremantle College (2) - Consolidate school and quarry open space for community use		
Childcare (6)	- Childcare in residential areas / next to Fremantle College (4) - Keep FELC open (2)		
Spaces for businesses / meetings (6)	- Small business hub (2) - Locate more offices close to South Street as it gets busier (2) - Informal meeting spaces - Shared office spaces		
Spaces for the arts (6)	Creative hub (2)	- Hub for live music - Arts centre, surrounded by commercial uses	- Creative college of arts and music - Live music venues
Other uses for TAFE site (6)	- TAFE area needs to be activated and links provided through the site (including commercial uses and green spaces) (2) - Quinlan's Catering College not a priority as it will not remain long-term		- Redevelop TAFE site for housing - high rise - TAFE an eyesore, Poor integration with the street - Interesting uses for TAFE in its current built form
Opposition to fire station on TAFE site (4)	- No to Fire Station (2) - Query as to why a regional fire station would be proposed - Locate a Fire Station near a major road away from houses		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Cater to all ages (3)	- Aged care / ageing in place close to facilities (2) - Cater to all ages		
Use of education for development (for and against) (2)	- Use education land for urban development, but allow for open space - Do not use education land for urban development		
Other comments (4)	- Good designs - More mixed-use development (e.g. apartments above shops)		- Reduce fumes from panel beater and spray painter - Pop-up spaces

2.4.5. Streets and Public Open Spaces

The draft objective was defined as: *Provide safe, pleasant and inclusive streets and public open spaces.*

The thought-starter question for this objective was: *Do we have enough public spaces, for the right uses and in the right places?*

The most common specific comments related to Streets and Public Open Spaces are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- More trees / native trees / retain trees (6)
- Cater to all ages / elderly people and young people as well as young families – look at OHS requirements, places for conversation (6)
- Solar/wind lighting / more lighting (6)
- Multi-purpose public sporting space around the school (5)
- Upgrade existing sporting facilities and make them public (4)
- Intelligent design to encourage passive surveillance (4)
- Space for arts and more public art – use local/youth artists (4)
- More play areas, including nature play (4)
- Keep/more trees, especially natives (4)
- More public open space (3)
- Better connection through public spaces (3)
- Better cycle infrastructure and paths, including footpaths on both sides of streets (3)
- No cul-de-sacs / more through roads (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Suggested changes to objective	• No changes (3) • Add "connective/connected and active" (2) • "Provide safe, pleasant, accessible, connected and inclusive streets and public open spaces" • Include "places with purpose"		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	• Reintroduce natural environment / native bush • Change "pleasant" to "active and functional" • Don't like the word "inclusive" – change to "pedestrian-oriented" • Add "beautiful, productive and edible landscapes" • Include reference to free-flowing roads / no cul-de-sacs • Coordinate location of public spaces • Include "sufficient" before "safe" • Add "for a growing population" at the end		
More parks and playgrounds (31)	• Nature play (with adjacent café) (2) • Turn quarry into a park (with amphitheatre and water features) • Pocket parks • Appropriately placed playgrounds • Attractive park spaces	• More public open space (3) • Need more amenity in high-density area • Keep parks • Kids' space • A fenced dog park • Parks like Booyeembarra Park	• More play areas, including nature play (4) • More/better parks, including creative play opportunities (3) • Dog park (2) • Use quarry as a park (with water) (2) • Skate park (2) • Outdoor gym / exercise park (2) • Water parks • Parks for seniors
Trees and vegetation (24)	• More trees / native trees / retain trees (6) • Community gardens (2) • Attract bird-life, use endemic species (2) • More native garden verges (2) • Community members to maintain the environment e.g. encourage responsibility over verges (2) • Edible landscapes	• Community garden • More street trees	• More green spaces (2) • Garden park with natives and fruit trees
Shared facilities and sporting spaces (20)	• Multi-purpose public sporting space around the school (5)	• Indoor recreation facility	• Basketball courts / recreation centre / pool needed (4) • There are a lot of young families and

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	- Upgrade existing sporting facilities and make them public (4) - Community organisations using open space need to consolidate i.e. collocate clubrooms.		- dog walkers so high demand for recreational spaces (2) - Community centre / multi-use facility - Move Davis Park to quarry site and share with College oval - Increase the recreational value of the area. Fremantle has little recreational value compared to, for example, City of Melville's pool, rec centre and Tompkins Park. City of Freo only has Steven's Reserve
Getting around (17)	- Better connection through public spaces (3) - Better cycle infrastructure and paths, including footpaths on both sides of streets (3) - No cul-de-sacs / more through roads (3) - Connect South Street, Lefroy Road and Annie/Mather Street - Connect through Clontarf Hill to Booyeembara Park - Better East-West linkages - Green boulevards - Parking for bikes - Every dwelling needs to be able to access parks on foot - No steps		Places that encourage walking
Consider different ways that people use	Cater to all ages / elderly people and young people as well as young families – look at OHS requirements, places for	Spaces for activity rather than just parks e.g. an amphitheatre	- Places for adults to think (2) - Places to meet/congregate

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
public open space (17)	- conversation (6) - Think about how spaces are used by different people at different times of day (2) - Green spaces that are not only for sports / no more playing fields (2) - Meeting places - Community furniture and barbecues - Negative space		
Lighting (7)	- Solar/wind lighting / more lighting (6) - Use a lighting engineer		
Bruce Lee Oval (7)	- Enlarge Bruce Lee Oval - Look at Bruce Lee Oval, TAFE and Davis Park Precinct as one area - Markets on Bruce Lee Oval - Consider parking requirements for Farmers' Market – many people use Bruce Lee Oval - Bruce Lee Oval not well-used by Davis Park Precinct residents	Improved access to Bruce Lee Reserve	Retain space for social soccer at Bruce Lee Oval
Streetscape design (6)	- Visibility creates connectivity, curves create sense of expectation – use both (2) - Sense of mystery i.e. "What's around the corner?" / encourage sensory exploration - Houses closer to the streets - Remove fences around public open space - Avoid high walls and buildings that		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	create wind tunnels		
Safety (6)	- Intelligent design to encourage passive surveillance (4) - Places with people are safer - Davis Park not well used by other residents due to safety concerns		
Major changes in land use (5)	- Open "The Heart" by closing off Lefroy Road between Porter Street and Badham Close - Move public open space to Annie Street and integrate with existing pool - Land swap / buy out surrounding houses to allow One School Policy		Turn quarry into a lake (2)
Public art (4)	- Space for arts and more public art – use local/youth artists (4) - Art along paths/trails (2)		
Do not relocate POS (4)	- Do not swap development and open space / leave Bruce Lee Oval alone (2) - We have need to retain the existing open space – it is an asset - Bruce Lee needs to stay – residents from White Gum Valley use it for sport and dog walking		
Buildings facing onto parks (3)	- Re-design Davis Park Precinct around the park / design all housing around parks (2) - Community facilities around Bruce Lee Oval		
Underground power (2)	Underground power (2)		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Other comments (6)	- Yes - Clean public toilets - Healthy lifestyles	Quarry as a display garden with terraces	- Town square - Growers' Green market at quarry - Open spaces improve mental health

2.4.6. Getting Around

The draft objective was defined as: *Improve the sense of connectivity and wayfinding across the masterplan area including improved access to public transport.*

The thought-starter questions for this objective were: *How can we improve connections through the area? What would make it easier for people to find their way to, from and within the area?*

The most common specific comments related to Getting Around are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Better/more cycle paths, including linking activity nodes (6)
- More footpaths (5)
- Light rail up South Street (3)
- Extend Cat Bus into suburbs (2)
- Some areas need access to more direct public transport, fewer stops and round-about trips (2)
- Avoid cul-de-sacs (2)
- Follow natural landscape/topography of quarry (2)
- Retain sight lines (2)
- Green link (e.g. from Clontarf Hill to Manning Park, Booyeembara Park and Hollis Park) (2)
- Pocket/micro parks (e.g. similar to Salentina Ridge and Butterworth place to connect cul-de-sacs if necessary) (2)
- Community garden/farm e.g. in the quarry (2)
- Lighting for night use (2)
- Fremantle College to be a dual education and community facility, including night and weekend courses (2)
- Re-do the old BMX track (2)

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Suggested changes to objective	• Access to public transport is already pretty good • Linkages between suburbs – corridors • Include reference to "walking and cycling" • After "masterplan area" add "and through to surrounding areas and the beach" • Integrated connectivity with public services • Be more specific		
New/improved public transport services (21)	• Light rail up South Street (3) • Extend Cat Bus into suburbs (2) • Some areas need access to more direct public transport, fewer stops and round-about trips (2) • Improve frequency and size of buses • Bus to the beach	• Light rail down South Street to Fremantle and South Fremantle (3) • Supportive of improved public transport amenity • Being so close to Fremantle it should be better • Loop South Street to Lefroy Road - light rail or bus	• Integrate transport with POS and shops (2) • Bus to Growers' Green Market (2) • Light rail (2)
Cycle routes and facilities (20)	• Better/more cycle paths, including linking activity nodes (6) • Different coloured concrete for bike lanes and maintenance • Bike storage facilities	• More bike paths and pedestrian paths (2)	• Bike lanes to school, beach etc., including through Lefroy Road Quarry (8) • Lefroy Rd median strips have increased risk for cyclists
Walkability (10)	• More footpaths (5) • Retain back lanes to facilitate walking • Footpaths on both sides of the road as a priority over verges • Path network west across the ride, South through Clontarf hill		• Footpaths (2)
More connected road network (9)	• Avoid cul-de-sacs (2) • Safe road network • Grids		• Hampton Rd traffic blocks access to South Fremantle • Better road infrastructure

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	• Quiet roads linking together / not having to use main roads • Wider roads (noting most houses have two cars)		• North-South through roads
Traffic calming/courtesy (6)	• Traffic calming e.g. curved roads, Woonerf principle, changes in surface type/colour (4) • Cars to obey traffic hierarchy (pedestrians first)	• Safe road crossing from White Gum Valley across South Street	
Lighting and passive surveillance (6)	• Lighting for night use (2) • Ensure passive surveillance		• Safe access (e.g. lighting) (3)
Respect existing lines and landscape (5)	• Follow natural landscape/topography of quarry (2) • Retain sight lines (2) • Support "desire lines"		
Green links, trees and shade (4)	• Green link (e.g. from Clontarf Hill to Manning Park, Booyeembara Park and Hollis Park) (2) • Use Amsterdam as a model for corridors • More trees and shade		
Public open space (4)	• Pocket/micro parks (e.g. similar to Salentina Ridge and Butterworth place to connect cul-de-sacs if necessary) (2) • Meeting places with Wi-Fi • Amphitheatre and public music spaces		
Relocate open space (for and against) (4)	• Do not reconfigure/swap development and open space sites (2) • Move Bruce Lee Oval to school and		

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	reinstating bushland in Bruce Lee Oval – native animals in the quarry will need a place		
Major land use changes (3)	• Housing in place of TAFE • Close Lefroy Road to "Increase The Heart" • Infill around Lefroy Road and spruce it up		
Use of the quarry (3)	• Community garden/farm e.g. in the quarry (2) • Lakes in the quarry		
Build Roe 8/9/10 (3)		• Build Roe 8 / Roe 8, 9 and 10 (2)	• Roe 8, 9 and 10
Utility of pedestrian routes, including for prams and wheelchairs (3)	• Ramps and appropriate landscaping to allow for prams and wheelchairs • Wider footpaths	• Spaces accessible to people with disabilities	
Activate school facilities (2)	• Fremantle College to be a dual education and community facility, including night and weekend courses (2)		
Places/routes for exercise (2)	• "Loops" for exercise and activity between locations • Community pool to replace school pool		
BMX track (2)	• Re-do the old BMX track (2)		
Other comments (4)	• Most areas have good public transport service • Challenge the Liveable	• Connect Fremantle to southern suburbs	• Overpass • Allow for parking

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	- Neighbourhoods policy - Integrated storm-water management		

2.4.7. Built Form; and Sustainability

These draft objectives were defined as: *Encourage high quality, interesting buildings that add to the identity and character of the area.* **Sustainability objective?**

The thought-starter questions for this objective were: *What kind of buildings will add to the identity and character of the area? How can we show leadership or innovation in sustainability and design (once we progress to the building design phases)?*

The most common specific comments related to Built Form; and Sustainability are listed below (each response count represents the number of times that this specific response was noted by a group or individual at one of the engagement initiatives):

- Renewable energy (3)
- Encourage sustainable forms with regard to orientation and passive heating/cooling (3)
- Dot higher density around, not clumped together / allow space for amenity (3)
- Demonstration projects / sustainable display village in specific locations (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Suggested changes to objective:	- No changes (4) - Include reference to "sustainability" (2) - Include "and landscaping" after buildings - Affordable? - Refer to "universal design standards" - Refer to "integrated design" - Add "inspirational and appropriate" - Consider how built form in human scale improves liveability, including arrangement of green spaces - Add "amenity" to "identity and character" - Access to public transport is already pretty good - Linkages between suburbs – corridors - Include reference to "walking and cycling" - After "masterplan area" add "and through to surrounding areas and the beach"		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	- Integrated connectivity with public services - Be more specific		
Vegetation and trees (16)	- Retain existing landforms and vegetation during subdivision process - Quality landscaping - More trees	- Retain / add trees (5) - Improve verges like in Hilton - Gardens - Native planting in verges - reduce grass	- Retain/ensure tree canopy (2) - Green walls on buildings / living buildings (2) - Leafy streets with more green space
Renewable energy / responsible resource use (12)	- Renewable energy (3) - Modern, sustainable and recycled materials (2) - Focus on reducing water use	Residents to have a compost bin	- Solar farm (2) - Solar lights for parks - Recycling facility - Use of grey water
Built form with sustainable energy requirements (10)	Encourage sustainable forms with regard to orientation and passive heating/cooling (3)	Requirement for developers to commit to sustainability standards	- Eco-friendly/sustainable designs, including water use and passive solar (4) 7 star sustainability ratings - Orientation of homes to allow passive energy use
Density with limits (9)	- Dot higher density around, not clumped together / allow space for amenity (3) - Limit height to three storeys - Increase density slightly, without "high density housing"	- Mix of heights - Not too high. Two storey townhouses - Low-rise housing, in keeping with current - Not too much high-rise - diverse options	
Diversity of built form (6)	- Architecture controls / policy requirement to have varied built form (2) - Diversity of built forms (2) - Diversity of block sizes (2)	Mix of built forms - not all the same	Diversity of structure (3)
Mixed of residential and commercial uses	Mix of houses and offices including shop-top living (2)		*

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
(6)	- Diverse temporary uses of space e.g. pop-ups, art spaces, gardens - Smaller shopping precincts within walking distance e.g. TAFE site - Expand shopping precincts on Fifth Avenue and South Street - Opportunities to work from home		
Sustainability displays / case studies (6)	- Demonstration projects / sustainable display village in specific locations (3) - Self-sufficient areas		- New housing typologies - potential for forms of housing that don't exist yet - Organic food trials
Integration with street and surrounding space (5)	- Front porches/verandahs (2) - Integrate built form with public open space (2) - Good street presence		*
Quality/durability of design/planning (5)	- Quality and durability – this is an issue with a lot of new homes (2) - Good design - Good planning	Houses need updating	
Limit house size (5)	- Legislation to limit house size (2) - No need for McMansions		- Small units and apartments - Single bed homes
Housing for all age groups (4)	- Allow space for extended family and non-family in some properties - Aged housing - Student housing on TAFE site - Children able to stay in the area as adults		
Look at successful local and international	Look at LandCorp's White Gum Valley and Knutsford community housing (2)		

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
examples (4)	- Similar to Aubin Grove and Honeywood - Look at European models		
Innovative housing typologies (3)	- Intentional communities e.g. Pinakarni/Freofirst - Innovations like the "Gen Y" house - Improve "tiny house" affordability		
Policy/legislative controls on sustainability (3)	- Use the One Planet Living framework to identify targets (2) - Control housing footprint to green space ratio (in favour of green space)		
Do not physically isolate communities (3)	- No ghettos - Don't create enclaves - No cul-de-sacs		
Built form that support the needs of the community (3)	- The purpose should be to create community and avoid isolation – use this to inform the design - Understand the specific needs of the area	No stairs	
Squatters' houses (2)		Close squatters' houses on High Road (2)	
Other comments (9)	- Include townhouses - Rebates and density bonuses - Shared courtyards - Performance venue at the quarry site - Colourful homes would be nice - Community gardens	- Paint the kerbs white for visibility - Hate this word [sustainability] - No more "one planet" scam	- Mezzanines - Communal gardens - Financial sustainability for ratepayers

2.5. Unique characteristics of Beaconsfield and its Community

Community Visioning Workshop participants worked together in groups to respond to the question "What do you think are the unique characteristics of Beaconsfield and its community?"

The table below shows the most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common specific comments related to the unique characteristics of Beaconsfield and its community are listed below (each response count represents the number of times that this specific response was noted on the activity sheets of different groups):

- Multicultural, including European heritage (e.g. Italian and Portuguese) (7)
- Unique, hilly, undulating topography (7)
- Diversity of population (6)
- Parks and green spaces throughout (6)
- Sporting clubs and facilities well-used, including Bruce Lee Oval (5)
- Family-oriented area (5)
- Growers Green Farmers' Market (4)
- Corner stores and European delis – shops reflect the diversity of people (4)
- Close to Freo (gets the Fremantle Doctor) (4)

Theme	Specific Responses
Demographics (19)	- Multicultural, including European heritage (e.g. Italian and Portuguese) (7) - Diversity of population (6) - Family-oriented area (5) - Lower socioeconomic advantage
Uses other than housing (19)	- Growers Green Farmers' Market (4) - Corner stores and European delis – shops reflect the diversity of people (4) - Diversity of land uses (education, commercial, residential, sporting, markets, industry) (3)

Theme	Specific Responses
	- Focus on education activities (schools, TAFE) (3) - Sport-focused community (2) - People shop locally (2) 30 years of community-based childcare
Geography and location (15)	- Unique, hilly, undulating topography (7) - Close to Freo (gets the Fremantle Doctor) (4) - Proximity to beaches (3) - Long-shaped suburb
Open space and vegetation (13)	- Parks and green spaces throughout (6) - Sporting clubs and facilities well-used, including Bruce Lee Oval (5) - Trees and leafy streetscapes, including fruit trees (2)
Getting around (10)	- Well serviced by public transport (bus) (3) - Lots of walkers and cyclists (2) - Lots of park users, including dog walkers (2) - Walkable paths, tracks and trails (2) - South Street and Lefroy Road transit connections
Built form (8)	- Mix of architectural styles (2) - Historic houses/properties with character (2) - Local limestone and capstone used as a building material - Old infrastructure - Brick and tile 60s and 70s architecture - Some Housing Authority improvements to built form
Positive comments about community (6)	- Friendly and supportive community (2) - Resilient community - Safe - Community group engagement - People stay in the area
Fragmentation (4)	- Fragmented/disparate both geographically and in terms of communities (2) - Stratified in terms of housing and income - Pockets associated with crime / antisocial behaviour

Theme	Specific Responses
Block sizes (4)	- Larger blocks than Freo (2) - Mix of block sizes - Houses sometimes swallow up green space
Other comments (4)	- Affordable living near Freo - A bit like South Freo but a bit different - Seems unnecessary to demolish a viable area - Kids riding dirt bikes

2.6. Anecdotal feedback from Open Days

Members of the project team recorded anecdotal feedback during discussions with Davis Park and Growers Green Farmers' Market Open Day attendees.

This Section lists general positive comments, negative comments and issues related to the situations of Davis Park Precinct residents that are not relevant to the six project objectives (this feedback is incorporated into Section 2.4).

2.6.1. Anecdotal feedback regarding whole THOB project

Positives

The table below lists positive comments about the THOB project recorded by project team members during discussions with Open Day attendees. Comments are listed in order of most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

Theme	Specific Responses
General positive comments (6)	- A good opportunity / like the idea of improving the area (3) - Generally positive (2) - Exciting - Good that there is a plan for the area
Other comments (9)	- Positive that Davis Park will be redeveloped with 10% social housing (5) - Redevelopment of quarry overdue (2) - Work in Freo, love living here - Cut crime across the area

Negatives

The table below lists negative comments about the THOB project recorded by project team members during discussions with Open Day attendees.

Specific Responses (no recurring themes)
- Need to retain TAFE, or replace TAFE options for people - Existing communities lost, otherwise no negatives - Davis Park Precinct housing is a deterrent for using the Bruce Lee Oval - Parking is at a premium - Motorbikes in the quarry - Police doing nothing in the area

Other comments

The table below lists other comments about the THOB project recorded by project team members during discussions with Open Day attendees.

Specific Responses (no recurring themes)
- Grew up in social housing - Concerned about TAFE closing - essential for local economy - Could TAFE be located at the quarry site to retain training in the area? - Not exposed to drug issues in Beaconsfield - Rangers to be given authority to confiscate motorbikes

2.6.2. Anecdotal feedback regarding Davis Park precinct

Members of the project team recorded anecdotal feedback during discussions with Davis Park Open Day attendees. Feedback that related specifically to the Davis Park precinct was recorded on a separate sheet to feedback related to the broader THOB project (see Section 2.1.4 above).

Project team members noted whether the individual was a Davis Park precinct Housing Authority tenant; a Davis Precinct private landowner; a resident from elsewhere in Beaconsfield; a resident from elsewhere in the City of Fremantle; an external stakeholder; or a friend or family member. All but one of the individuals who made comments specific to the Davis Park precinct were Housing Authority tenants from within the area. A single comment from a resident from elsewhere in Beaconsfield is recorded in subsection (b).

A - Feedback from Davis Park precinct Housing Authority tenants

Issues related to my situation / my property

The table below lists issues related to the properties or situations of Davis Park precinct Housing Authority tenants as recorded by project team members during conversations with the tenants. Comments are listed in order of most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common issues related to the properties or situations of Davis Park precinct Housing Authority tenants are listed below (each response count represents the number of times that this specific response was noted on the feedback board):

- Want myself / my kids to stay in local area (4)
- Single person but need two bedrooms for visiting family (4)
- Drug addiction a problem in the area (3)
- Happy/ready for a change (3)
- Want to know options around moving (3)
- Not anxious to move due to age (3)

Theme	Specific Responses
Don't want to move / want to stay in the area (9)	• Want myself / my kids to stay in local area (4) • Don't want to leave (2) • Beaconsfield is my home (2) • Can I come back? I love Beaconsfield • Lived here 40 years - not going anywhere. Not moving - nor are old neighbours
Lack of maintenance (8)	• Needs maintenance (2) • Runoff - eaves collapsed • Needs retaining wall • Housing Authority do not maintain the verges • 18 months waiting for flywire • Never painted the interior (only supplied the paint) • Don't know whether to report maintenance anymore
Crime and safety (8)	• Theft and break-ins (2) • Vandalism and damage to property (2) • Family violence • Massive increase in crime - few problem families causing issues • Police are always being called • Not safe to walk around at night
Drug issues in the area (8)	• Addiction (3) • Needles left in public spaces (2) • Meth dealing in broad daylight. The drug issues are serious - not just marijuana, but meth and alcoholism • Generational drug issues • Drug busts
Happy to move (7)	• Happy/ready for a change (3) • Haven't been here long but don't like it • Happy to move to Kardinia • Transferred from Mosman Park but Mosman Park is better • Keen to move to a good area
Uncertainty / desire for more information about	• Want to know options around moving (3) • Uncertainty about where to move to (2)

Theme	Specific Responses
relocation (7)	- Want more clarification on timeframe - Would like to move with neighbours
Concerned about size of current / potential future house (6)	- Single person but need two bedrooms for visiting family (4) - In a two-bedroom and need a three-bedroom - Don't want to be in a small place if I leave
Age as a barrier to relocation (4)	- Not anxious to move due to age (3) - I am 79, and don't want to move in my late 80s. If I am going to have to move, I would prefer sooner rather than later
Need for specific housing type (3)	- Need a single level place due to knee injuries (currently in a townhouse) - Don't want to be relocated to a block of flats - Would prefer flat rather than townhouse
Preference for/against having a garden (3)	- Want a garden (2) - Don't want a garden
Prejudiced and antisocial behaviour (2)	"Racism worse than anywhere I've seen" - Antisocial
Sense of community (2)	- Looked after by good neighbours for over six years - I have been here for one year. I like the sense of community here
Other comments / questions (10)	- No recycling (everything is put in one bin) - Problems are caused by the area being an enclave - I like the park (Davis Park) - grandchildren use it - Likes house (an original) - On a large block - Not worried about community, I just keep to myself - Is CHL same as Housing Authority? - South Street provides good public transport connections - Housing Authority do not have the expertise to manage people with mental health issues - people with mental health issues need housing but those with serious mental health issues need services far beyond housing - Improve the poor connotation of "Beaky Bronx" - "we use the childcare centre but the reputation of the area creates

Theme	Specific Responses
	- some apprehension" - There are no Housing Authority properties in the area which have the option of purchase - would take this opportunity if it were possible/affordable

Comments on the Davis Park Scheme Amendment

The table below lists comments of the Davis Park precinct Scheme Amendment as recorded by project team members during conversations with Davis Park precinct Housing Authority tenants. Comments are listed in order of most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

Theme	Specific Responses
Housing diversity (3)	- One in ten social housing is a good idea (2) - Want a diversity of housing choice
No need to redevelop the whole area to address issues (2)	- Wouldn't have to change more than 20 tenancies to clean the area up. - A full redevelopment is overkill
Understand the desire to redevelop, but unhappy with having to leave (2)	- Can understand Housing Authority wanting to pull the area down, but don't kick people out who have done the right thing - I understand why it needs to happen but I don't want to leave
Other comments (5)	- Poor communication from Housing Authority - Community centre for older people (was franchised last development) - Keep the trees - love the birds here - It would be good to lower the density of public housing, it causes issues - Want to know what will happen with properties privately owned within strata on Caesar Street

Opportunities, ideas and suggestions

The table below lists opportunities, ideas and suggestions for the Davis Park precinct Scheme Amendment as recorded by project team members during conversations with Davis Park precinct Housing Authority tenants.

Specific Responses (no recurring themes)
• Lots of places need redeveloping • "Can I buy my property?" • No drugs – no issues • Lots of old people in the street • Community centre for street kids • Not such high densities of low socioeconomic housing

Other comments

The table below lists other comments recorded by project team members during conversations with Davis Park precinct Housing Authority tenants.

Specific Responses (no recurring themes)
• Close to public transport, doctor, shops, lived here 20 years • Asked questions about Key Start Loan • "Sharon is fantastic and helpful" • Have lived here 40 years. In the same house since 1979 • Conway Court is the only drug-free street in Beaconsfield • Worried about who will go in there • Why can people stay if constantly in trouble with police? • Thought about going to Aboriginal land rights • Partner with RSPCA • Land transfer to Department of Child Protection and Family Services - this way land estates can be utilised to address abuse and other problems by experts in dealing with these issues

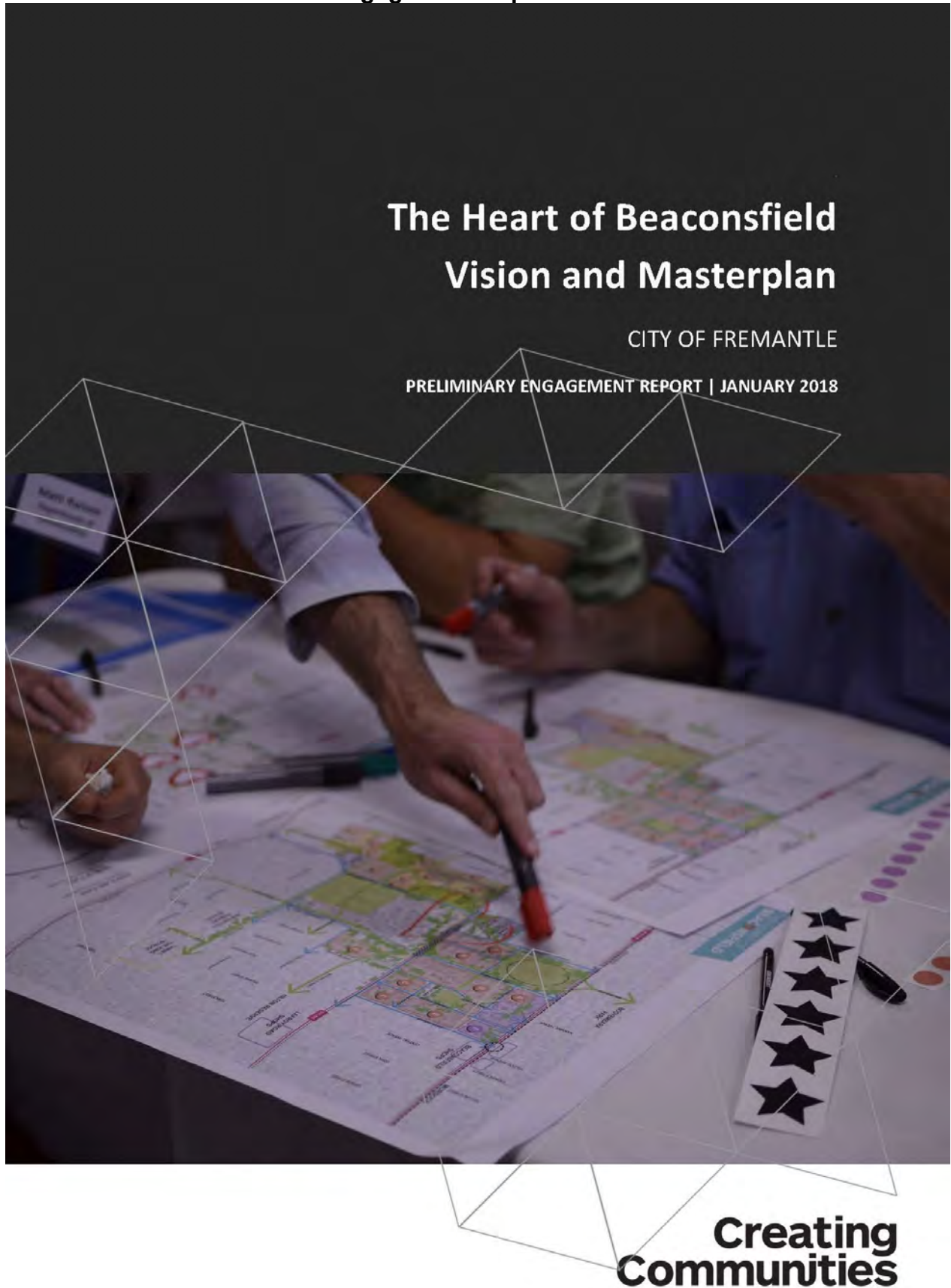
• OK with what's happening, wants to be kept informed

B - Feedback from other Beaconsfield residents

One comment specifically related to the Davis Park precinct Scheme Amendment was recorded in a conversation with a Beaconsfield resident living outside the Davis Park precinct.

Specific Responses (no recurring themes)
• "Brilliant idea 10/10 to proceed"

3. 'Heart of Beaconsfield' Engagement Report – Phase 2.



PROJECT DETAILS

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1. EXECUTIVE SUMMARY

The Heart of Beaconsfield (THOB) Vision and Masterplan is a project undertaken by the City of Fremantle in partnership with a number of key landowners across sites that form "The Heart of Beaconsfield." The City and the Department of Communities (Housing) (one of the key landowners) commissioned Creating Communities to administer a comprehensive engagement and communication process to inform and seek feedback from community members and stakeholders on a Vision and Masterplan for the site. This Report documents the engagement and communications process and feedback to January 2018.

In January 2018 this Report was presented to the City of Fremantle in order to inform the discussion and development of a final concept Masterplan.

The engagement and communications process was designed to ensure that the diverse demographic of Beaconsfield and surrounding suburbs could receive regular project updates and were provided ample opportunity to participate in planning for the future of the area. Engagement initiatives included: ongoing engagement with landowners and decision-makers including the THOB Working Group; meetings with key stakeholders; a Community Visioning Workshop; two public Open Days; a Design Option Workshop; and three online surveys. Communications materials to support the engagement included: a project information booklet; an information and FAQ booklet specifically for Davis Park Precinct residents; newspaper advertisements; letters and emails to residents; updates on the City's MySayFreo website; and a formal consultation period for the Davis Park Precinct Scheme Amendment. These engagement and communications initiatives included strategies aimed to engage the whole community and those tailored to specific interest groups.

A high level of engagement has been achieved to date (as at 15 February 2018). Over 3000 community members received information materials (not including website and newspaper advertisement views); 160 attended the workshops and over 300 were engaged at Open Days. In addition there were 5 one-on-one meetings with a range of stakeholders outside the Working Group.

Engagement with stakeholders from the onset of the project, a walking tour and a place assessment led to the identification of nine broad objectives for the Vision and Masterplan: Housing for Everyone; Shops, Offices and other Uses; Streets and Public Open Spaces; Getting Around; Building Forms; Sustainability and Innovation; Managing the Change; and Adapt over Time. These objectives were used to frame the questions used in the engagement initiatives, with the exceptions of Managing the Change; and Adapt over Time, which relate specifically to the implementation of the project.

2. INTRODUCTION

The Heart of Beaconsfield (THOB) Vision and Masterplan is a project undertaken by the City of Fremantle in order to coordinate the planning and future development of a number of landholdings that comprise "The Heart of Beaconsfield" (Figure 1).

Figure 1. The Heart of Beaconsfield. Note that the exact boundary may change prior to the final masterplan. Note also that not all properties within the masterplan area will be subject to development.



The project area includes the LeRoy Road Quarry site, Fremantle College (formerly South Fremantle Senior High School (SFSHS), Activ Foundation, South Metropolitan TAFE (closing in late 2017), and the Davis Park Precinct. In all, this represents an area of 48 hectares, twice the size of the South Beach redevelopment of the old abattoir site and three times the size of Booyembara Park. This makes THOB one of the largest urban renewal projects in the south metropolitan area currently in development.

The potential for change in Beaconsfield has been discussed for many years. The Local Structure Plan for the LeRoy Road Quarry was the result of many years of site analysis, design and community engagement. More recently, there have been plans to renew facilities at SFSHS in preparation for the launch of Fremantle College

in 2018, for TAFE to relocate, and the Department of Communities (Housing) looking to undertake a transformational regeneration project on its 10-hectare landholding in the Davis Park Precinct.

This presents a once in a century opportunity to make a great place even better. In the past twelve months the City of Fremantle has given strategic priority to develop a Vision and a Masterplan for the regeneration of this central area of Beaconsfield and has been working with the relevant state government agencies and landowners to ensure a coordinated approach to renewal.

The THOB project recognises the significant relationships between major land parcels in this area and the shared aim of the major landowners to undertake a transformational regeneration project. Through the community engagement process, The City of Fremantle and stakeholders have explored: ways of improving how the different sites relate to each other; making it easier and safer to get around the area; what kind of buildings will enhance the identity and character of the area; innovative sustainability and design ideas; and how the land could be used to make the place appealing to all.

The community and stakeholder feedback presented in this Report will ultimately shape a Masterplan that will be presented to Council for endorsement later in 2017.

2.1. The Precincts

2.1.1. SFSHS / Fremantle College

The current SFSHS is being upgraded and amalgamating with the soon to close Hamilton Hill Senior High School to become the new Fremantle College, with a capacity of up to 1400 students.

A number of new buildings are being developed and former SFSHS buildings are undergoing interior refurbishment. This development is currently underway and the school will open in Term 1, 2018.

The school administration is interested in some school facilities functioning as a community hub.

2.1.2. Davis Park Precinct

Approximately 95% of the properties in the area bound by South Street, Caesar Street, Lefroy Road and Fifth Avenue are owned by the Department of Communities (Housing) and assigned to public housing tenants. The Department of Communities (Housing) plan to redevelop this area and, as it is now their policy to have approximately one-in-nine buildings within an area used for public housing, the concentration of public housing will be reduced to this level.

The Department of Communities (Housing) is still in the early planning stages for the Davis Park precinct and development is not expected to commence for a number of years. However as a first step, the Department of Communities (Housing) has requested an amendment to the City of Fremantle's Local Planning Scheme. This

amendment proposes the precinct be re-labelled a 'Development Zone.' This effectively 'clears the slate' on the current planning rules (residential zoning).

Once approved, more detailed planning, in the form of a Structure Plan, needs to be created before any development can take place.

The Davis Park Precinct is the only area within the current THOB Masterplan boundary that includes residential housing.

2.1.3. TAFE Site

The South Metropolitan TAFE in Beaconsfield is closing and relocating to Murdoch and Fleet Street campuses. TAFE have decided to give up this land and it will therefore become surplus State land, to be allocated by the Department of Planning, Lands and Heritage.

The closure of 90% of Beaconsfield training facilities is still being planned for the end of 2017. The newer hospitality training restaurant will remain open for the foreseeable future and this represents approximately 10% of the total facilities on the Beaconsfield site. A new three storey building in Murdoch will open in Semester 1 2018 and will provide a wide range of training facilities for diverse courses relocating from Beaconsfield to Murdoch.

Based on building assessments undertaken some years ago to justify State Government funding for the new facilities, it is apparent that the buildings planned for closure are not viable for reuse, especially given the level of concrete cancer and asbestos across the site.

Development of the TAFE site would not be expected for a number of years.

2.1.4. Lefroy Road Quarry

A Local Structure Plan for the Lefroy Road Quarry was developed in 2011 following extensive community consultation. This existing Structure Plan will be reviewed and respected by the planning team, along with the feedback compiled in this Report.

The site has been used as a tip and therefore has areas containing land fill. These areas would likely be used only for public open space as they are less suitable for construction of built form. The existing Structure Plan recognises this limitation.

The unique topography of the quarry provides opportunities for innovative built form not often seen in WA, but may also constrain the value of the land in the eyes of some developers.

Options for integration of open space and built form with the neighbouring Fremantle College site are likely to be explored.

Development of the Lefroy Road Quarry site would not be expected for a number of years.

2.1.5. Activ Site

Activ are considering updates to their Beaconsfield facilities which are currently used for Activ's Alternative to Employment pathway and for staff offices. They are also keen to explore opportunities to partner and work together with other organisations including Fremantle College and Department of Communities (Housing).

Development of the Activ site would not be expected for a number of years.

2.1.6. Bruce Lee Oval

Although it is proposed to be part of the Masterplan area, there are no current plans to develop the Bruce Lee Oval.

2.1.7. Portuguese Club

The Portuguese Club may be included as part of the Masterplan area, however as a valuable heritage building it would not be subject to any development.

3. OBJECTIVES

The objectives for the project fit under the nine broad project themes and are listed below. These objectives were drafted and updated following community and stakeholder feedback.

THEME		OBJECTIVE
PEOPLE AND PLACE	Sense of Place and Community Feel	Define and enhance Beaconsfield's unique identity and sense of place in a way that supports and enhances existing community networks and is appealing and interesting to all population groups
	Housing for Everyone	Instigate transformational housing renewal that results in an improved diversity of housing
	Shops, Offices and other Uses	Provide for compatible non-residential uses that make the place appealing and interesting to all population groups
PLACE DESIGN	Streets and Public Open Spaces	Provide safe, pleasant and inclusive streets and public open spaces
	Getting Around	Improve the sense of connectivity and wayfinding across the master plan area including improved access to public transport
	Building Forms	Encourage high quality, interesting buildings that add to the identity and character of the area
IMPLEMENTATION	Sustainability and Innovation	Provide opportunities for leadership and demonstration in sustainability, design and innovation
	Managing the Change	Develop the various sites in a timely, practical and feasible way through sound governance and implementation strategies
	Adapt over Time	Ensure that uses can adapt and change over time – particularly on key sites

4. METHODOLOGY

This section describes the methodology that guided the community engagement and communications strategy for THOB Project. A summary of the engagement and communications initiatives is presented in Section 4.

The aims of the methodology were to:

Bring stakeholders together to develop an integrated approach and a shared understanding of the opportunities for Beaconsfield.

Cooperation between stakeholders – in particular the different landowners – and an understanding that integration between the different precincts is required, are crucial to achieving the best possible outcome for Beaconsfield. Working together from the outset of the project, stakeholders quickly became aware that the opportunity to coordinate planning across such a large area and across so many different groups was a once-in-a-lifetime opportunity.

Distribute wide-reaching and transparent communications that can be received and/or accessed by all demographics.

Multiple forms of engagement were implemented in order to engage both a broad cross-section of the local community whilst also targeting specific groups whose input was crucial. Importantly, the communications aimed to inform prior to engagement where possible, to allow community members and stakeholders the chance to provide informed, relevant and valuable feedback.

Implement a genuine and accountable engagement and planning processes.

The community was updated on the status of the project and given the opportunity to inform the planning for future engagement activities. Regular distribution of social media posts, email blasts, newspaper advertisements and letters has ensured project updates are made accessible to all the members of the community.

Assess and allow for review of the nine Masterplan objectives: Sense of Place and Community Feel; Housing for Everyone; Shops, Offices and Other Uses; Streets and Public Open Spaces; Getting Around; Built Form; Sustainability and Innovation; Managing the Change; and Adapt over Time.

These objectives were used to frame the questions used in the engagement initiatives, with the exceptions of Managing the Change; and Adapt over Time, which relate specifically to the implementation of the project. The feedback presented in this Report will inform how these objectives are achieved and measured, and is likely to change their wording and focus during the upcoming phases of the project.

5. ENGAGEMENT & COMMUNICATIONS OVERVIEW

- **1 Place Snapshot Assessment** produced for the project team. This was a background report in PowerPoint presentation format that explored key features of Beaconsfield's community, population, land use, built form, economy, transport routes and observations captured during a group walking tour
- **12 Working Group meetings including a walking tour of THOB.** Stakeholder engagement commenced at the onset of the THOB project with the formation of a working group. This working group comprised City of Fremantle staff, representatives and landowners of each of the five precincts, urban planners, urban designers and community engagement consultants. One working group meeting included a two hour walk around the project area and an assessment of the strengths, weaknesses and opportunities in each location.
- **2 Open Days** held at the Davis Park Family Fun Day and the Growers' Green Farmers Market at SFSHS.
- **1 Community Visioning Workshop** at the Hilton Bowls Club in the style of a "Conversation Café" attended by 78 community members, two City of Fremantle Councillors, the Mayor and 14 Working Group members.
- **1 Concept Design Workshop** at the Hilton Bowls Club, where participants worked in groups to collaboratively assess and design concept Masterplans. 65 community members, two City of Fremantle Councillors and 12 Working Group members attended this Workshop.
- **1 Landowner Workshop** where representatives from all landowner organisations agreed upon a final concept plan option
- **4 Communications and Engagement Team meetings**
- **5 Meetings with key stakeholders** who were not Working Group members including: Fremantle Early Learning Centre; Fremantle Junior Cricket Club and Fremantle City Football Club; Fremantle Portuguese Club; South West Metropolitan Partnership Forum; Department of Planning, Lands and Heritage
- **2 Online surveys** through the MySayFreo website
- **500 Copies of THOB Information Booklet** distributed at the Open Days, Community Visioning Workshop and distributed on the 12th and 13th May as an insert in the Fremantle Herald to households in Fremantle, White Gum Valley, Beaconsfield, South Fremantle and Hilton
- **500 Copies of Davis Park Precinct Residents FAQ Booklet** distributed at the Open Days and Community Visioning Workshop
- **Over 200 Emails** to stakeholder groups and people who have registered for project updates on MySayFreo.
- **Over 1000 Invitations** to Workshops distributed to Beaconsfield, White Gum Valley and Hilton Residents.
- **220 Letters specifically to Davis Park Precinct Residents**
- **1 Formal Advertising Period** for the Davis Park Precinct Scheme Amendment commenced on 15th May 2017, including: a letter to residents; an information sheet titled "What is a scheme amendment?"; and an advertisement in the Fremantle Herald.
- **Promotion on City of Fremantle's social media** of all workshops and open days
- **4 Advertisements in the Fremantle Herald** of the Community Visioning Workshop; Open Days; and Design Options Workshop

6. SUMMARY OF FINDINGS

This Section summarises findings of the engagement initiatives to date (as at 20 December 2017): the two Open Days; the Community Visioning Workshop; the online survey; and the stakeholder meetings.

Overall, there are several trends in feedback which were raised in all initiatives. These trends are captured below, categorised into those related to the past, the present, opportunities for the future and the project priorities (the priorities are informed by the Community Visioning Workshop Only).

Section 6 presents the feedback received during these engagement initiatives in greater detail.

The Past

- A perception that Beaconsfield in the past was **safer and quieter** than it is today
- It was a **place for families**
- Children commonly **played outdoors** and in the street
- Strong ties to a **semi-rural/pastoral history** with a dairy, orchards, stables and mulberry trees – this made Beaconsfield almost a holiday destination for some Perth residents
- A **close-knit community**
- The number of **family-owned and local businesses** has **decreased** over time
- **Block sizes were larger**, as large as five or ten acres in some cases

The Present

- Beaconsfield is in a **great location**, close to Freo, South Freo and the beach without being too central
- Being peripheral to Freo and South Freo, however, means that Beaconsfield residents sometimes have the **perception of being in a forgotten suburb** or considered a lower priority
- The area has a **diverse and multicultural population**
- There is a **strong sense of community** reflected in the resilience of the population
- The Beaconsfield community is not one whole community – it is **fragmented and disconnected** and this is seen to be partly due to the planning and design (or lack thereof) of the area
- The area has a **unique topography**, being unusually hilly for Perth and having the Lefroy Road Quarry and ridge
- There is **good access to public transport**
- There are **parks and green spaces** throughout the area, although some of these are disconnected
- **Anti-social behaviour and a lack of safety** associated with damage to public property, drug use and criminal activity are considered issues in some areas, especially the Davis Park Precinct

Opportunities for the future

- The themes of **connection, paths, cycleways and green corridor** arise in many objectives besides "Getting Around". This reflects the importance of connectivity, walkability, "cycleability" and natural spaces in supporting the other objectives
- A **diversity of housing** tenure types, sizes, designs and levels of affordability that accommodates and reflects the diversity of population
- Improve **sense of safety** in the area
- That all housing should be **relatively affordable** in order to avoid gentrification
- **Public open spaces that allow for a range of uses** such as informal meetings and public performances, are able to be used at all times of the day/night and year and are accessible to all ages (i.e. do not use

open space for sporting uses only). *This theme arose in many objectives besides "Streets and Public Open Spaces."*

- It has been commonly stated that **10% or 11% social housing** is an appropriate level of provision
- Allowing **slight increases in density** of built form, but within clearly defined limits
- Retaining and planting new **trees**
- Common themes of sharing and integration, in that **facilities and spaces etc. should be for all**. This includes the use of facilities at Fremantle College and other public venues being available for community use
- Better access to **commercial spaces**, including the provision of commercial and mixed-use/community hubs within the site – the current TAFE site is commonly stated as a prime opportunity for this to occur
- Better **road and path networks** both north-south and east-west through the site, including the removal of cul-de-sacs
- Accommodate **ageing in place**, housing and services for all age groups
- Retain some **larger-sized blocks** during development
- Design **homes that use energy efficiently** through, for example, passive solar design and use of sustainable materials
- Use **renewable energy** to service the area
- Build upon the strength of sporting and recreational clubs in the area to create a **sporting and recreation hub**
- Improved access to public transport, including a new **light rail route down South Street**
- **Public art** in parks and along pedestrian routes

Priorities

The top 11 group priorities and top 11 individual priorities from the Community Visioning Workshop are shown in the table below:

Priorities have been ranked based upon the following system:

- Priorities have been separated into two subsections below: **group priorities** and **individual priorities**.
- Priorities were categorised by theme. Many of these reflect the seven project objectives where relevant.
- Themed priorities were ranked by the frequency with which that theme was mentioned multiplied by weight.
- Higher priorities were given higher weights as follows:
 - First priorities were given a score of 5, second priorities were given a score of 4, third priorities were given a score of 3, fourth priorities were given a score of 2 and fifth priorities were given a score of 1.

For example, green corridors/links was listed as a first priority by one group ($1 \times 5 = 5$), as a second priority by two groups ($2 \times 4 = 8$) and as a third priority by one group ($1 \times 3 = 3$). The overall total score is: $5 + 8 + 3 = 16$.

Top ten group priorities	Top ten individual priorities
1) Safety/security/ a peaceful community (23) 2) Community connectivity and inclusivity – enhance and encourage (20) 3) Green corridors/links (16) 4) Low density development (12) 5) Universal/wider thoroughfares and dual use paths (11) 6) North-south links, including pedestrian link to Clontarf Hill (11) 7) Useable/productive/people-centric/flexible open spaces – not only sporting fields (11) 8) Learning centre (10) 9) Meeting place (10) 10) Accessibility and integration (9) 11) Childcare / early learning facilities (9)	1) Diversity of housing types (46) 2) More provision of; and more functional public open space (44) 3) Paths and cycle ways (including through a green link) (43) 4) Interconnected, shared spaces (41) 5) Connectivity (38) 6) Community hub / meeting places (e.g. on Lefroy Road / at Hilton Bowls Club) (34) 7) Green corridor through the site (e.g. Manning Park – Clontarf Hill – Lefroy Quarry – Booyeembara Park) (31) 8) Safety, especially of pedestrian routes and open spaces (30) 9) Diversity of population/community (29) 10) Public transport, including light rail (25) 11) People-centric / people as the priority (23)



Participant Concept Plans

At the Concept Design Workshop and subsequent online survey, two draft concept masterplans were presented. Participants then provided feedback on these plans and designed their own concept plans.

The major findings from the Concept Design Workshop and the subsequent online survey are as follows:

- Generally, participants slightly **prefer Concept 1** to Concept 2
- The majority of participating groups would like **the heart to be located around Quinlan's Training Restaurant** (as shown in Concepts 1 and 2) but there are also many groups who would like to see a second heart, a "chain of hearts" following a green corridor, or a larger heart that encompasses the north of Lefroy Road Quarry and the TAFE site
- Generally, participants would like to see a mix of commercial uses (including cafés, other hospitality uses and cottage industry), community uses (e.g. training and education, community centre, community gardens), residential uses (delivered through mixed-use "shop-top" living) and spaces for meeting, relaxing and recreation in the heart
- The majority of participating groups indicated that they would like **pedestrian and cycle routes to follow a green corridor** from the north of the site to the south, generally following the western boundary of the masterplan area (from Bruce Lee oval, through the former TAFE site and through the Lefroy Road Quarry to/towards Clontarf Hill)
- Almost all participants agreed that **trees should be retained** across the site
- Generally participants **prefer Fremantle College remaining in a North-South orientation**
- Generally, participants **prefer Bruce Lee oval remaining** in its existing location
- There is general agreement that **mixed-use development should be included** in the masterplan area, in particular near the Heart (wherever this was located) and along the northern boundary of the Davis Park precinct, facing South Street
- Overall, a mix of housing types is generally desired, with the following types most popular in specific locations:
 - **Northern end of Davis Park precinct (facing South Street):** medium-high (5+ storey) density mixed-use apartments
 - **Centre of Davis Park precinct:** family houses
 - **South end of Davis Park precinct (facing Lefroy Road):** low-rise (3-5 storey) apartments
 - **TAFE site:** mixed-use medium-rise (5-8 storey) apartments
 - **South end of current Activ site (if Activ relocates):** family houses
 - **Northern slopes of the quarry:** family houses that respond to the topography, or none
 - **Northern flat areas of the quarry:** townhouses and maisonettes, or none
 - **Southern slopes of the quarry:** generally, housing on the southern quarry slopes is not desired
 - **Southern flat areas of the quarry:** townhouses and maisonettes or low-rise mixed-use apartments

- Bruce Lee Oval: generally, housing on Bruce Lee Oval is not desired
- There is **not consensus on whether high-density housing (8+ storeys) should be included**
- Many participants would like **large areas of the quarry set aside for public open space and bush** (becoming part of the green link)
- Participants generally feel that **commercial uses should be kept small to allow for significant open space, community services, training and education, public art, sport and recreation**
- There is strong **desire for an event space**, such as an amphitheatre or even opera house
- There is desire amongst some participants to **retain some housing in the Davis Park precinct** (including the central east area fronting Fifth Avenue)

Level of Consensus

During the Concept Design Workshop participants were asked to provide feedback on two draft Concept Plans or create their own. The table below indicates the level of consensus on a range of elements presented in Concept Plans 1 and 2.

Each masterplan element is listed with an indication of whether this element was present in Concept 1, Concept 2, or both.

The Spectrum on the right shows the proportion of participants who indicated agreement or disagreement with the (through selecting "like" or "dislike" in a written activity or through drawing their own concept plan). The dotted lines indicate those elements which were generally agreed upon by most groups, and those around which there is more of a "grey area."

Masterplan element (as shown in Concept 1 or Concept 2)	Yes (consensus)	Disparity	No (consensus)
Retain trees across the site (Concepts 1 & 2)	X		
Weekday uses: Community garden, Fremantle College, Quinlan's, student life, children and families (Concepts 1 & 2)	X		
Weekend uses: Weekend market, community garden, children and families (Concepts 1 & 2)	X		
Green corridor along western boundary of the site (<i>this suggestion was raised by the majority of participants</i>)	X		
Need for mixed-use developments (F) (Concepts 1 & 2)	X		
Focus on N-S linkages through Davis Park Precinct (Concept 1)	X		
Housing to include small houses (Concepts 1 & 2)	X		
Housing to include some family houses (E) (Concepts 1 & 2)	X		
Leave Davis Park in current location (Concepts 1 & 2)	X		
Education: school, Quinlan's and adjacent uses in new heart (Concepts 1 & 2)	X		
Mixed-use development (F) along South St (Concepts 1 & 2)	X		
Need for POS for active sports (Concepts 1 & 2)	X		
Need for POS for bush, kids' play, dog walking etc. (Concepts 1 & 2)	X		
Heart located around Quinlan's and Grosvenor St (Concepts 1 & 2)	X		
Community uses in the heart (Concepts 1 & 2)	X		
Paths follow City's cycle plan and urban forest (Concepts 1 & 2) (Concepts 1 & 2)	X		
New N-S linkages through TAFE site (Concepts 1 & 2)	X		
New E-W linkages across quarry and school oval (Concepts 1 & 2)	X		

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Masterplan element (as shown in Concept 1 or Concept 2)	Yes (consensus)	Disparity	No (consensus)
Use POS on Lefroy Rd Quarry for weekend markets (Concepts 1 & 2)	X		
Evening uses: Restaurants and maybe small bars on South St, training restaurant open evenings (Concepts 1 & 2)	X		
Housing to include town houses and maisonettes (Concepts 1 & 2)	X		
Mid density housing (C & B) along Lefroy Road (Concepts 1 & 2)	X		
Recreation as is (Bruce Lee and south of Fremantle College) (Concept 1)	X		
Small retail along South Street continuing down new street opposite Nannine Ave (Concepts 1 & 2)	X		
Childcare adjacent to school and Davis Park (Concepts 1 & 2)	X		
Focus on E-W linkages through Davis Park Precinct (Concept 2)	X		
New consolidated recreation space on Lefroy Rd Quarry (Concept 2)	X		
School and oval in current N-S orientation (Concept 1)	X		
Bruce Lee oval to remain in current location (Concepts 1 & 2)	X		
Housing to include mid-rise apartments 5-8 storeys (B) (Concepts 1 & 2)	X		
N-S road between quarry site and Fremantle College (Concepts 1 & 2)	X		
Mostly lower density housing (E & D) facing existing houses (Concepts 1 & 2)	X		
Housing to include high-rise apartments 8+ storeys (A) (Concepts 1 & 2)	X		
Housing to include low-rise 3-5 storey apartments (C) (Concepts 1 & 2)	X		
Move Activ to new heart near Quinlan's (Concepts 1 & 2)			X (slight preference for no)
Mid-rise housing (B) on Bruce Lee in lieu of housing on quarry (Concept 2)		X	
POS in quarry located as per Lefroy Rd Quarry Structure Plan (Concept 1)		X	
Mid density housing only (B & C) on TAFE site (Concept 1)		X	
Mix of mid and high density housing (A, B & C) on TAFE site (Concept 2)		X	
Public transport stop at South St - Fifth Ave intersection (Concept 1)		X	
Small retail to extend along South St to Caesar St (Concept 2)		X	
Public transport stop at South-Caesar St intersection (Concept 2)		X	

7. COMMUNITY ENGAGEMENT – DETAILED FINDINGS

This Section lists all of the feedback collected at the Open Days; the Community Visioning Workshop; the online survey; and the stakeholder meetings.

7.1. Priorities

Priorities for THOB Vision and Masterplan were identified by Community Visioning Workshop participants. Following Activities One, Two and Three (see below), participants were asked to list their top five priorities that THOB Vision and Masterplan should address.

Individuals were then asked to work together in their 14 groups to list the group's agreed top five priorities.

Priorities have been ranked based upon the following system:

- Priorities have been separated into two subsections below: **group priorities** and **individual priorities**.
- Priorities were categorised by theme. Many of these reflect the seven project objectives where relevant.
- Themed priorities were ranked by the frequency with which that theme was mentioned multiplied by weight.
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For example, green corridors/links was listed as a first priority by one group ($1 \times 5 = 5$), as a second priority by two groups ($2 \times 4 = 8$) and as a third priority by one group ($1 \times 3 = 3$). The overall total score is: $5 + 8 + 3 = 16$.

7.1.1. Group Priorities

The following lists reflect the agreed group priorities, listed in order of frequency with which they were noted by each group and weight given to each priority.

Getting Around (78)

- Green corridors/links (16)
- Universal/wider thorough fares and dual use paths (11)

- North-south links, including pedestrian link to Clontarf Hill (11)
- Accessibility and integration (9)
- Cycle and wheelchair pathways (7)
- Convenient public transport through suburbs and rail links (7)
- East-west links (6)
- Integrate pedestrian routes with public transport routes (4)
- Light rail (3)
- Walkability (3)
- No cul-de-sacs (1)

Public Open Space (61)

- Useable/productive/people-centric/flexible open spaces – not only sporting fields (11)
- Trees and shade (8)
- Community gardens (8)
- Sporting and recreation facilities/open spaces (7)
- More/larger public open spaces (7)
- Integrate Bruce Lee oval with Davis Park (5)
- More natural spaces to encourage people to interact with nature (5)
- Exemplar streetscape (5)
- Encourage people to get outdoors (3)
- Verge landscaping (1)
- BMX/skate areas (1)

Shops, Offices and Other Uses (51)

- Learning centre (10)
- Meeting place (10)
- Childcare / early learning facilities (9)
- Future activity hub planning – co-location of services and community hubs (7)
- Community facilities (4)
- Library (4)
- Youth engagement through spaces, art, sculpture, safe space (3)
- Indigenous centre for youth with bush tucker garden etc. (2)
- Aged care facilities (2)

Community Feel (47)

- Community connectivity and inclusivity – enhance and encourage (20)
- People first/people centric (5)

- Successful community (4)
- Communal events (4)
- Activated communities (4)
- The masterplan could address a process of developing a future identity for Beaconsfield (4)
- Unity in diversity (3)
- Community services (3)

Housing for Everyone (44)

- Diversity of housing to cater for a diverse population (23)
- Low density development (12)
- Diversity of support services (5)
- Places that foster and promote the Freo flavour, intergenerational, intercultural (3)
- Large blocks with verges and backyards (1)

Safety (31)

- Safety/security/ a peaceful community (23)
- Address antisocial issues (6)
- No ghettos (2)

Sustainability (27)

- Solar power / solar hubs (8)
- Sustainable and affordable living (6)
- A sustainable community in terms of energy use (6)
- Passive solar housing (4)
- Sustainability in design for environment and sensitivity (3)

Built form (16)

- Exemplar design (5)
- Diversity of spaces and buildings (5)
- Exemplar Masterplanning (5)
- No private housing within 100m of coastline and waterways (1)

Sense of Place (11)

- Define the geographical and social Heart as the intersection of Fremantle College and old TAFE site (5)
- Liveability (3)
- South metro TAFE as centre (3)

Consultation (5)

- Continuing consultation with the community (5)

7.1.2. Individual Priorities

The following reflect the individual priorities, listed in order of frequency with which they were noted by each individual and the weight given to each priority.

Getting Around (165)

- Paths and cycleways (including through a green link) (43)
- Connectivity (38)
- Green corridor through the site (e.g. Manning Park – Clontarf Hill – Lefroy Quarry – Booyeembara Park) (31)
- Public transport, including light rail (25)
- Nodes of specific community activity along multiple use paths (8)
- Vehicle and pedestrian routes through Lefroy Road Quarry (5)
- Better road connectivity for improved public transport routes (4)
- Cul-de-sacs and traffic calming (4)
- Roe 8, 9 and 10 (3)
- Keep wide roads (2)
- Provide space for two cars at most houses (2)

Public Open Space (161)

- More and more functional public open space (44)
- Interconnected, shared spaces (41)
- Keep all open space (20)
- Community garden, including as a resource hub (18)
- Trees and gardens (13)
- Maintain/upgrade current sporting and recreation facilities (9)
- Greater use of Bruce Lee Oval (6)
- Encourage street and verge landscaping (4)
- Productive/edible landscapes (3)
- People taking ownership of their surrounds (3)

Housing for Everyone (113)

- Diversity of housing types (46)
- Lower proportion / more dispersed Department of Communities (Housing) tenancies (20)
- Affordable housing (13)
- Liveable housing (2)
- Ageing in place, including built form requirements (12)
- Aged care facility (1)
- Student housing (12)
- Houses for families (2)
- Set proportion of dwellings and facilities developed for refugees (3)
- Group housing / cooperatives (2)

Community Feel (105)

- Diversity of population/community (29)
- People-centric / people as the priority (23)
- Communication between residents (13)
- Reduce fragmentation and isolation (10)
- Keep the character of Beacy (6)
- Take into account psychological health (5)
- Retain sense of community (5)
- Development of "The Heart" (4)
- Create an inspirational place to live (4)
- Recognition of Indigenous connection to Beaconsfield (4)
- Retain suburban community (1)
- Generosity and love (1)

Shops, Offices and Other Uses (75)

- Multi-purpose facilities (19)
- School facilities for community use (e.g. pool, theatre, open space) (11)
- Retain educational facilities (10)
- More facilities for young people (5)
- Community facilities for all groups and ages (5)
- More activities for the elderly (5)
- Places to live, work, shop, learn etc. incorporated (4)
- Points of interest (e.g. markets) to attract people to Beaconsfield (3)
- Commercial and retail spaces (3)
- Early years hub (2)
- Encourage small/local businesses (2)

- Support services (e.g. medical, childcare, aged, mental health) (2)
- Library (2)
- TAFE site as a mixed-use hub and connection between North and South (1)
- Improve appearance of and access to shops (1)

Building Forms (63)

- Diversity of built form and architecture (7)
- Maintain established houses in Davis Park (5)
- Planning models that allow for diverse living spaces (5)
- Zoning to allow all densities (4)
- No high-rise / large blocks of flats (16)
- Higher density housing (7)
- Low density (10)
- Retain large block sizes when rezoning (9)

Sense of Place (53)

- Community hub / meeting places (e.g. on Lefroy Road / at Hilton Bowls Club) (34)
- Beauty of natural environment, built environment and streetscape (11)
- Amenity (3)
- Spaces for creativity beyond “dinky” pop-ups (3)
- Public art (2)

Sustainability (47)

- An opportunity to showcase sustainable communities, designs, houses (e.g. 8 star ratings) and open spaces (19)
- Sustainable housing and vegetation requirements (10)
- Renewable energy / energy production (7)
- Buildings that last (4)
- Re-use existing facilities where possible / incremental change (3)
- Sustainable housing on TAFE site (2)
- Incorporate nature into the plan (1)
- Use parks as natural drainage for rainwater (1)

Development/planning process (35)

- Develop a cohesive framework for development, think of the area as one [masterplan] (17)
- Develop Lefroy Road Quarry (8)
- City and government agencies to direct the development process (ensure quality development) (3)

- Short-term uses for Lefroy Quarry while awaiting development e.g. community garden (3)
- Design competitions for the developments (2)
- Planning models that control quality and avoid profit-motivated development (1)
- Maximise economic viability e.g. sell off City of Fremantle resources (1)

Safety (31)

- Safety, especially of pedestrian routes and open spaces (30)
- Passive surveillance (1)

Community Consultation (26)

- Continue the consultation process (13)
- Indigenous participation (5)
- Keep politics out of the discussion (3)
- Engage all Beaconsfield residents (2)

7.2. The Past

Please note that although feedback has been ordered by frequency, this may include multiple points of feedback from the same individual. In other words, the term “frequency” used is a measure of frequency of response, not frequency of respondent.

This section presents the feedback related to what Beaconsfield was like in days gone by.

This feedback was collected through three methods:

- Sticky-notes placed on feedback boards at the Open Days in response to the statement “What Beaconsfield was like in Days Gone By”.
- Anecdotal feedback from Open Day participants. This was recorded on anecdotal feedback sheets by project team members from the City of Fremantle, Department of Communities (Housing) and Creating Communities.
- Workshop participants worked together in groups to respond to the question “What do you remember about Beaconsfield from days gone by?”

The table below shows the most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common specific memories of Beaconsfield are listed below (each response count represents the number of times that this specific response was noted by a group/individual at one of the engagement initiatives):

- Market gardens, dairy, “farmlets”, stables and chicken runs in backyards (9)
- Bigger backyards, up to 5 – 10 acre blocks (5)
- Loss of small/local/family businesses e.g. delis (5)
- Family place, kids playing in the street (4)
- Safer in the past (4)
- Tram up South Street terminating at Central Avenue (3)
- European village traditions (e.g. Princes at Romanos) (3)
- Full, top performing schools (3)
- A lot of sport played at Bruce Lee Oval, including football (3)

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Pastoral history (22)	- Market gardens, dairy, "farmlets", stables and chicken runs in backyards (9) - Bigger backyards, up to 5 – 10 acre blocks (5) - Open wells in backyards - Fruit trees - Almost a holiday destination / special place for Perthites - More bush	- Dairy farm (2) - Horse stables still here in 1990s - Snakes and goannas in the bush	
Changes in land use (14)	- Loss of small/local/family businesses eg. delis (5) - Live music at the Bowls Club "Starline Drive-in" outdoor cinema - Old BMX park - Well-supported by retail services - No significant new development		- No cafés and only one milk bar - Starline Drive-in - Hilton PCYC was great - Petrol pump on Bruce Lee Oval (used to pick lock and "borrow" fuel)
An area for families, kids playing outside (13)	- Family place, kids playing in the street (4) - Playing in the quarry (2) - Bike rides to Clontarf Hill	- Kids playing together (2) - Family area (2) - I / my family grew up here (2)	- Outside play spaces - Playing in the quarry site
Close-knit community (12)	- Stronger sense of community (2) - People stayed in the area longer - Being a new arrival - Now the third generation of Davis Park residents	- A place for the community to hang out (2) - The best place in the area (30 years ago) 30 years ago when we moved in it was a nice place to live	Good sense of community

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
		- When I moved in (2001) I had all older neighbours, all good neighbours - Kids were more respectful	
Getting around (11)	- Tram up South Street terminating at Central Avenue (3) - Less traffic (2) - More connected to Freo and South Freo		- More pedestrian activity - Close to school - Close to South Street - Bus connection only once per hour - Less traffic
Changes in built form (10)	- Weatherboard homes with asbestos roofs (2) - Concrete gardens / ugly verges - Depleting sense of space - Large back and front yards in Davis Park - Outbuildings	- Asbestos fibre houses - Older-style place	- Better solid houses - Lower density
Safer/quieter in the past (10)		- Safer in the past (4) - Quieter 20 years ago (2) - Less police - Less social issues	- Safe and secure - Quieter
Open space and sport (10)	- A lot of sport played at Bruce Lee Oval, including football (3) - Informal spaces for activities (2) - Open tennis court - Parks lost to sporting ovals	- Community cricket at Davis Park - Playing footy at the oval - Beautiful park	
Cultural diversity (6)	- European village traditions (e.g. Princiis at Romanos) (3) - Non-English-speaking community	- Romanos very authentic - point of difference celebrated - Diverse	
Education specialisation (4)	Full, top performing schools (3)		

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
	Disability workshops worked well with the schools		
Negative perceptions and lack of safety (4)	- Hold-ups in the TAFE carpark, security brought in - Less inviting - Had perception as a "poor person's" suburb	Public housing stigma	
Army camp on Clontarf Hill (2)	- Think there was an army camp [Special Operations camp and army searchlight stations on Clontarf Hill] - Kids using flying fox in Jean Street [previously used by the army]		
Quarry (2)	- Quarry used as a tip - Ongoing problems related to the quarry		
No change (2)		- No real change - No difference (over 23 years)	
Other comments (5)	- Uncertainty around the Eastern bypass - Strong connection to the arts	Harley Scramble (motorbikes in the quarry)	- More affordable - Older retired people

7.3. The Present

Please note that although feedback has been ordered by frequency, this may include multiple points of feedback from the same individual. In other words, the term “frequency” used is a measure of frequency of response, not frequency of respondent.

This section presents the feedback related to what Beaconsfield was like today.

This feedback was collected through three methods:

- Sticky-notes placed on feedback boards at the Open Days in response to the statement “What Beaconsfield is like today.”
- Anecdotal feedback from Open Day participants. This was recorded on anecdotal feedback sheets by project team members from the City of Fremantle, Department of Communities (Housing) and Creating Communities.
- Workshop participants worked together in groups to respond to the question “What is Beaconsfield like today?”

The table below shows the most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common specific comments related to what Beaconsfield is like today are listed below (each response count represents the number of times that this specific response was noted by a group/individual at one of the engagement initiatives).

- Good public transport, especially buses along South Street (9)
- Drug issues (8)
- Close to Fremantle (5)
- Crime, drug use and antisocial behaviour (4)
- Friendly, close-knit neighbourhoods (4)
- Close to shops, work, doctor (4)
- Vandalism (4)
- Littering / dumping of rubbish (4)
- Feeling of connection / everybody knows each other (4)
- Good community feel / friendly community (4)

- Good location, close to Freo and beach (3)
- Varied and diverse population (2)
- Freo seen as the most important area – change this view as Beaconsfield is as important as Freo (2)
- Shops (2)
- Disjointed, “forgotten” spaces (3)
- Currently a place in transition (2)
- Diverse (2)
- Transient local population / fewer long-termers (2)
- Ageing population (2)
- Disconnected road layout (2)
- Safety and social issues worse (2)
- Smaller blocks (2)
- A bit weary/tired (2)
- Eco-friendly / sustainability (2)
- Affordable housing (2)

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Good location/accessibility (27)	• Busy South Street – a major traffic route into Freo • Great cycles lanes	• Good public transport, especially buses along South Street (9) • Close to Fremantle (5) • Close to shops, work, doctor (4) • Walking distance to school • Close to family	• Good location, close to Freo and beach (3) • Good access to amenities • Good transport
Close-knit community (22)	• Friendly, close-knit neighbourhoods (4) • A place to make home • Pride in where we live • Reasonably safe for families	• Feeling of connection / everybody knows each other (4) • Good neighbours / friendliness (3) • Community with the young mums • Private residents friendlier to public housing tenants [than in the past]	• Good community feel / friendly community (4) • 15 years of good tenants have made it better • Wonderful community at Salentina Ridge

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Diversity of population (18)	- Currently a place in transition (2) - Diverse (2) - Transient local population / fewer long-termers (2) - Ageing population (2) - Mix of old and new (housing, people etc.) - Young families moving in – replacing post-war migrant families - Welcoming of migrants (lots of foreign languages spoken) - A mix of socioeconomic groups - European heritage		- Varied and diverse population (2) - Range of socioeconomic groups - Young demographic - Young families
Disconnected/fragmented community (12)	- Disjointed, “forgotten” spaces (3) - Disconnected road layout (2) - Layout of Davis Park is a bit “strange” - Chaotic – not properly planned - The development area divides the suburb	- Beaconsfield disconnected / fragmented (2) - Loss of community (but still love it) - Segments of haves and have nots	
Drug issues (11)	Drug use (2)	Drug issues (8)	Drug issues worse
Antisocial behaviour (10)		- Vandalism (4) - Littering / dumping of rubbish (4) - Visitors loving trouble - Lots of cars hooning	
Changes in built form (9)	- Smaller blocks (2) - Higher density - A lot of money spent on making Davis Park liveable – don’t replace it! - Granny flats		- Diversity of architecture, mix of styles - Family sized housing - Higher density - Better quality houses

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Crime and safety concerns (8)	- Safety and social issues worse (2) - Criminal and anti-social behavior (2)	- Car break-ins (2) - High crime - Safety	
Poor look/feel of the area (8)	- A bit weary/tired (2) - Lacking amenity	- Ugly TAFE - Neglected - It's a utilitarian area - Poor green space - Needs to be cleaned up	
Sustainability and environment (7)	- Eco-friendly / sustainability (2) - Heritage listed trees	Love the trees	- Nice green spaces - Birdlife and wildlife - Trees
Poor reputation (5)	- Not a great reputation - Davis Park area needs new energy/vibe - Doesn't have a "heart" apart from the shops - Less friendly - Houses and people retreating from the street		
Beaconsfield as peripheral to Fremantle / forgotten (5)			- Freo seen as the most important area – change this view as Beaconsfield is as important as Freo (2) - Don't go there often - Been forgotten - Missed out on proper planning and direction
Comparison to other suburbs (4)	- Some areas feel like South Fremantle - White Gum Valley has a stronger sense of community		- Like being in South Freo - A cheap Freo

Theme	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day
Community events (3)	Benefits of community organisations/family/sport/farmers markets		- More community events - Growers market
Child abuse and family violence (2)		- Child abuse - Family violence	
Local commercial areas (and lack of) (2)	Well supported by retail services	- Pubs and shops improved - People travel to Freo two to three times per day to buy food	- Shops (2) - More shops and cafés
Housing affordability (2)	Affordable housing (2)		
Open space (2)	- Loss of open space due to dominance of housing - Bruce Lee Oval is important		
Other comments (8)	- Interest in the area - Politically progressive/left-wing - Returning to its roots and history	- Mental health issues - Public housing too big (too many bedrooms) - Huge potential - Need underground power - Pretty	

7.3.1. Unique Characteristics of Beaconsfield and its Community

Community Visioning Workshop participants worked together in groups to respond to the question "What do you think are the unique characteristics of Beaconsfield and its community?"

The table below shows the most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common specific comments related to the unique characteristics of Beaconsfield and its community are listed below (each response count represents the number of times that this specific response was noted on the activity sheets of different groups):

- Multicultural, including European heritage (e.g. Italian and Portuguese) (7)
- Unique, hilly, undulating topography (7)
- Diversity of population (6)
- Parks and green spaces throughout (6)
- Sporting clubs and facilities well-used, including Bruce Lee Oval (5)
- Family-oriented area (5)
- Growers Green Farmers' Market (4)
- Corner stores and European delis – shops reflect the diversity of people (4)
- Close to Freo (gets the Fremantle Doctor) (4)

Theme	Specific Responses
Demographics (19)	• Multicultural, including European heritage (e.g. Italian and Portuguese) (7) • Diversity of population (6) • Family-oriented area (5) • Lower socioeconomic advantage
Uses other than housing (19)	• Growers Green Farmers' Market (4) • Corner stores and European delis – shops reflect the diversity of people (4) • Diversity of land uses (education, commercial, residential, sporting, markets, industry) (3)

Theme	Specific Responses
	- Focus on education activities (schools, TAFE) (3) - Sport-focused community (2) - People shop locally (2) 30 years of community-based childcare
Geography and location (15)	- Unique, hilly, undulating topography (7) - Close to Fremantle (gets the Fremantle Doctor) (4) - Proximity to beaches (3) - Long-shaped suburb
Open space and vegetation (13)	- Parks and green spaces throughout (6) - Sporting clubs and facilities well-used, including Bruce Lee Oval (5) - Trees and leafy streetscapes, including fruit trees (2)
Getting around (10)	- Well serviced by public transport (bus) (3) - Lots of walkers and cyclists (2) - Lots of park users, including dog walkers (2) - Walkable paths, tracks and trails (2) - South Street and Lefroy Road transit connections
Built form (8)	- Mix of architectural styles (2) - Historic houses/properties with character (2) - Local limestone and capstone used as a building material - Old infrastructure - Brick and tile 60s and 70s architecture - Some Department of Communities (Housing) improvements to built form
Positive comments about community (6)	- Friendly and supportive community (2) - Resilient community - Safe - Community group engagement - People stay in the area
Fragmentation (4)	- Fragmented/disperse both geographically and in terms of communities (2) - Stratified in terms of housing and income - Pockets associated with crime / antisocial behaviour

Theme	Specific Responses
Block sizes (4)	• Larger blocks than Freo (2) • Mix of block sizes • Houses sometimes swallow up green space
Other comments (5)	• Affordable living near Freo • A bit like South Freo but a bit different • Seems unnecessary to demolish a viable area • Kids riding dirt bikes • The opportunity to develop and shape such a large tract of interconnected land within Beaconsfield is a unique chance to achieve a very special and worthwhile outcome for not only the Beaconsfield resident but for others neighbouring and passing through

7.4. The Future / Objectives

Please note that although feedback has been ordered by frequency, this may include multiple points of feedback from the same individual. In other words, the term “frequency” used is a measure of frequency of response, not frequency of respondent.

This section presents the feedback related to what Beaconsfield could be like in the future.

This feedback was collected through three methods:

- Sticky-notes placed on feedback boards at the Open Days in response to the question “What will make Beaconsfield an even better place in the future?”
- Anecdotal feedback from Open Day participants. This was recorded on anecdotal feedback sheets by project team members from the City of Fremantle, Department of Communities (Housing) and Creating Communities.
- Workshop participants worked together in groups on six different group activities related objectives for the THOB Vision and Masterplan project.

The six tables below lists the specific responses provided which relate to each of the six project objectives used in the community engagement initiatives.

7.4.1. Sense of Place and Community Feel

This draft objective was defined as: *Define and enhance Beaconsfield's unique identity and sense of place in a way that supports and enhances existing community networks and is appealing and interesting to all population groups.*

The thought-starter questions for this objective were: *What do you think is the character and spirit of Beaconsfield? What community networks do we have and how might we support and enhance them?*

The most common specific comments related to Sense of Place and Community Feel are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Diverse, multicultural community (5)
- Shared community facilities (e.g. Farmers' Market using the SFSHS oval is great) (4)
- Sporting clubs (4)
- Schools (3)
- Ensure intergenerational connections (3)
- More consultation with Indigenous people (3)
- Walkability and bike paths (3)
- Public art e.g. sculpture, public performance that reflects local history – employ local artists (3)
- Spaces that encourage incidental interactions (3)

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Suggested changes to objective	• Include "creating new/future community networks" as well as enhancing existing ones (4) • No changes / objectives are sound (3) • Overly complex and difficult to understand the intent clearly / use less "planning speak" (2) • Define "all population groups" more clearly – specific needs for e.g. childcare, aged care, appropriate housing. Not defining this may result in an identity crisis (2) • "Sense of place" and "community feel" are generic terms			

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	• Include "The Heart of" • Include "services," supports and enhances • Sounds like utopia • Currently not well-connected so enhancement should focus on connecting people and places with flowing pathways • Define the existing network e.g. sporting clubs, market gardens • Change "appealing" to "inclusive" • Objective needs to recognise increased density and mixed/greater diversity – the future will change • Define Beaconsfield's character and sense of place in a way that supports existing community networks, enhances its appeal to a diverse and engaged local population and provides for innovative, sustainable housing options for future growth.			
Community facilities – access and sharing (27)	• Shared community facilities (e.g. Farmers' Market using the SFSHS oval is great) (4) • Sporting clubs (4) • Schools (3) • Enhance various types of community gardens, orchards etc. – replicate old market gardens (2) • Improve availability and accessibility of community groups and facilities (2) • Winterfold Primary School nature playground is open to the community – good use of the facility • Create a community hub • Church • Enhance sense of identity in sporting and community groups that are uniquely Beaconsfield	• Seniors community facility	• Spaces that can be used for community events e.g. power, shelter and toilets (2) • Consider relocating the market	• It would be good to maintain and enhance the schools and clubs football, soccer, bowls and the adjacent PCYC Hilton. • I am thinking of the Italian club in Fremantle, the church on Livingstone Street, the older generation which are well versed in growing and living off the land with regard to setting up community gardens. How might we support the existing vibe/networks? Maybe the new development incorporates some sort of CWA / Mens Shed type building (community centre) where the locals can come together to work on projects?

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				- Lawn bowls with a small community run bar (ala North Freo), Community Vege and Fruit Patch (ala Hilton), Open air cinema, Family dining options/cafes, Microbrewery - beer garden, Bocce garden - Development of vibrant community centre at eastern end of South Metro TAFE - Retaining child care centre helps and small playgrounds
Engage with / acknowledge diverse demographics (20)	- Diverse, multicultural community (5) - Ensure intergenerational connections (3) - More consultation with Indigenous people (3) - Recognise European heritage including Italian, Portuguese, Yugoslavian (2) - Families	- Mix of cultures - Maintain its diversity	- Keep Aboriginal heritage visible and current - Engage youth - Engage disabled people - Many families - Activities for young families' needs - Long term residents	- Has a great sense of community for all ages - The many-cultured environment with people has lived some living many years with also recent arrivals to Australia - Having just moved to Beaconsfield after living in both Freo proper and North Fremantle, we would say the character is a mix of living with the older generation alongside young families as well as the strong presence of people who have immigrated to Australia. It's an awesome mix of diverse groups of ages, cultures and

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				people (and dogs!). Very family friendly and strongly aligned with South Fremantle beach culture - Diversity is key together with the willingness of inhabitants to support and enjoy difference- in lifestyle and background. This spirit is most often expressed through food, in the gardens, the farmers market and many small shops - From the beginning of my involvement with Heart of Beaconsfield I have been told the Davis Park area will be changed to include a high % of private ownership i.e. Public housing will be demolished and the land sold to private ownership. Why has this part of the plan not been presented to the public housing tenants of Davis Park? The information was given to me by Fremantle Planner office. Can you please reply answering why this information has not been passed to residents who are

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				acting under the understanding that the redevelopment will continue their tenancies, when the ratio of public Housing intends to reflect the State Government's desire for minimal public housing mixed with maximum private owners?
Support services (15)	• Childcare centre (2) • Activ, disabled community • Alcohol and drug support services • Men's shed	• Attract and support families (2) • Community service places to help people • Things for people to do (E.g. single blokes) • Drop-in centre • Single mums' groups	• Teach English to refugees • Social work and counselling • Look at City of Cockburn's community services (social engineering) as in Coolbellup	• "The Women's Wellness clinic has been outstanding as has the Farmers' Market.
Open space and green space (12)	• Connect treed areas (2) • Open space below the quarry escarpment • Open spaces and parks • Barbeques in parks • Underground power to allow larger street trees		• Retain / provide more trees (3) • Community garden (2)	• An adventure playground exactly as the one they have just built in Kwinana, it's amazing
Getting around (9)	• Walkability and bike baths (3) • Radiating paths from a hub through open spaces • Cycling paths linking Beaconsfield to the beach			• Extending the Fremantle Cat Bus service to include South St, Lefroy Road and Carrington Street would assist Activ, the elderly and young people. Access to local

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Suburbs are currently based on cars – need to move away from this to a transit-city model - Keep back lanes - Less connected than South Freo			facilities like the high school pool and an involvement with the South Beach sports precinct are extremely important to the stable future of Beacy as will be careful development of the Lefroy Road Quarry site"
Promotion of the area (9)	- Public art e.g. sculpture, public performance that reflects local history – employ local artists (3) - Better promotion of heritage and development history (2) - Entry statement for the area		- Build on the character of Freo - Map/plaque of heritage properties	Beaconsfield has a great character and spirit that defines it as separate to Fremantle City and along with White Gum valley as historic suburbs that are in danger of losing sight of the history of these suburbs
Facilitate connection through design of spaces (7)	- Spaces that encourage incidental interactions (3) - Don't clutter open space and open feel with buildings - Stop architectural styles that "wall off" people so that we can connect - Utilise empty blocks	Integrated development to enhance the area		
Quiet/village feel (9)	- Quiet village feel (2) - Humble and appealing - A traditional suburb - Safe environment	Know your neighbours	Like to see more people mixing than fighting	- Lots of home grown veges, fruits and smoked meats, a bit like a country town but right on Fremantle's door step - It feeds into and supports the more developed cafe

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				style of South Freo but, up on the dune system overlooking the coast, retains a tranquillity and vision as a place to enjoy a relaxed life
Commercial places as part of networks (6)	- Retain food and market focus of the area (2) - More local businesses e.g. cafés - Yoga centre is a landmark – develop community space around it		- Retain TAFE and include residential college (2) - Retail and cafés on TAFE site - Community arts hub - Move Growers' Market to former location	- Better community facilities and strip shops, accessible by foot for all the community - Beaconsfield shopping centre is a defined hub and community centre however it is unattractive. The owners should be assisted to expand and regenerate to ensure the viability and competitiveness of the centre.
Vibrancy of public realm (5)			- More art and music (2) - More young people using spaces - Vibrancy - More colour	
Address crime and social issues (4)		- Clean up drugs issue - Need police patrol - Take dumped cars away	Better police response times	
Larger blocks and detached dwellings (3)			Larger blocks for families	It is a single home / detached dwelling neighbourhood with a lot of young families emerging. The many olive street trees are an important reminder of the older Italian

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				generation that have lived in the area and looked after the verges so well. There are large older properties that are attractive for people / young families who value space, privacy, trees, yet seek the close benefits of the vibrant Fremantle city centre
Topography (2)	- Defined by its topography / opportunity for valley aspect (2) - Don't fracture the existing community - Affordable and diverse housing	- Spread public housing out. Not all clumped together - Good neighbours	Currently zero character and spirit	- Even though Davis Park has suffered negative press in the past due to unsatisfactory tenant placements causing conflict, the Davis Park Public Housing precinct could work as a model for the State. Unfortunately this development is not being organised in an honest manner due to the likelihood of only a small percentage of Public Housing tenants returning to a development that will define private ownership as more worthy than Public Housing. - If Department of Communities (Housing)
Other comments (8)				

Themes related to "Sense of Place and Community Feel"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				purpose is to meet the needs for affordable social housing than this plan for residents of Davis Park with it intended mass dislocation is bad. This is the Department of Communities (Housing) at its usual worse with a poorly superficial and disguised consideration for lives of people. The Department of Communities (Housing) describe themselves as owners of 90% of the land of Davis Park no they are managers; the real owners are the people of West Australia and that includes the residents of Davis Park. And it's the responsibility of politicians is to provide the genuine representation of the needs of the people of Beaconsfield, Fremantle and West Australia, and this redevelopment of Davis Park is extremely off that intent. It represents a mass destruction of lives of people for profit.

7.4.2. Housing for Everyone

This draft objective was defined as: *Instigate transformational housing renewal that results in an improved diversity of housing.*

The thought-starter question for this objective was: *How can we improve the diversity and affordability of housing in the area?*

The most common specific comments related to Housing for Everyone are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Opportunities and services for ageing in place (9)
- Shared community facilities (e.g. Farmers' Market using the SFSHS oval is great) (4) Include small housing and alternative housing models (4)
- Provide special purpose housing e.g. for Activ clients (4)
- 10 – 11% public housing (4)
- High density but not high-rise / employ height restrictions (4)
- Mixed density development (3)
- Sustainable designs/materials (3)
- Cooperative/group housing models e.g. Baugruppen/Pinakarri (3)
- More diversity/variety of housing (3)
- Design/form-based codes (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Suggested changes to objective	• No changes (5) • Include consideration of retaining economically viable housing, rather than wholesale demolition • Include "affordable housing" • Is "diversity" the right word? Define this • Affordability is important but don't want Beaconsfield to become the cheap suburb in Freo • Inclusive of elderly people, students, downsizers, families • Include maintaining the identity of larger (family sized) lots			

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- The question of public housing and private housing has to be resolved before this process goes any further. I have been told that the overall plan requires that the majority of housing will become private housing in line with the State Government ratios of public housing and private housing. As I have been led to understand only a small percentage of the present or future tenancies for Davis Park will be available in the form of public housing. The majority of the land will be developed for private ownership - I am not 100% sure what this objective means. If you mean that diversity of housing is required, I agree. This objective may go to addressing the idea that there is a glut of social housing in condensed areas/streets in the area? Agree we need a diverse mix of population to keep it affordable and to avoid isolating/segregating sections of the community			
Lower proportion of public housing (15)	10 – 11% public housing (4) - Low income housing integrated with broader community and affordable housing options (2) - Disperse public housing across neighbouring suburbs given reduction to 10% in Beaconsfield	- More of a mix of private and Department of Communities (Housing) housing (4) 10% social housing across the whole suburb	Lower proportion of / reduce public housing (2)	Bluntly, mix Department of Communities (Housing) with non-Department of Communities (Housing) homes a little more equitably. With regard to new development, follow principles used recently in white gum valley and up the back of Freo (Knuttsford area) to create accommodation for all.
Ageing in place (14)	- Opportunities and services for ageing in place (9) - Improve safety for older people (fewer old people seen walking in this area)		Innovative and affordable ageing options (4)	
Housing and services for residents with specific needs (12)	- Provide special purpose housing e.g. for Activ clients (4) - Design housing forms for different demographics and family structures (2)	Need to consider children and extended family (stolen generation) [sic]	- Cater for refugees - Options for single parents - Department of Communities (Housing) housing	

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	• Stock transfer suitable housing to specialist landlords to work in partnership with NGOs to cater to specific clients e.g. trauma sufferers • Happy to have Activ houses but sell them when Activ clients move out, don't leave vacant • Specialist on-site 24 hours per day for support services including mental health, drug issues, parenting			• Increased density with two and perhaps even three story in some selected areas. Perhaps along South Street. Areas sufficiently big enough to retain large trees and courtyard gardens or garden yards of sufficient size to allow meaningful planting and small trees. A sea of tin or tile roofs and everywhere hard surfaces and no opportunity for planting and shade is a grim scenario repeating itself in development after development
Mixture of block sizes and densities (11)	• Include small housing and alternative housing models (4) • Mixed density development (3) • Look at other successful examples of rezoning / good mix of r-codes (2) • Preserve a set proportion of larger block sizes			

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Sustainability (9)	- Sustainable designs/materials (3) - Mandated sustainability (2) - Consider development like White Gum Valley – has sustainable focus (2) - Department of Communities (Housing) to employ maximum sustainable environment start rating		Work with builders and planners on solar passive designs	
Consultation (8)	- Consult Department of Communities (Housing) tenants (3) - Consult residents early and provide a range of options - Continue consultation - Indigenous consultation - Engage residents where they gather e.g. markets, dog park - Subsidies for buyers, rent then buy schemes			By appointing the best urban planners, architects etc. and giving them a suitable brief of what are the required parameters
Affordable housing (7)			Affordability (4)	Affordability can be addressed by allowing selective sites with higher density (where there are higher amenities or views). It is considered that this portion of Beaconsfield is not expensive when considering the size of properties, proximity to Fremantle and undulating nature that gives

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				a perception of space and uniqueness to each street. Pathways to ownership for Department of Communities (Housing) tenants - I have enquired into private Ownership and been told that since the last property valuation taken at the height of the latest property boom, the value of 4F O'Reilly is approximately \$443K and on my income I am not accepted for housing loans at all. Before the latest boom this property was valued at approximately half its present valuation and would have been accessible at that cost.
Limitations on density (7)	- High density but not high-rise / employ height restrictions (4) - Single storey development - Maximum of R40 - Too many houses in a small area (Davis Park)			
Cooperative housing / co-ownership (7)	Cooperative/group housing models e.g. Baugruppen/Pinakarri (3)		Cooperative housing (3)	

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Diversity of housing form (6)	- Need to overcome difficulties of property co-ownership - More diversity/variety of housing (3) - More diversity in styles of apartment	Improve housing diversity (but not the overly high prices of White Gum Valley)	Diversity of housing	
Identify/prioritise specific areas for development (6)	- Identify particular areas for redevelopment (not across the whole site) (2) - A good masterplan and phased construction are crucial	Clean up Davis Park area		- Areas that have not been developed like the Quarry site and Beaconsfield TAFE that will soon be vacated: maintain and improve the current environment of Davis Park much government money has been invested and it would be a waste of energy and resources to see it destroyed for short term profit. - The Davis Park Precinct should be completely regenerated. It presently represents an imbalance of diversity. Social housing should be evenly disbursed through the metro area.
Intergenerational housing (5)	- Intergenerational housing (2) - Modular/flexible housing (for families to stay in as family structure changes) (2) - Granny flats			

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Building and design codes (5)	- Design/form-based codes (3) - Control site benching for lots			Building code changes to mandate simple recurring cost reduction (mainly power consumption) - e.g. Solar passive/shading, cross-ventilation.
Attract a younger demographic (4)	- Need community assets to attract target demographics (TAFE closing will result in a loss of younger demographic) (2) - Student housing e.g. for Notre Dame along transport lines - Attract more young people – changes the whole atmosphere			
Streetscape (3)	- Street interfaces and permeability that allow for connection with neighbours and public (2) - Maintain wide, leafy streetscapes			
Specific housing types to avoid (4)	- No "tiny houses" (2) - Avoid "McMansions" like those on the [quarry] ridge			This whole area of housing currently within the [Davis Park] precinct is just the saddest, tired (not because it's old), mediocre designed environment possible. Mean, boring and joyless and the materials chosen and their

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				colours all contribute to this malaise. The fibro places are old but at least they are honest and are really more visually appealing than the brick places. I know these places are [Department of Communities (Housing)] homes and have to have a degree of practical robustness but they don't need to look the way they do. I understand the social housing mix in the new development is going to change, however it would be disappointing if there was a sharp design quality difference between the two types.
Tenure and land sales types (3)	- No house and land packages - Majority should be green title lots			
Improve accessibility to / use of public transport (3)	- Bonuses for public transport - Housing closer to South Street for public transport access			Increased density in areas near good transport and amenity. Better connection in the Davis Park precinct. Like some of access housing projects in Coolbellup and white gum valley.

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Retain Department of Communities (Housing) residents and homes (2)				- The proposal that the Davis Park precinct be classed as a 'development zone' on 21 July 2017 should be rejected. This proposal allows an area once zoned residential to be cleared so the social housing tenants can be relocated starting 2019. - Say no to Davis Park Precinct - Amendment 72
No cul-de-sacs (3)	No cul-de-sacs (2)			Realign the streets and remove the cul-de-sacs.
Activation of the area and public realm (2)	- Shared facilities and open spaces - Activate the area			
Other comments (8)	- Improve insulation and remove asbestos in Department of Communities (Housing) houses rather than replacing them - Mixed use areas - Avoid gentrification e.g. "Cottesloe Barbie"	- Safety - greater clarity on whether HA or police are responsible for addressing behavior - Could fit more houses - Stop squatters living in High Road homes, and clean this area - Better use of space - Supportive of redevelopment plans		

7.4.3. Shops, Offices and Other Uses

This draft objective was defined as: *Provide for compatible non-residential uses that make the place appealing and interesting to all population groups.*

The thought-starter question for this objective was: *Besides housing, what other uses do you think we should attract to make the place appealing and interesting to all population groups?*

The most common specific comments related to Shops, Offices and Other Uses are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Performance spaces / amphitheatre in the quarry / music in the park (4)
- Community learning centre / educational hub (link with student housing) (4)
- Childcare in residential areas / next to Fremantle College (4)
- Integrate Active housing in Davis Park area and with Fremantle college (3)
- Work with Fremantle College Principal to integrate school and community facilities, including after-hours use of the school (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Suggested changes to objective	• No changes (5) • Include reference to "community hubs" / "uses that create a community hub" (2) • Small businesses and colocation of living and working ("ethnic/authentic") are a key characteristic of the area – reinforce and encourage this model / opportunities for small businesses (2) • Less planning speak • Change "compatible" to "integrated" or "appropriate" • Change "interesting" to "inspiring" • Include "walkable" • Need to support creative work spaces and people working from home • There is limited capacity for other uses without changing the character			
Commercial uses (29)	• Cafés and restaurants / café strip (4)	• More shops	• Cafés, including alfresco areas (5)	• Local strip shops and cafés between South Fremantle

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Locate more shops close to South Street as it gets busier (2) - Activity hub / cafés opposite Fremantle College - Bars - Commercial kitchens - Day spa - Generate affordable commercial rentals - More retail diversity - Romanos [sic] - A lot of shops have closed down - Improve existing facilities, including Lefroy Road shops	- Already enough cafés etc. close by - Café and small shops - Woolworths would be good - Love the IGA - no major supermarkets - More local business shops	Small corner shops	IGA and Beaconsfield IGA. Ideal spot is near the old TAFE or Fremantle College like the Willagee shops on Archibald Street. Opposite an awesome park which caters for all ages at Carawatha Small locally owned shops reflecting community diversity and fresh food focus
Outdoor spaces (21)	- Performance spaces / amphitheatre in the quarry / music in the park (4) - Community gardens/farm/orchard (include mulberry trees to reflect past) (2) - Grow the Farmers' Market (2) - Repeat Davis Park Family Fun Day - Outdoor Wi-Fi - Native gardens - Water play and adventure play areas		Useable green space	- Active play parks, places for dogs to run free, kids to ride bike and boards, kites to fly - Community gardens with lawn, boules and nature play areas for small children - Shady landscaped public spaces with good seating (innovative, art inspired) - Community based Garden Plots to provide low income tenants the opportunity to have a hobby and grow fruit and vegetables. The only drawback is whether the

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Barbeque area - Skate park / BMX park - Use a low-lying areas of the quarry as a public veggie garden but with raised garden beds sealed with a membrane (it is protected by the wind and there is plenty of water which can be harvested that comes down from Moran Court, Leirim Lane and Longford Road). - Grow edible native plants aside of healthy crop like kale, white cabbage, rhubarb, beetroot, carrot, herbs etc.			Department of Housing would provide long term tenancies or continue with limited Term Tenancies to allow for ideas like a Community garden to become a reality. The Bruce Lee reserve attracts people from the surrounding community; people walk their dogs, play recreational sport, train and play club soccer and cricket.
Ease of getting around as an attractor (12)	- Lighting and passive surveillance of public areas (2) - Bike path linking areas – well-lit so safe at night - The area is walkable but people walk without purpose – no destinations - Conservation corridor linking Clontarf Hill to Quarry - Public transport - Appropriate amount of parking			Public transport

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Link Bruce Lee Oval through TAFE site to Clontarf Hill - Better connection from Lefroy Road to South Street - Connect Governor Street to Fifth Avenue - Link from Hampton Road to Mather Road			
Community hubs and clubs (12)	- Community learning centre / educational hub (link with student housing) (4) - Amalgamate underused clubs / less doubling up of facilities – create hubs and shared facilities (2) - Upgrade Hilton Bowling Club as a community centre - Support local clubs - Place to share community facilities as the new school buildings are being built - Maybe the Portuguese club can be used as a heart of Beaconsfield community garden "educational" centre	- Community centre/hub - Digital village – large European-style houses around Annie and York Streets where IT workers can work from home		Lawn bowls with a small community run bar (ala North Freo), Community Vege and Fruit Patch (ala Hilton), Open air cinema, Family dining options/cafes, Microbrewery - beer garden, Bocce garden, and the best idea of them all - an adventure playground exactly as the one they have just built in Kwinana, it's amazing
Integration of school and public uses (9)	Work with Fremantle College Principal to integrate school and community facilities, including after-hours use of the school (3)			Encourage community interaction between schools, clubs to have residents involved in activities organised by school, clubs, and council

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Youth entertainment (e.g. PCYC) close to Fremantle College (2) - Consolidate school and quarry open space for community use			- Make the South Fremantle school pool and building available to the public after school hours. An arrangement could be made with the education department which involved sharing of other new community facilities. Or introduce these facilities into the quarry site location - Retain the grounds and perhaps surrounding areas such as ACTIV for likely future increase in high school size
Uses for TAFE site (8)	- TAFE area needs to be activated and links provided through the site (including commercial uses and green spaces) (2) - Quinlan's Catering College not a priority as it will not remain long-term		- Redevelop TAFE site for housing - high rise - TAFE an eyesore. Poor integration with the street - Interesting uses for TAFE in its current built form	The possible re-use of a good part of the eastern end of this site plus the two terraces of the car parking facing the Bruce Lee oval is in my opinion the most significant opportunity to gel the five areas of the development together. Its position both within the development and its orientation and aspect slightly elevated north facing towards Bruce Lee reserve directly opposite and also forming a link to the new

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				Fremantle College is ideal for a community hub such as that on Paget Street in Hilton. However this position is far superior to that of Paget Street with great opportunities for all the facilities currently at the Hilton Community Centre and more Excellent parking in landscaped areas facing Bruce Lee Reserve with heavily shaded but winter sun onto elevated terraces for a cafe incorporated into the facility. Being opposite the new school would mean more people, more exposure, kids walking through to the South Street buses and lunchtime refreshments at the facilities. Parking off Challenger Drive
More efficient use of Activ site (8)	- Integrate Activ housing in Davis Park area and with Fremantle college (3) - Use current Activ site more efficiently (only offices now) (2) - Activ as a space for training (2)			The whole area of the site seems underutilized but not knowing anything about its current use my comments are not based on any knowledge. Could become some future dedicated part of the high school as it

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				expands. Has an ideal physical relationship to the school and fine mature trees.
Childcare (6)	- Childcare in residential areas / next to Fremantle College (4) - Keep FELC open (2)			
Spaces for businesses / meetings (6)	- Small business hub (2) - Locate more offices close to South Street as it gets busier (2) - Informal meeting spaces - Shared office spaces - Creative hub (2)			
Spaces for the arts (6)		- Hub for live music - Arts centre, surrounded by commercial uses	- Creative college of arts and music - Live music venues	
Opposition to fire station on TAFE site (4)	- No to Fire Station (2) - Query as to why a regional fire station would be proposed - Locate a Fire Station near a major road away from houses			
Cater to all ages (3)	- Aged care / ageing in place close to facilities (2) - Cater to all ages			
Uses of Lefroy Road Quarry site (3)				It would be a shame if this whole site becomes housing as it offers a chance to turn this area into something as

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				successful as Booyeembara Park, WGV and thus relief from the relentless suburban pattern. A place for dog walkers, joggers, cyclist etc. and a pedestrian, cycling link from north to south through the heart of Beaconsfield Having recently visited the farmers' markets new location on the playing fields of the high school it seems that a more permanent space for the market to occur every Sunday morning on a dedicated part of the quarry would be an idea. More trees planted to give summer shade and perhaps dedicated toilets would be needed. The market as it used to be on the lawns opposite Lefroy Street in front of the high school prior to the move to the playing fields was on lawn and shaded by mature trees and had an extremely pleasant community atmosphere. This could be replicated at a dedicated spot in the Quarry to be even better

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				Not sure what the west sloping sides of the quarry could be used for apart from a dry ski slope (perhaps not much call for in Perth!)
Use of education for development (for and against) (2)	- Use education land for urban development, but allow for open space - Do not use education land for urban development			
Other comments (5)	- Good designs - More mixed-use development (e.g. apartments above shops)		- Reduce fumes from panel beater and spray painter - Pop-up spaces	The suggestion of biting into the NE corner of the [Davis Park] precinct with a commercial zoning to increase the size of the existing commercial zone does not to me seem the best use of an opportunity to successfully develop a precinct for housing. I'm not convinced the existing commercial zone needs to get bigger. Otherwise why not just have a continuous commercial zone so eventually they merge and South Street becomes another Canning Highway or Stirling Highway.

7.4.4. Streets and Public Open Spaces

This draft objective was defined as: *Provide safe, pleasant and inclusive streets and public open spaces.*

The thought-starter question for this objective was: *Do we have enough public spaces, for the right uses and in the right places?*

The most common specific comments related to Streets and Public Open Spaces are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- More trees / native trees / retain trees (6)
- Cater to all ages / elderly people and young people as well as young families – look at OHS requirements, places for conversation (6)
- Solar/wind lighting / more lighting (6)
- Multi-purpose public sporting space around the school (5)
- Upgrade existing sporting facilities and make them public (4)
- Intelligent design to encourage passive surveillance (4)
- Space for arts and more public art – use local/youth artists (4)
- More play areas, including nature play (4)
- Keep/more trees, especially natives (4)
- More public open space (3)
- Better connection through public spaces (3)
- Better cycle infrastructure and paths, including footpaths on both sides of streets (3)
- No cul-de-sacs / more through roads (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Suggested changes to objective	• No changes (5) • Add "connective/connected and active" (2) • "Provide safe, pleasant, accessible, connected and inclusive streets and public open spaces" • Include "places with purpose"			

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Reintroduce natural environment / native bush - Change "pleasant" to "active and functional" - Don't like the word "inclusive" – change to "pedestrian-oriented" - Add "beautiful, productive and edible landscapes" - Include reference to free-flowing roads / no cul-de-sacs - Coordinate location of public spaces - Include "sufficient" before "safe" - Add "for a growing population" at the end - The need is only to maintain the current system of street lighting and open spaces especially in area of Davis Park - Add "that reflect the character of Beaconsfield through the application of percent for art or similar policy"			
More parks and playgrounds (32)	- Nature play (with adjacent café) (2) - Turn quarry into a park (with amphitheatre and water features) - Pocket parks - Appropriately placed playgrounds - Attractive park spaces	- More public open space (3) - Need more amenity in high-density area - Keep parks - Kids' space - A fenced dog park - Parks like Booyeembarra Park	- More play areas, including nature play (4) - More/better parks, including creative play opportunities (3) - Dog park (2) - Use quarry as a park (with water) (2) - Skate park (2) - Outdoor gym / exercise park (2) - Water parks - Parks for seniors	It may be beneficial to have more, smaller and perhaps linked open spaces with trees and planting within the Davis Park Precinct than one large central open space
Trees, vegetation and shade (24)	- More trees / native trees / retain trees (6) - Community gardens (2) - Attract bird-life, use endemic species (2) - More native garden verges (2)	- Community garden - More street trees	- More green spaces (2) - Garden park with natives and fruit trees	At present there is a kids' play area in the centre of Davis Park that has been recently redeveloped sans overhead shade structures for the hot summers.

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Community members to maintain the environment e.g. encourage responsibility over verges (2) - Edible landscapes			
Shared facilities and sporting spaces (20)	- Multi-purpose public sporting space around the school (5) - Upgrade existing sporting facilities and make them public (4) - Community organisations using open space need to consolidate i.e. collocate clubrooms	Indoor recreation facility	- Basketball courts / recreation centre / pool needed (4) - There are a lot of young families and dog walkers so high demand for recreational spaces (2) - Community centre / multi-use facility - Move Davis Park to quarry site and share with College oval - Increase the recreational value of the area. Fremantle has little recreational value compared to, for example, City of Melville's pool, rec centre and Tompkins Park. City of Freo only has Steven's Reserve	
Getting around (19)	- Better connection through public spaces (3) - Better cycle infrastructure and paths, including footpaths on both sides of streets (3)		Places that encourage walking	If the intent in the redevelopment is to create a larger population than is presently at Davis Park then the need for provision of vehicle off road parking has to be well planned so that

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- No cul-de-sacs / more through roads (3) - Connect South Street, Lefroy Road and Annie/Mather Street - Connect through Clontarf Hill to Booyeembara Park - Better East-West linkages - Green boulevards - Parking for bikes - Every dwelling needs to be able to access parks on foot - No steps			the verges and roadsides are not to become parking areas which will deprive the local kids a close handy place of play and meeting to where they live. Connected lineal pedestrian, cycling open space through quarry
Consider different ways that people use public open space (17)	- Cater to all ages / elderly people and young people as well as young families – look at OHS requirements, places for conversation (6) - Think about how spaces are used by different people at different times of day (2) - Green spaces that are not only for sports / no more playing fields (2) - Meeting places - Community furniture and barbeques - Negative space	Spaces for activity rather than just parks e.g. an amphitheatre	- Places for adults to think (2) - Places to meet/congregate	The space needs to be more active. No point having lots of public space if it is passive. Love to see a multigenerational park and recreation are at the old quarry. Like the adventure park in Bibra Lake. It will bring people from all the surrounding suburbs
Lighting (7)	- Solar/wind lighting / more lighting (6) - Use a lighting engineer			

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Bruce Lee Oval (7)	- Enlarge Bruce Lee Oval - Look at Bruce Lee Oval, TAFE and Davis Park Precinct as one area - Markets on Bruce Lee Oval - Consider parking requirements for Farmers' Market – many people use Bruce Lee Oval - Bruce Lee Oval not well-used by Davis Park Precinct residents	Improved access to Bruce Lee Reserve	Retain space for social soccer at Bruce Lee Oval	
Safety (7)	- Intelligent design to encourage passive surveillance (4) - Places with people are safer - Davis Park not well used by other residents due to safety concerns			The high school oval is relied on for recreation however it is not safe as there is no natural surveillance from a road. The path from Lefroy, between the school and quarry should be replaced with a road (for the school or quarry access)
Major changes in land use for POS (7)	- Open "The Heart" by closing off Lefroy Road between Porter Street and Badham Close - Move public open space to Annie Street and integrate with existing pool - Land swap / buy out surrounding houses to allow One School Policy		Turn quarry into a lake (2)	- Retaining significant areas of the Quarry Road site for open space (Sunday market setup mentioned earlier) - Part of ACTIV site could be public open space on north side but depends on final development and use of this facility

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Streetscape design (6)	• Visibility creates connectivity, curves create sense of expectation – use both (2) • Sense of mystery i.e. "What's around the corner?" / encourage sensory exploration • Houses closer to the streets • Remove fences around public open space • Avoid high walls and buildings that create wind tunnels			• Davis Park has a good balance of public housing and public space and should be maintained not demolished.
Do not relocate POS (5)	• Do not swap development and open space / leave Bruce Lee Oval alone (2) • We have need to retain the existing open space – it is an asset • Bruce Lee needs to stay – residents from White Gum Valley use it for sport and dog walking			
Public art (4)	• Space for arts and more public art – use local/youth artists (4) • Art along paths/trails (2)			

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
No (not enough public space) (3)				- No, not at the moment, we have to go to South Freo for this currently. - It's a disorganised mess at present - No
Buildings facing onto parks (3)	- Re-design Davis Park Precinct around the park / design all housing around parks (2) - Community facilities around Bruce Lee Oval			
Underground power (2)	- Underground power (2) - Yes - Clean public toilets - Healthy lifestyles	Quarry as a display garden with terraces	- Town square - Growers' Green market at quarry - Open spaces improve mental health	Whilst Dick Lawrence Oval is looking fantastic and very inviting for many families and sports activities - I'd draw you attention to the other end of the park - Ken Allen Field and in particular the area bounded by Shepherd and Jeffery Streets. Every weekend there are huge crowds using these sports grounds and even during the week for practice. This area is to say the least pretty grim. How about Freo Council having a big clean-up at this end of the park? They do a terrific job of the grass. It is a great public facility and
Other comments (6)				

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				wouldn't take a major effort to get in order - trimming all of the undergrowth up to shoulder height for a start would start the process. Our suburb has a great asset in this whole block with the various sporting grounds and the Hilton Park Bowling Club and now the brilliant Freo Men's Shed why not make the whole block a wonderful public space to be in not just one end of it?

7.4.5. Getting Around

This draft objective was defined as: *Improve the sense of connectivity and wayfinding across the masterplan area including improved access to public transport.*

The thought-starter questions for this objective were: *How can we improve connections through the area? What would make it easier for people to find their way to, from and within the area?*

The most common specific comments related to Getting Around are listed below (each response count represents the number of times that this specific response was noted by a group or individual in one of the engagement initiatives):

- Better/more cycle paths, including linking activity nodes (6)
- More footpaths (5)
- Light rail up South Street (3)
- Extend Cat Bus into suburbs (2)
- Some areas need access to more direct public transport, fewer stops and round-about trips (2)
- Avoid cul-de-sacs (2)
- Follow natural landscape/topography of quarry (2)
- Retain sight lines (2)
- Green link (e.g. from Clontarf Hill to Manning Park, Booyeembara Park and Hollis Park) (2)
- Pocket/micro parks (e.g. similar to Salentina Ridge and Butterworth place to connect cul-de-sacs if necessary) (2)
- Community garden/farm e.g. in the quarry (2)
- Lighting for night use (2)
- Fremantle College to be a dual education and community facility, including night and weekend courses (2)
- Re-do the old BMX track (2)

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Suggested changes to objective	- Agree - Access to public transport is already pretty good - Linkages between suburbs – corridors - Include reference to "walking and cycling" - After "masterplan area" add "and through to surrounding areas and the beach" - Integrated connectivity with public services - Be more specific - Public transport is well designed - Ensure wayfinding objectives are achieved through good urban planning and design with signage kept at a minimum, uncomplicated and objective.			
Cycle routes and facilities (25)	- Better/more cycle paths, including linking activity nodes (6) - Different coloured concrete for bike lanes and maintenance - Bike storage facilities - As most of Beaconsfield is medium to severe "hilly" and the quarry is pretty flat so that would be very good for cycle paths (so people can get to the community garden by bicycle but also going around by bicycle in the heart of Beaconsfield and not by car - Things to consider for implementing safe,	More bike paths and pedestrian paths (2)	- Bike lanes to school, beach etc., including through Lefroy Road Quarry (8) - Lefroy Rd median strips have increased risk for cyclists	- More bike lanes that are a painted. Particularly getting to and from and around the schools - Better provision for on-street cycle lanes is required along Lefroy Road - Improve cycling options for safety and parking

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	sustainable and useful cycle paths are: Materials to be used; Curbs, colours, tree roots, cracks, debris, contour, undulating, barrier posts, avoiding speed bumps etc.; Sufficient street lights and their posts, tree and other adjacent objects; Maintenance; Type of users and their limitations (aged, disabled, children (one sided accidents) but also the limitations of high speed road speed cyclists; Costs			
New/improved public transport services (24)	- Light rail up South Street (3) - Extend Cat Bus into suburbs (2) - Some areas need access to more direct public transport, fewer stops and round-about trips (2) - Improve frequency and size of buses - Bus to the beach	- Light rail down South Street to Fremantle and South Fremantle (3) - Supportive of improved public transport amenity - Being so close to Fremantle it should be better - Loop South Street to Lefroy Road - light rail or bus	- Integrate transport with POS and shops (2) - Bus to Growers' Green Market (2) - Light rail (2)	- Extend/add cat bus routes (2) - The detailed maps of bus stops and bus timetables in brochures will enhance locating services and places
Walkability (10)	- More footpaths (5) - Retain back lanes to facilitate walking - Footpaths on both sides of the road as a priority over verges		Footpaths (2)	

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	Path network west across the ride, South through Clontarf hill			
More connected road network (10)	- Avoid cul-de-sacs (2) - Safe road network - Grids - Quiet roads linking together / not having to use main roads - Wider roads (noting most houses have two cars)		- Hampton Rd traffic blocks access to South Fremantle - Better road infrastructure - North-South through roads	An East-West axis road is needed across the Davis Precinct
Traffic calming/courtesy (9)	- Traffic calming e.g. curved roads, Woonerf principle, changes in surface type/colour (4) - Cars to obey traffic hierarchy (pedestrians first) - All cycle paths should be completely separated from combustible liquid powered engine vehicles. (You may need a small cycle tunnel underneath or bike-fly-over Lefroy Road (Or more than one). There is already a cycle path in between the school and the north section of the quarry, but this may need widening	Safe road crossing from White Gum Valley across South Street	Overpass	We require a crossing near Peaches across the very busy Hampton Road

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Lighting and passive surveillance (6)	- Lighting for night use (2) - Ensure passive surveillance		Safe access (e.g. lighting) (3)	
Respect existing lines and landscape (5)	- Follow natural landscape/topography of quarry (2) - Retain sight lines (2) - Support "desire lines"			
Green links, trees and shade (4)	- Green link (e.g. from Clontarf Hill to Manning Park, Booyeembara Park and Hollis Park) (2) - Use Amsterdam as a model for corridors - More trees and shade			
Public open space (4)	- Pocket/micro parks (e.g. similar to Salentina Ridge and Butterworth place to connect cul-de-sacs if necessary) (2) - Meeting places with Wi-Fi - Amphitheatre and public music spaces			
Relocate open space (for and against) (4)	- Do not reconfigure/swap development and open space sites (2) - Move Bruce Lee Oval to school and reinstate bushland in Bruce Lee Oval –			

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	native animals in the quarry will need a place			
Major land use changes (3)	- Housing in place of TAFE - Close Lefroy Road to "increase The Heart" - Infill around Lefroy Road and spruce it up			
Use of the quarry (3)	- Community garden/farm e.g. in the quarry (2) - Lakes in the quarry			
Build Roe 8/9/10 (3)		Build Roe 8 / Roe 8, 9 and 10 (2)	Roe 8, 9 and 10	
Utility of pedestrian routes, including for prams and wheelchairs (3)	- Ramps and appropriate landscaping to allow for prams and wheelchairs - Wider footpaths	Spaces accessible to people with disabilities		
Activate school facilities (2)	Fremantle College to be a dual education and community facility, including night and weekend courses (2)			
Places/routes for exercise (2)	"Loops" for exercise and activity between locations - Community pool to replace school pool			
BMX track (2)	Re-do the old BMX track (2)			
Other comments (9)	Most areas have good public transport service	Connect Fremantle to southern suburbs	Allow for parking	Public Transport is already catered to with convenient

Themes related to "Getting Around"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	• Challenge the Liveable Neighbourhoods policy • Integrated storm-water management • Electric cars should be possible			South St and Lefroy Ave bus access. • Better place making for the Beaconsfield centre (and branding) • At present there are a series of laneways for access to and from Davis Park Precinct along with the road access

7.4.6. Built Form; and Sustainability

These draft objectives were defined as: *Encourage high quality, interesting buildings that add to the identity and character of the area. Provide opportunities for leadership and demonstration in sustainability, design and innovation.*

The thought-starter questions for this objective were: *What kind of buildings will add to the identity and character of the area? How can we show leadership or innovation in sustainability and design (once we progress to the building design phases)?*

The most common specific comments related to Built Form; and Sustainability are listed below (each response count represents the number of times that this specific response was noted by a group or individual at one of the engagement initiatives):

- Renewable energy (3)
- Encourage sustainable forms with regard to orientation and passive heating/cooling (3)
- Dot higher density around, not clumped together / allow space for amenity (3)
- Demonstration projects / sustainable display village in specific locations (3)

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Suggested changes to objective	• No changes (4) • Include reference to "sustainability" (2) • Include "and landscaping" after buildings • Affordable? • Refer to "universal design standards" • Refer to "integrated design" • Add "inspirational and appropriate" • Consider how built form in human scale improves liveability, including arrangement of green spaces • Add "amenity" to "identity and character" • Access to public transport is already pretty good • Linkages between suburbs – corridors • Include reference to "walking and cycling"			

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	• After "masterplan area" add "and through to surrounding areas and the beach" • Integrated connectivity with public services • Be more specific			
Vegetation and trees (19)	• Retain existing landforms and vegetation during subdivision process • Quality landscaping • More trees	• Retain / add trees (5) • Improve verges like in Hilton • Gardens • Native planting in verges - reduce grass	• Retain/ensure tree canopy (2) • Green walls on buildings / living buildings (2) • Leafy streets with more green space	• There is a distinct 'detached' dwelling character in the area with few narrow lot homes. This should be maintained as narrow lot development removes street trees. The olive trees are a prominent part of the areas character • Encourage / require planting of trees within verges and gardens • Would like to mention the eyesore of the line of backyard fences along the top of the ridge recently created by the newly built houses. It is a shame the sliver of land upon which recent house were built could not have been wooded as a buffer between the existing housing and the slope into the quarry. As a solution if possible (not sure of topsoil depths etc. on slope) trees planted up the slope to soften the eyesore would be an improvement

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Renewable energy / responsible resource use (13)	- Renewable energy (3) - Modern, sustainable and recycled materials (2) - Focus on reducing water use	Residents to have a compost bin	- Solar farm (2) - Solar lights for parks - Recycling facility - Use of grey water	The building of windmills around quarry site. The use of solar energy panels in schools and clubs. The maintenance and enhancement of current environment of Davis Park, not the demolition
Built form with sustainable energy requirements (12)	Encourage sustainable forms with regard to orientation and passive heating/cooling (3)	Requirement for developers to commit to sustainability standards	- Eco-friendly/sustainable designs, including water use and passive solar (4) 7 star sustainability ratings - Orientation of homes to allow passive energy use	- Educate about passive solar design. Require higher u values for windows - Mandating simple energy efficiencies in housing, and leading by example with Municipal buildings - Adopt latest sustainability parameters and enforce
Density with limits (10)	- Dot higher density around, not clumped together / allow space for amenity (3) - Limit height to three storeys - Increase density slightly, without "high density housing"	- Mix of heights - Not too high. Two storey townhouses - Low-rise housing, in keeping with current - Not too much high-rise - diverse options		Allow 3 storeys at nodal intersections and commercial sites along South Street and Carrington Road to create growth in support of public transport and existing small shop groupings.
Sustainability displays / case studies (8)	- Demonstration projects / sustainable display village in specific locations (3) - Self-sufficient areas		- New housing typologies - potential for forms of housing that don't exist yet - Organic food trials	Engage with the right sustainable planners, architects and builders from the start. Get LandCorp to deliver the project like White Gum Valley. They are good at

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				incorporating sustainability and design Start with the Spaceagency designed development such as at Knutsford Street. Design control based on a document drawn up by appropriately qualified designers to set what can and can't be built and enforce
Diversity of built form (7)	- Architecture controls / policy requirement to have varied built form (2) - Diversity of built forms (2) - Diversity of block sizes (2)	Mix of built forms - not all the same	Diversity of structure (3)	Varying heights and densities whilst maintaining a good urban canopy
Mixed of residential and commercial uses (7)	- Mix of houses and offices including shop-top living (2) - Diverse temporary uses of space e.g. pop-ups, art spaces, gardens - Smaller shopping precincts within walking distance e.g. TAFE site - Expand shopping precincts on Fifth Avenue and South Street - Opportunities to work from home			Attract great staff through creating a great work environment where it's rewarding to be innovative and efficient

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Quality/durability of design/planning (7)	- Quality and durability – this is an issue with a lot of new homes (2) - Good design - Good planning	Houses need updating		- Quality design, but with flair, colour and informality. Allow innovation in form and materials. Encourage group housing schemes - For all areas I would like to stress that I believe it imperative that the very best architectural, urban designers, landscape architects and engineers be involved in all aspects of the proposal so that this unique opportunity results in a high quality built environment in all aspects from layout, roads, planting (hard and soft), materials chosen, massing of buildings, orientation and design of buildings etc.
Integration with street and surrounding space (5)	- Front porches/verandahs (2) - Integrate built form with public open space (2) - Good street presence			
Limit house size (5)	- Legislation to limit house size (2) - No need for McMansions		- Small units and apartments - Single bed homes	
Look at successful local and international examples (5)	Look at LandCorp's White Gum Valley and Knutsford community housing (2)			The sort of quality becoming evident in all these aspects in the Knutsford Road housing

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
	- Similar to Aubin Grove and Honeywood - Look at European models			by LandCorp and designed by Spaceagency would be a good level to aim for and less of the current trends popping up close by to this area. More trees and real planting and absolutely no Astro-turf replacing real lawns on verges and front yards would be a start in the right direction also.
Housing for all age groups (4)	- Allow space for extended family and non-family in some properties - Aged housing - Student housing on TAFE site - Children able to stay in the area as adults			
Innovative housing typologies (3)	- Intentional communities e.g. Pinakurri/Freofirst - Innovations like the "Gen Y" house - Improve "tiny house" affordability - Use the One Planet Living framework to identify targets (2) - Control housing footprint to green space ratio (in favour of green space)			
Policy/legislative controls on sustainability (3)				

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
Do not physically isolate communities (3)	- No ghettos - Don't create enclaves - No cul-de-sacs			
Built form that support the needs of the community (3)	- The purpose should be to create community and avoid isolation – use this to inform the design - Understand the specific needs of the area	No stairs		
Financial sustainability for projects (3)	Rebates and density bonuses			The design of buildings that are energy efficient in upon vacant lands; this should not include the demolition of viable brick and tile housing of Davis Park; much government money has already been spent enhancing the environment in Davis Park: Childcare facilities, the replacement of asbestos fences with Colorbond fences, roofs have been revived, fibreglass batts have been put in the roof cavity, electrical poles have been replaced, landscape works have been enhanced in parkland area of Davis Park. The demolishing of Davis Park represents a

Themes related to "Housing for Everyone"	Specific Responses from Community Visioning Workshop	Specific Responses from Davis Park Open Day	Specific Responses from Growers Green Open Day	Specific Responses from Online Survey
				waste of energy and public money The development of Innovative Housing will be dependent on the budget that is set aside for the redevelopment. What portion of the budget will be supplied through Public/Private funding? What portion of the funding will be supplied through State Govt Funding? What portion of the funding will be supplied by Private Developers?
Squatters' houses (2)		Close squatters' houses on High Road (2)		
Community gardens (2)	Community gardens		Communal gardens	
Other comments (10)	- Include townhouses - Shared courtyards - Performance venue at the quarry site - Colourful homes would be nice	- Paint the kerbs white for visibility - Hate this word [sustainability] - No more "one planet" scam	- Mezzanines - Financial sustainability for ratepayers	Easy bicycle connections through and linking the public areas

7.4.7. Online Engagement: Brainstormer

From 28th April to 1st June 2017, the City of Fremantle ran an online "Brainstormer" survey through their MySayFreo website. Participants were asked to respond to the same three comments and questions used for the Open Days:

1. *What I remember of Beaconsfield in days gone by*
2. *What Beaconsfield is like today*
3. *What will make Beaconsfield an even better place in the future?*

Participants were able to name their response and then provide a description. These responses were then visible to other visitors to the page. Participants and visitors were able to vote on whether they agreed (up-vote) or disagreed (down-vote) with the responses made by former participants.

19 responses and 52 votes were received during this period. All responses below were related to the future of Beaconsfield (**question three in bold**). No responses were given to comments one or two.

The responses in the table are listed in order of when they were provided. This is likely to contribute to the fact that ideas higher on the list generally received a greater number of votes.

Date	Name of Idea	Description	Up-votes	Down-votes
Apr 28	Transform the Lefroy Road quarry site into a recreational area similar to Booyeembara Park in White Gum Valley, with a cafe on site.		12	0
Apr 28	Keep and enhance native tree and vegetation density to encourage the flocks of endangered Carnaby cockatoos to keep visiting the area.	Consider the Carnabies	10	4

Date	Name of Idea	Description	Up-votes	Down-votes
May 4	Skate park	We need a decent skate park, for sure we have Freo, but there is nothing that special besides from that, we have Booyumburra and Cooby but we need a small but great skate park to get More kids out!	4	0
May 4	Creating a gorgeous playground that could act as a community hub for the multitudes of young families in Beaconsfield	We have 4 playgrounds in Beacy; Davis Park, Bruce Lee Oval, Dick Lawrence Oval and Salentina Ridge. All are a bit average and not frequented much (except the last perhaps which is modern and fresh). Some examples of rocking playgrounds are South Beach's, Fremantle Primary Schools, Boo Park and the East Freo one near Zephyr cafe (and more!), could we create one like these? Either by adding to pre-existing playgrounds or, even better, by doing a small community playground in one of our concrete heavy streets?	5	1
May 6	We'd love an enclosed dog exercise area/updated equipment at the children's playground in the Hilton Reserve/Wine bars and little eateries	Wine bars/dog park/playground equipment	2	0
May 6	Retain and rehabilitate Clontarf Hill (not that's it's exactly in Beaconsfield, but it could be lovely!)		7	2
May 13	Revegetate the quarry site to create habitat for endangered birds and small marsupials. Engage the community to volunteer time and effort		5	0
May 14	Davis park community garden	Land set aside for the establishment of gardens to grow vegetables and fruit for residents use. Small plot allotments operated on a voluntary basis with funding to establish gardens along with garden sheds for storage of necessary equipment. To be established using successful principles of already established community gardens in Western Australia, interstate and overseas	4	0
May 14	Kids play area to be provided with shade sails. Providing sun protection for users		2	0

Date	Name of Idea	Description	Up-votes	Down-votes
May 14	Change name of Davis Park to either Mulberry Farm or the original first nations name for area		2	0
May 14	Davis Park precinct development in similar style to WGV high density development	Beaconsfield could have its own low-carbon, emission-neutral, sustainable residential development incorporating renewable energy production and storage, and integrated electric vehicle charging services imbedded into the design. The use of local materials that reflect the character, history, and values of Beaconsfield should be an integral part of the design.	3	1
May 14	Higher-density, low carbon footprint, co-operative public housing development	Similar to the successful co-operative residential developments in Hilton and Hamilton Hill. I would suggest that the homes are constructed as a minimum 6-star, zero-emission, with fully integrated solar and storage, and water management systems as to keep utility costs at a minimum for low income residents.	3	0
May 16	cultural interpretation (Aboriginal and European) - some art/sculpture/signage	In the late 1890s, a need for relatively cheap and durable building materials led to the opening of several limestone quarries in the vicinity of Clontarf Hill, one of which was in Beaconsfield. The labourers in the quarry were predominantly of Irish extraction and they lived in shanty huts nearby including on Clontarf Hill. These labourers requested that the Sisters of Joseph the Apparition in Fremantle open a school for their children. In 1903 the Sisters agreed and the owners of the quarry donated land for a two-roomed wooden school to be built. The school was run by the Sisters who walked there every morning from Fremantle. The school grew and eventually a priest from St. Patrick's started coming every Sunday to offer Mass of the Sacrament to the labourers and their families. By the early 1930s a Church was built for the growing population of the Beaconsfield area. Christ the King Church was blessed and opened by Archbishop Prendiville of Perth on 18th August 1936. * * Church, C.T.K. Christ the King Local History, Available from: http://www.ckchurch.net/fremantle.html	4	0

Date	Name of Idea	Description	Up-votes	Down-votes
May 16	Beaconsfield Heights vertical botanical park	The slope from Lefroy road all the way to the Portuguese club is around 20 acres of eastern facing land. Greeting the sunrise with a full aspect until the afternoon heat of the day. It is poised as perfect land for a vertical botanical park. The bank that overlooks the entire quarry area is along the western border of THE HEART OF BEACONSFIELD map. What better way to employ the otherwise neglected hillside?	2	0
May 22	Quarry site – wildlife corridor	Quarry - is an opportunity to create a wildlife/native green corridor as continuation from Booyembarra park	2	0
May 22	Community interaction in Beaconsfield and beyond	Quarry - redevelopment as a park integrating exercise equipment and steps taking advantage of the existing change in level (i.e. manning park steps have become a workout mecca), plant olive trees where locals can pick and sell olive oil to raise money for charity (similar to Booyembarra), arrange a planting workshop and locals will undoubtedly come to learn and gain a sense of achievement in their community share facilities with the community South Fremantle high school swimming pool and encourage interaction and use of local Beaconsfield businesses and facilities by WGV residents etc. (who have very little) i.e. connect by safe pedestrian/cycle crossings on south street may be all it takes?	2	0
May 22	Housing - learning from heritage	maintain existing trees where possible in redevelopment of sites to maintain the habitat, leafy feel of the suburb and take precedence from the existing Italian community which encourages community interaction on the street and to know your neighbours with useable front yards, low boundary fences, encourage front verge trees which can be harvested (newer houses tend to turn their back on the street) encourages sharing of knowledge, skills and local home grown produce (we are lucky enough to have a generous original Italian neighbour who has welcomed us to the area and taught us how to pick and prepare olives, prune roses, make Italian sausages, and gifted us with home grown produce such as lemons, mandarins, zucchinis, garlic, spring onions etc.) this heritage needs to be continued	0	0

Date	Name of Idea	Description	Up-votes	Down-votes
May 23	Lefroy Road Quarry - Interim low-impact utilisation	Build a mountain bike facility on this site, until such time as the full redevelopment takes place. Utilise the area, and provide a healthy active leisure activity that's not available anywhere near. This could include: - pump track - mountain bike skills circuit - jump park - small cross-country loop	1	0
May 24	Create a park in the quarry with native plants, a small farm and a café		0	0

7.5. Design Concepts from Workshop and Survey

This Section includes the feedback received from participants in the Concept Design Workshop on 24 December and the subsequent survey on the City of Fremantle's MySay page. Both the workshop and survey provided the same materials and asked the same questions. In total:

- Approximately 75 participants attended the workshop, these participants were divided into 11 groups
- Only three individuals submitted responses to the survey

Therefore the workshop and survey responses have been combined in data listed below.

The numbers in brackets for the responses listed under each task below indicate the number of groups at the workshop PLUS the number of survey respondents who provided a similar response (out of a total of 14).

7.5.1. The Heart

What participants were asked to do

Participants were asked to work together in groups (if attending the workshop) or individually (if completing the online survey) to respond to the following questions related to open space:

- Where is the heart?
- What uses will make the heart beat and give it life?

Responses were provided using two methods:

- **Written Feedback:** Participants completed the table below in which there were asked to:
 - Indicate whether they liked or disliked a range of elements on Concept Plan 1 and Concept Plan 2
 - Provide feedback on existing elements of the two Concept Plans or make new suggestions

- **Visual Feedback:** Participants were instructed to draw on one of the two Concept Plans or on a blank map of the site area to create their own concept plan from scratch:

- Place a heart-shaped sticker where the heart should be
- Make notes to indicate what uses will make the heart beat and give it life

The responses provided through visual feedback and written feedback are shown in the list and table below, respectively. The number in brackets indicates the number of groups from the workshop (out of 11) plus the number of individuals (out of 3) that provided similar feedback (out of a total of 14).

Concept Plans drawn by participants are shown in Appendix 2 (Section 8.2).

Feedback from Participant Concept Designs

Where is the heart?

- Heart centred around Quinlan's catering school restaurant Grosvenor St as shown in Concepts A and B (8)
- Northern end of Lefroy Road Quarry (3)
- South of Fremantle College oval surrounded by other sporting fields and leisure centre (1)
- Two hearts: at Portuguese Club and on Caesar St at Grosvenor St intersection (1)
- Multiple hearts at various community-focused places (Fremantle Early Learning Centre; Quinlan's; Northern end of Quarry (amphitheatre); Winterfold PS; Christ the King PS; sporting grounds south of Fremantle College; Portuguese Club (1)
- Three hearts: North of Quarry (amphitheatre); mixed-use node at Quinlan's; mixed-use node on South Street at North of Davis Park precinct (1)
- Two hearts: Davis Park activity centre around FELC; community centre at TAFE site (1)
- Two hearts: Quinlan's; on South Street at North of Davis Park precinct (1)
- Large heart encompassing Quinlan's catering school restaurant, all of TAFE site and north of quarry site (1)

Written Feedback

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
Objective	<u>Sense of place and community feel</u> Define and enhance The Heart of Beaconsfield's unique identity and sense of place in a way that creates, supports and enhances existing community networks and services and is inclusive, appealing, and interesting to all population groups.						
Where is the heart?							

Location	Community meeting place centred around catering school restaurant Grosvenor Street	5	3	Community meeting place centred around catering school restaurant Grosvenor Street	5	2	- Meeting place should be larger to prevent bottleneck and allow for markets (3) - Heart should be on old quarry site (2) - Roads segregate the area (don't put a road through Freo quarry site. Don't assume a road is required- it will become a rate race) (2) - Community garden / rehabilitation / vegetable garden / urban orchard (2) - General support if there is a willingness to work with Quinlan's Catering College and support Quinlan's with other café, recreation, food/ beverage (2) - Community centre running various classes and playgroups. Facility for hall hire or individual rooms. Keep Bruce Lee near South Street (1) - Commercial 'hearts' vs cultural 'hearts' (1) - Around library, cafes, places to meet, the school, markets (1) - Meeting place slightly disjointed (1) - Concept B: school effectively closed out of school area (1) - Meeting place at Fremantle College (1) - Supporting vehicles and pedestrians (1) - More residential around the heart (1) - Open space important to be part of heart (1) - Hyde Park Mount Lawley unstructured (1) - Leederville over planning (1) - The heart should be a neighbourhood centre that has a variety of uses (1) - Leave Davis Park precinct intact (1) - Multiple places (1) - Opportunities for improvement (1) - Plan misplaced if all spaces are concentrated in one area- maybe have more/ both open spaces with more density around South Street (1) - Lefroy a through route (1) - The project to revitalise the Davis Park Precinct, the old Lefroy Quarry/Tip, Fremantle TAFE, and other surrounding land assets is quite drawn out and oblique in shape. Therefore it is proposed that there is actually a number of 'hearts' in Beaconsfield: Davis Park/5th Avenue Shops; Paget St/South St Precinct; Development area around the old Lefroy Quarry; Paget St, Rennie Cres - I have been a Beaconsfield owner/occupier for nearly 15 years. At no time have I felt any affinity to any community or suburb of Beaconsfield. I feel closer to South Freo and Hilton than any idea of Beaconsfield being an identifiable entity. Even
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						now the outline plans exclude my street, and the residential/light industrial area in the suburb's SW corner, bounded by Hampton and Healy Rds and including Clontarf Hill. I'm also surprised not to see the Hilton Reserve area bounded by Lefroy/Shepard/Jeffery/ Carrington as a significant aspect of this Plan. How can one consider open space and a space of recreational activity without this? I also think the Lefroy Shops need to be included more significantly. Should this be substantially upgraded, different heights, better structure to serve a broader retail role? Its current ground area is mostly car parking! I also think Hilton will be significantly impacted by this, and hence, needs consideration of its future, particularly Hilton shops, Rennie Cr block, and its adjoining amenity in Paget St, e.g. PCYC. Also, although in Cockburn, the Hamilton Hill shops on both sides of Carrington is another area of significant size, and ripe for restructure and of its retail space. If these other areas I've mentioned are also to play a part in the lives of Beaconsfield residents and businesses, what will those roles be, and hence what role is specifically required for the developments areas? Should the roles of other areas be replicated here or not? Are there other needs not currently well served that this development could now undertake? If these other areas are also redeveloped what risks will that create for this development? (1) - The Heart - In my opinion needs to be given the chance to beat a good deal stronger than that shown in Concept A if it's to be a heart at all. Concept A's heart is a token heart that is squeezed in behind the Quinlan Training Restaurant Building and 5 storey apartments and unconnected to the open space of the Bruce Lee Reserve with its superior setting surrounded by mature trees. It wastes a great opportunity to not only provide more facilities at the heart but to maintain that strong, green pedestrian link from the southern extremities of the quarry site all the way through to the northern end of the Bruce Lee Reserve and beyond (1) - Rename the area 'Davis Heights' (1) - Locate along routes similar to Rokeby Rd/ Subi centro (1) - Remove focus away from South Street (1)

Open space and vegetation	Keep great trees in this area (many on current TAFE site)	10	0	9	0	- Green corridor, connecting multiple community uses and/or "hearts" (5) - Enclosed dog park (1) - Skateboard (1) - Water – clever use of water (1) - Maybe centre around oval? Very well used and maintained (1) - Benefits with getting oval and/or markets on Lefroy St (1)
Community-focused uses in the heart	Shift Activ to site near catering school - on lower section fronting Lefroy road	3	2	2	0	- Activ integrate to be integrated with the community (3) - Activ to select its own location (2) - Art offered by Activ on proposed site but are they the heart? (1) - Quinlan's not staying long-term (1) - Quinlan's should be for trades in Murdoch (closer to Freo) (1) - Like cottage industry (1) - No commercial shops at heart- Cottage industry at heart (1) - School to be in the heart. Improve appearance and catering school (1)
Event space	Public open space on opposite side of Lefroy Road suitable for weekend market	6	0	5	0	Amphitheatre (1)
What uses will make the heart beat and give it life?						
Weekday uses	Weekdays - Community garden managed by ACTIV - Fremantle College - Training restaurant, student life - Children and families	7	0	5	0	- Cafés (3) - Small bars (2) - Some parking available for Bruce Lee Oval. Don't remove all. Where will new parking be provided if the oval is moved? With Lefroy Rd in between Activ and College this may be difficult/ dangerous (2) - Density in quarry – topography (1) - Cultural precinct in quarry (1) - Topography should dictate built form (1) - Would include winery and gardens for restaurant (1) - Greenhouses (1) - Can we have a place for a concert e.g. Amphitheatre (see suburban from Richard Harding) (1)
Weekend uses	Weekends - Weekend market - Community garden	7	0	6	0	

	Children and families			Children and families			- Concept design a preferred option for the heart – important to be within walking distance (1) - Concept A housing along Quarry slope will never work with retaining wall (1) - Piazza (1) - Enhancing Aboriginal significance (1) - Communal cooking area (1) - Shelters- Diverse offering (1) - Kwinana-style adventure play (1) - Small events (1) - Green corridor linking Bruce Lee with Clontarf Hill (1) - Need more open spaces more detailed consultation on what is a Beaconsfield meeting place, i.e. Piazza etc. Screen, speakers' corner (1) - What is an Aussie meeting place? (1) - Not a traditional square (1) - A few spaces (1) - Bond stand (1) - Community services (1) - All good uses but needs to be focused on identified heart (1) - Restaurants (1) - Markets (1) - Arts (1) - Retail (1) - More density will require more spaces for parking (1) - Cul-de-sacs provide safe play areas for kids (1) - Don't understand mentality of putting trees in middle of road (1) 24/7 beating heart (1) - Repurpose the TAFE building for employment opportunities (1) - Learning hubs that draw people (1) - Don't have to be all co-created (1) - Sharing libraries / tools and equipment (1) - Spreading the hearts out (1) - Activity heart on South Street, community heart currently where it is (1) - Destination parts through THOB- South Street through to Hay Street (1) - School closed after hours (1)
Evening uses	- Evenings - Restaurants and maybe small bars on South St - Training restaurant open evenings?	6	1	- Evenings - Restaurants and maybe small bars on South St - Training restaurant open evenings?	5	1	

- Olive/ fruit trees for community (1)

What participants were asked to do

Participants were asked to work together in groups (if attending the workshop) or individually (if completing the online survey) to respond to the following questions related to open space:

- What shape should the school be?
- What will main open spaces be used for?
- How should main open spaces be positioned?

Responses were provided using two methods;

- **Written Feedback:** Participants completed the table below in which there were asked to:
 - Indicate whether they liked or disliked a range of elements on Concept Plan 1 and Concept Plan 2
 - Provide feedback on existing elements of the two Concept Plans or make new suggestions
- **Visual Feedback:** Participants were instructed to draw on one of the two Concept Plans or on a blank map of the site area to create their own concept plan from scratch:
 - Using a red pen to indicate the orientation of the school
 - Using a green pen to shade open spaces and make notes indicating what they should be used for

The responses provided through visual feedback and written feedback are shown in the list and table below, respectively. The number in brackets indicates the number of groups from the workshop (out of 11) plus the number of individuals (out of 3) that provided similar feedback (out of a total of 14).

Concept Plans drawn by participants are shown in Appendix 2 (Section 8.2).

Feedback from Participant Concept Designs

What shape should the school be?

- North-south (current orientation) (6)
- East-west (oval on quarry site) (6)
- East-west (expanding East into Activ site) (1)

What will main open spaces be used for?

- Active playing fields on Fremantle College oval (2)
- Bush at north end of quarry site (2)
- Markets at north end of quarry site (2)
- Quarry: amphitheatre of local vernacular limestone naturals (2)
- No houses on the quarry site (2)
- Open space outside community hall at school tennis courts (1)
- Bruce Lee oval used for football, soccer, cricket, playground, new change rooms (1)
- School oval: dual purpose sporting ground (1)
- Sharing of the school oval and swimming pool (1)
- Integrated skate park on quarry site (1)
- Community gardens at north end of quarry site (1)
- Playground at north end of quarry site (1)
- Glamping at north end of quarry site (1)
- Community green at the south-eastern corner of Bruce Lee oval (where carpark currently is) (1)

How should main open spaces be positioned?

- Bruce Lee oval to remain (as per Concept A) (10)
- North-South green corridor along western side of the Masterplan site from South Street to Portuguese Club / Clontarf Hill linking Bruce Lee Oval, TAFE site and quarry (6)
- Oval at northern end of quarry site (as per Concept B) (5)
- Bruce Lee oval used for mix of development and park (as per Concept B) (3)
- No houses of the quarry site North of Southern boundary of school oval (1)
- Bruce Lee Oval to remain in existing location (1)
- Davis Park expanded east towards Fifth Avenue (1)
- Landscape the slopes of the quarry, rather than wasting this space (1)
- Quarry: as shown in Concept A and Lefroy Road Quarry Masterplan (1)
- Community green at the south-eastern corner of Bruce Lee oval (where carpark currently is) (1)
- Park running between South Street and O'Reilly Close

Written Feedback

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
Objective	<u>Streets and public open spaces</u> Provide safe, pleasant accessible, active, connected and inclusive streets and public open spaces for a growing population						
What shape should the school be?							

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
Orientation of school	North-south school (as is)	6	3	East-west school expanding into ACTIV site to the east and Lefroy Road quarry site to the west.	2	5	- Potential tree loss with school moving west (1) - Swimming pool available for public (1) - No preference- don't like the question (1) - Keep school north-south (1) - School to make use of public oval during the day (1) - Concerned about potential contamination of school site/ prefer shape as is because keep Bruce Lee (1) - Southern area wasted (1) - Concept B: The suggestion of moving the high school recreation centre and pool to the quarry site seems counterproductive (1)
What will main open spaces be used for?							
Sporting spaces	Need open spaces for active sports associated with the High School and sporting groups that currently use Bruce Lee Oval	5	2	Need open spaces for active sports associated with the High School and sporting groups that currently use Bruce Lee Oval	4	1	- Dual purpose (1) - Accessible toilets (1) - Keep sports oval separate (1) - Current uses and school (1) - Kids sporting events (1) - High school to use during school time (1) - Retain part of Bruce Lee (1) - Pool should be better used by community (1) - Markers visible and accessible on Lefroy or Bruce Lee (1) - Road chain along walking paths (1) - Side project (1)
Event spaces	Also need space for weekend markets	8	1	Also need space for weekend markets	5	1	- Weekend market must remain – check with market operators re: appropriate type/s of open space (2) - Adequate parking for use of markets, oval, etc. Don't remove all car parking from the TAFE site (2) - An amphitheatre in the mould of that at "The Quarry" (is it Rebold Hill?) could be a future Festival of Perth venue (1)

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
							North end of quarry site: Sunday Farmers Market with permanent toilets, power etc. This area has potential if done well. The open space for the full depth of the high school with housing to its west and up the slope of the ridge shown in the Concept "A" is both an open space for use but also a pedestrian thoroughfare on to other destinations. This grassed space could have an intimate "village green" feel if correctly landscaped, particularly when in use during the Sunday market and also otherwise (1)
Bush, play and other recreation spaces	Some other spaces for bush, children's play areas, dog walking etc.	6	1	Some other spaces for bush, children's play areas, dog walking etc.	3	1	- Do not segregate functions (1) (Prefer Concept A) The whole heart needs to have the potential to create an oasis of activity and meeting in a shady, treed and landscaped environment that is worth going to and indeed attracts people because it is so pleasant to be within it. Think UWA grounds, Freo Arts Centre grounds as examples of an oasis in otherwise hot, shadeless suburbia (1) - The south Quarry!; Dry Ski slope down the ridge (for all those WA ski novices!); Beaconsfield's own Jacob's ladder up the ridge for those fitness fanatics (1) - Lot of bird species use tree (1) - Pink and grey cockatoos nest in olive trees every year (1) - Community garden and orchard (1) - What makes a meeting space? (1) - Community services/ gardens/ 'fix it' (1) - Solar generators / BBQ's etc. (1)
How should main open spaces be positioned?							
Fremantle College Oval	High School playing fields left where they currently are	7	1	High School playing fields left where they currently are	3	1	- Like open space adjoining school to the west (1) - Consult with artist groups (1) - Multi-functional (1) - Draw out tourists from Freo (1)

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
				Southern recreation centre and vacant land swapped to quarry as open space			- Adventure playground, climbing activities (1) - Use parks as 'drainage basins' for exceptional floods (1) - Leave Davis Park and Bruce Lee (1) - Use the gradient change for terraces/ seating (1) - Parking is an issue (1) - More adventure/recreation/ adventure play (1) - Sporting area being moved to southern area (west of school) (1) - Support oval being used by school during school term (1) - Too much- some development ok but keep both ovals - activate Bruce Lee and school (1) - Parks are not just in one spot, spread throughout (1) - Green space/ area for all to use (1)
Lefroy Road Quarry	Northern part of the quarry site used as public open space as per Lefroy Road Quarry Structure Plan? Portion of southern part of area used as open space	4	3	New sports fields equivalent in size to Bruce Lee Oval created on quarry site School recreation centre and pool also moved to Quarry site to provide a large consolidated multi-sports centre Portion of southern part of area as open space	2	4	- Quarry- dynamic, landscaped area space with amphitheatre, outdoor cinema (1) 'Natural' amphitheatre instead of POS (1) - Longer open space for many uses in Quarry (1)
Bruce Lee Oval	Bruce Lee oval	5	2	Bruce Lee oval moves to Quarry site Caesar and Lewington Streets become wide avenues/ linear parks with existing trees	2	3	- Bruce Lee reserve to stay where it is (4) - Retain exercise equipment on Bruce Lee oval (1) - Bruce Lee currently under-utilised (1) - Concept B- Abandoning the excellent Bruce Lee Reserve and setting up an alternative in the quarry site seems to make no sense at all. The token "park" remaining on South Street is pointless (1)

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
				Green space/ treed frontage to South Street retained as open space			Too much- some development ok but keep both ovals - activate Bruce Lee and school (1)
Davis Park	Davis Park as is	5	1	Davis Park as is	4	0	- Gates from backyards into parks so that we don't have to walk around the block (1) - Open up Davis Park to South St by utilising a double Boulevard with parkland/gardens/square in between, similar to Le boulevard Richard Lenoir (and many European cities and towns) (1)
Green Link	This idea was raised by multiple participants – not specifically included in Concept 1 or Concept 2						- Green corridor/ circuit very important for pedestrians and cyclists (2) - Ensure enough green space throughout so that not too far for anyone (1) - Green link to Clontarf Hill (1) - Link Lewington through to Mather Rd (1) - POS should be width of land that flows through the centre of the area (similar to Kardinya)- a green corridor (1)

7.5.3. Getting Around

What participants were asked to do

Participants were asked to work together in groups (if attending the workshop) or individually (if completing the online survey) to respond to the following questions related to getting around:

- How do we walk and cycle around?
- How can we make the most of public transport?
- How might we drive around?

Responses were provided using two methods:

- **Written Feedback:** Participants completed the table below in which there were asked to:
 - Indicate whether they liked or disliked a range of elements on Concept Plan 1 and Concept Plan 2
 - Provide feedback on existing elements of the two Concept Plans or make new suggestions
- **Visual Feedback:** Participants were instructed to draw on one of the two Concept Plans or on a blank map of the site area to create their own concept plan from scratch:
 - Using a green pen to draw dotted lines indicating pedestrian and cycle routes
 - Using a black pen to draw public transport routes
 - Using a black star sticker to indicate major public transport stops
 - Using a blue pen to draw new roads

The responses provided through visual feedback and written feedback are shown in the list and table below, respectively. The number in brackets indicates the number of groups from the workshop (out of 11) plus the number of individuals (out of 3) that provided similar feedback (out of a total of 14).

Concept Plans drawn by participants are shown in Appendix 2 (Section 8.2).

Feedback from Participant Concept Designs

How do we walk and cycle around?

- Following green corridor along western side of the Masterplan site from South Street to Portuguese Club or Clontarf Hill (10)
- East-west path continuing west across quarry site, connecting Annie Street to Moran Street (3)
- North-south path between quarry site and Fremantle College from Lefroy Road to Annie Street (3)
- East-west path running between Fremantle College and existing oval, connecting Pass Crescent to south end of Roscommon Crescent (2)
- Path from quarry to Leifrim Lane towards South Beach (2)
- East-west path through Fremantle College Oval, connecting Dixon Street to south end of Roscommon Crescent (2)
- North-south path from South Street to Davis Park, in line with and continuing along Edgar Court (1)
- North-south path from Davis Park to Lefroy Road, in line with and continuing along Porter Street (1)
- Path through north-eastern corner of Activ Foundation, from Caesar Street to Michael Street (1)
- North-south path between Fremantle College and Activ, from Lefroy Road to Pass Crescent (1)
- Path along Lefroy Road (1)
- Path along Annie Street (1)
- Path along South Street (1)
- Path along York Street (outside site) (1)
- Pedestrian bridge across Lefroy Road from current TAFE site to childcare centre (1)
- Pedestrian tunnel from Annie Street to Leifrim Lane (minimise steps) (1)

How can we make the most of public transport?

- North-south bus route between Fremantle College and quarry site (4)
- Transit node at South Street – Caesar Street intersection (4)
- Transit node at South Street – Fifth Avenue intersection (may use existing 999/998 stops) (3)
- North-south route through whole site, following Lewington Street, between Fremantle College and quarry, and following Mather Road to Clontarf Road (2)
- Transit node on Lefroy Road – Caesar Street intersection (2)
- Three bus stops on Lefroy Road between quarry and Lefroy Road Shops (2)
- Transit node on Lefroy Road outside TAFE site (2)
- North-south bus route following green corridor along western side of the Masterplan site from South Street to Strang Street (1)
- North-south bus route following a continuation of Caesar Street south between Activ and Fremantle College, connecting to Edmondson Street (1)
- Transit node on South Street halfway between Fifth Avenue and Caesar Street (1)
- Transit node on South Street north of centre of Bruce Lee Oval (1)
- Bus / light rail stop at South Street – Lewington Street intersection (1)
- Transit node between quarry and recreation area South of Fremantle College oval (1)
- Bus stop at Clontarf Road – Mather Road intersection (1)

How might we drive around?

- North-south road from South Street to Lefroy Road in line with Conway Court and along east side of Davis Park (2)
- North-south road between Fremantle College and quarry site (2)
- Following roads layout proposed in Lefroy Road Quarry structure plan (1)
- North-south road from South Street to Lefroy Road in line with Edgar Court and along west side of Davis Park (1)
- East-west Annie Street continuing west across quarry site, connecting to Moran Street (1)
- East-west road across southern end of the site below the Portuguese Club, connecting Strang Street to Mather Road (1)
- North-south extension of Conway Court to South Street and Lefroy Road (1)
- North-south extension of Edgar Court to South Street and Lefroy Road (1)

- North-south road through TAFE site, from Grosvenor Street to Lefroy Road directly below the centre of Bruce Lee Oval (1)
- North-south road between Fremantle College and quarry site (1)
- Road from Annie Street to Strang Street, curving to pass north of the Portuguese Club (1)
- North-south road from Lewington Street, through TAFE site (1)
- Parking for school drop-off between Fremantle College and quarry site (1)

Written Feedback

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
Objective	Getting around Improve the sense of connectivity and wayfinding across and beyond the master plan area particularly for walking and cycling and including improved access to public transport						
How do we walk and cycle around?							
General layout of paths and cycleways	Pedestrian and cycle paths follow the City's cycle plan and follow shade from urban forest plan	5	2	Pedestrian and cycle paths follow the City's cycle plan and follow shade from urban forest plan	3	0	• Ensure night safety for single mothers/ cyclists (cameras, Lighting) (1) • Shade but not bushes (1) • Balance of roads and pedestrian access (1) • Currently too many cul-de-sacs, prevents safe access/ walking (1) • Separation of pedestrians and cyclists (1) • SMART solutions (see international) (1) • Very steep- great for walking, out of the reach of seniors (1) • Avenue from South St to school- high quality (1) • More pedestrian links (1) • Cycle ways, natural routes linking the large open spaces with micro parks and squares/public spaces (1) • Path for gophers (1)

E-W pedestrian /cycle links	New East/West links across school site between Beard Street, and Dixon Street and from Annie Street across quarry site with stair to Leirim Lane (lane not marked).	5	1	New East/West - New links across school site between Beard Street, and Dixon Street and from Annie Street across quarry site with stair to Leirim Lane (lane not marked).	4	0	• Easy cycle to South Beach (2) • East-west connection to Hampton Road- takes flatter route (1) • Stairs blocking access to South Beach (1) • South St not suitable for cycling/bikes (1)
N-S pedestrian /cycle links	North/South – connection through Community Heart (TAFE site) also through Quarry POS Also through School site along alignment of existing path	5	1	North/South – connection through Community Heart (TAFE site) Also through (new/reshaped) School site along alignment of existing path	4	1	• North-South connection needed (1) • UNDERPASS in front of school (1) • Support extension of Mather Rd through quarry site to connect with our 'heart' and to Lewington St (see Table 4 Map B) (1)
How can we make the most of public transport?							
Transit nodes/stops	Public transport (bus and potential future light rail) stops at Fifth Ave to draw on Beaconsfield shops	4	3	Public transport (bus and potential future light rail) stops at Caesar St to draw on increased development in that area	3	3	• Light rail on South St (3) • Retain existing bus services and add amenity e.g. shelter and seating (e.g., Marmion St, with bike parking) (1) • Like both options, could combine both, walkability (1) • Bike parking (1) • Transit stop near Fifth Ave (1) • Doesn't matter where the more stops the better (1) • Another stop in the middle of the heart (1)
Public transport layout	Focus on north-south connections through Davis Park precinct allow easy walking 'cut throughs' to transit stops and High School	7	1	Focus on east-west connections through Davis Park precinct allow easy walking 'cut throughs' to transit stops	4	1	• The more linkages between South/Lefroy the better (1) • Subject to the location of the school oval (1) • TAFE site should not be split with roads (1) • Make Caesar St N-S connection (1) • Enough N-S access already with more- maybe near EN (1) • Needs a vehicle road N/S (1) • Current bus routes could run more frequently (1) • 'Support extension of Mather Rd through quarry site to connect with 'Heart' near Quinlan's and to Lewington (1)

How might we drive around?				
Road layout	North-south – connection adjacent to Community Heart (TAFE site) continuing directly to Annie St along route of existing cycle path (by school oval)	6		
	North-south – connection adjacent to Community Heart (TAFE site) and continuing to Annie St along a winding route which runs to the west of the relocated oval/school site	2	1	3
- Traffic calming to be utilised where possible. (e.g. median strips with landscaping and trees) (3) - No speed humps (1) 'Support extension of Mather Rd through quarry site to connect with 'Heart' near Quinlan's and to Lewington (1)Not through existing houses (1) - Small streets e.g. Edgar North to South Street (1) - Don't open Conway and Edgar all the way (1) - Smoother roads (1) - Subject to the location of school oval (1) - More roads unnecessary to safety and quality of streets more important (1) - N-S connection from Lefroy to Clontarf Road- very good (1) - Cars would need to share the area with pedestrians and cyclists (1) - General comment on the road layout of Concept A: Too many additional north-south roads shown entering both South Street and Lefroy Street (1)				

7.5.4. Housing for Everyone

What participants were asked to do

Participants were asked to work together in groups (if attending the workshop) or individually (if completing the online survey) to respond to the following questions related to housing for everyone:

- What mix of housing should there be?
- Where could it go

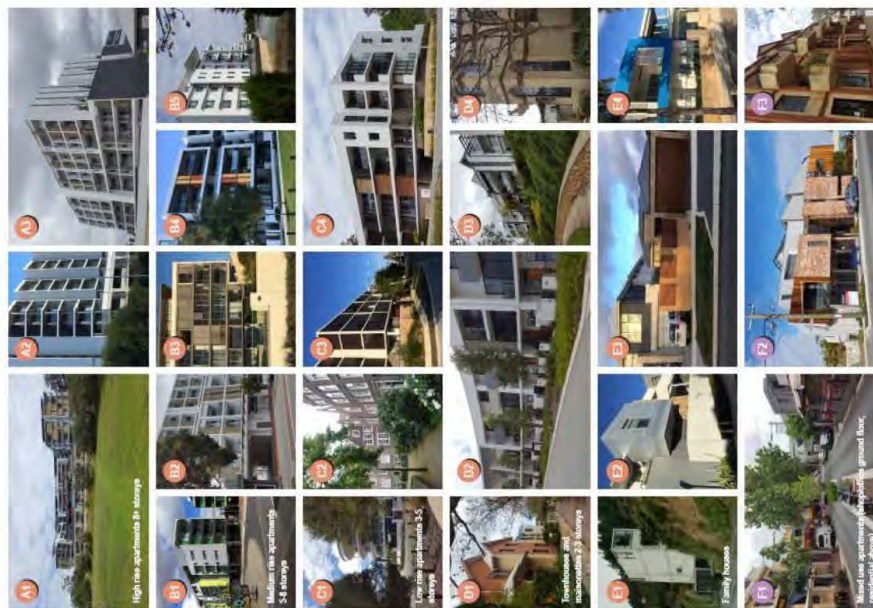
Responses were provided using two methods:

- **Written Feedback:** Participants completed the table below in which there were asked to:
 - Indicate whether they liked or disliked a range of elements on Concept Plan 1 and Concept Plan 2
 - Provide feedback on existing elements of the two Concept Plans or make new suggestions
- **Visual Feedback:** Participants were instructed to place orange circle stickers on one of the two Concept Plans or on a blank map of the site area to create their own concept plan from scratch. This sticker could then be labelled with a letter (A, B, C etc.) corresponding to the relevant image or style of building on the legend (see Figure 2).

The responses provided through visual feedback and written feedback are shown in the list and table below, respectively. The number in brackets indicates the number of groups from the workshop (out of 11) plus the number of individuals (out of 3) that provided similar feedback (out of a total of 14).

Concept Plans drawn by participants are shown in Appendix 2 (Section 8.2).

Figure 2. Montage of Built Forms



Feedback from Participant Concept Plan

What mix of housing should there be? Where could it go?

North end of Bruce Lee Oval

- Mixed-use – A (2)
- Residential – B (2)
 - Residential – B (1)
 - Residential – B1 (1)

South end of Bruce Lee Oval

- Residential – B (2)
- Mixed-use – F (1)
- Mixed-use – C (1)

Centre of Bruce Lee Oval

- Residential – B (3)
 - Residential – B (2)
 - Residential – B5 (1)

North-west of Davis Park Precinct

- Mixed-use – F (9)
 - Mixed-use – F2 (3)

- Mixed-use – F1 (3)
- Mixed-use – F (3)
- Residential – B (2)
- Residential – B4 (1)
- Residential – B (1)
- Residential – F (1)
- Residential – C (1)
- Residential – D (1)
- Mixed-use – B (1)
- Mixed-use, high density (1)

North-east of Davis Park Precinct

- Mixed-use – F (8)
- Mixed-use – F (5)
- Mixed-use – F1 (1)
- Mixed-use – F2 (1)
- Mixed-use – F3 (1)
- Residential – C (2)
- Residential – E (1)
- Mixed-use, high density (1)
- Mixed-use – B (1)
- Residential – B (1)

Central west of Davis Park Precinct

- Residential – D (5)
- Residential – D (4)
- Residential – D2 (1)
- Mixed-use – B (3)
- Residential – A (3)
- Residential – A1 (2)
- Residential – A2 (1)
- Residential – C (2)
- Residential – B (1)
- Protect the existing houses in this area (1)

Central-east of Davis Park Precinct

- Residential – E (8)
- Residential – E (7)
- Residential – E4 (1)
- Residential – D (3)
- Mixed-use – B (1)
- Residential – C (1)
- Protect the existing houses in this area (1)

South-west of Davis Park Precinct

- Residential – B (2)
- Residential – D (2)
- Residential – D1 (1)

- Residential – D4 (1)
- Residential – A (1)
- Residential – A3 (1)
- Residential – C (2)
- Residential – C4 (1)
- Residential – C (1)

South-east of Davis Park Precinct

- Residential – C (5)
- Mixed-use – B (3)
- Residential – D (3)
- Residential – E (2)
- Residential – E (1)
- Residential – E3 (1)
- Mixed-use – A (1)
- Protect the existing houses in this area (1)

West side of TAFE Precinct

- Residential – C (1)
- Residential – E (1)
- Residential – D (1)
- Residential – B (1)

East side of TAFE Precinct

- Residential – B (3)
- Residential – C (2)
- Residential – D (1)
- Residential – E (1)
- Mixed-use – C (2)

South end of current Activ site

- Residential – E (3)
- Residential – D (1)
- Residential – C (1)

South of school oval (south of fencing club/ pool)

- Residential – D (2)

North quarry slopes (north of Annie St)

- Residential – E (4)
 - Residential – E (2)
 - Residential – E2 (1)
 - Residential – E1 (1)
- No houses (4)
- Residential – C (1)

North quarry below slopes (north of Annie St)

- Residential – D (4)

- No houses (4)
- Residential – C (3)
- Residential – B (2)
- Mixed-use – F (1)

South quarry slopes (south of Annie St)

- No houses (3)
- Residential – C (2)
- Residential – F (1)
- Residential – D (1)

South of quarry below slopes (south of Annie St)

- Residential – D (2)
- Residential – C (1)
- Residential – E1 (1)
- Mixed-use (3)
 - Mixed-use (2)
 - Mixed-use – F (1)
- No houses (1)

Portuguese Club

- No houses i.e. save the Portuguese Club (3)
- Residential – D (2)
- Residential – C (1)

- Residential – B (1)

Written Feedback

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
Objectives	Housing for everyone						
	Instigate transformational housing renewal that results in an improved diversity and affordability of housing for a range of people including the elderly, youth, students, families and people with disabilities.						
	Building forms						
	Encourage high quality, sustainable and interesting buildings that add to the identity and character of the area.						
What mix of housing should there be?							
Small houses	Small houses	6	1	Small houses	5	0	- Tiny houses (2) - Downsizing options (2) - Diversity leaning towards smaller housing (dwelling) options (1)
Family houses	Some family houses although the area already has plenty of family houses (E)	6	1	Some family houses although the area already has plenty of family houses (E)	5	0	- Family homes needed but not traditional home (1) - Need space for fresh air (1) - No single lot homes, there's enough already in the area (1)
Townhouses and maisonettes	Townhouses and maisonettes 2- 3 storeys (D)	5	1	Townhouses and maisonettes 2- 3 storeys (D)	4	0	- D + C around Edmondson Street good (1) - More townhouses (1) 1 person- max 2 storey (1)
Low rise apartments	Low rise apartments 3-5 storeys (C)	4	1	Low rise apartments 3-5 storeys (C)	3	0	- D + C around Edmondson Street good (1) - Lower densities around parks and pathways (1)
Medium rise apartments	Medium rise apartments 5-8 storeys (B)	4	0	Medium rise apartments 5-8 storeys (B)	3	0	- No medium rise (1) - Some pockets/ special locations around 5 stories (1) - Need many people in strong (dense) areas to allow greater opportunities for amenity and open greener links (1)

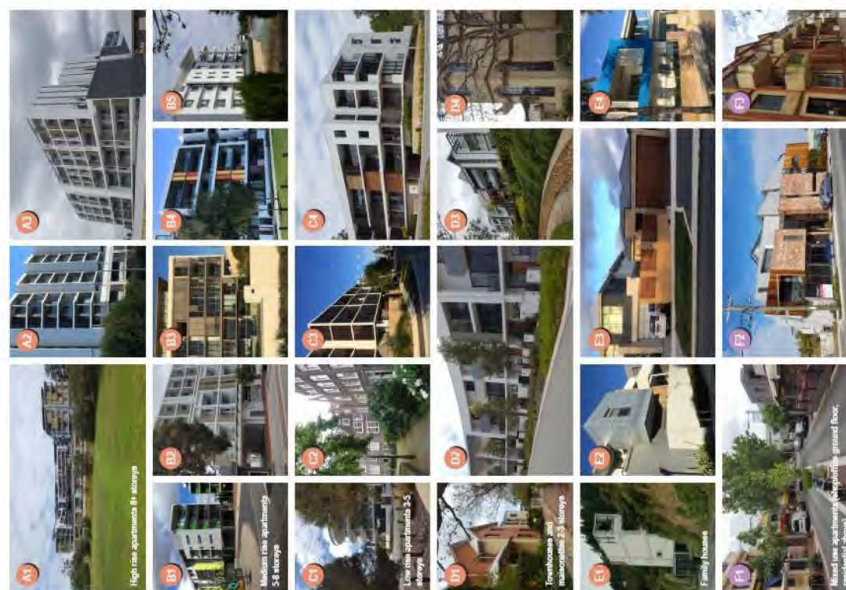
High rise apartments	High rise apartments 8+ storeys (A)	4	0	High rise apartments 8+ storeys (A)	2	0	- No high rise for 1 person (1) - No high rise (1) - Really high rise on South Street (1) - Higher densities on South St only (but then need to retain Bruce Lee) (1) 8 stories are too high (1) - Concern about height and density (1) - Subject to not overshadowing other residential buildings and overlooking (1) - High rise should have a mix of residents- not all lower socio-economic together (1) - High rise dependent on people's behaviour (1) - Not all high rises (1) - Higher density for higher quality open space (1) - Only consider height if human space on street or internal green space (1)
Mixed-use apartments	Mixed use apartments (ground floor other uses residential above) (F)	6	0	Mixed use apartments (ground floor other uses residential above) (F)	5	0	- A mixture of affordable housing and quality, environmentally friendly designed mixed use buildings should be utilised. The mix should also include co-operative/bugruppen housing developments, as well as private/state development to increase ownership of design, quality build options and a mix of socio economic groups in the development (1) - High density mixed-use buildings could be built on South Street, and opening on to a boulevard/square. The square would add space and scale to the high density. The ground floor mixed use would be used for cafes, convenience and offices. High quality, high density buildings would help activate the area (1) - Mixed use to give some small cafes near meeting place (1)
Diversity of households housing tenure	This idea was raised by multiple participants – not specifically included in Concept 1 or Concept 2						- Inter-generational housing (2) - More innovative housing (1) - Passive social design (1) - Diversity is important (1) - Not just owned by one developer (1) - Favour community owned development (1)

						• Concept A: Beneficial to have some housing here as the area without housing would I suggest be an empty backwater out of sight and when there are few people about less welcoming to use or walk through (1) • Co-housing (1) • Not all one type, diversity in everything (1) • With some student housing (1) • Accessible housing/ ageing in place (1) • Baugruppen (1)
Where could it go?						
Along boundaries of masterplan are – facing existing houses	facing existing houses - mostly family houses (E) and Townhouses and maisonnettes 2- 3 storeys (D)	4	1	4	0	• Graduation important (1) • Opportunities for distinctively different housing types next to public open space (1) • What happens at night? (1) • Lots of stuff day/ weekend but dead at night (1) • Good design- sustainable materials (1) • Simplicity small footprint (1) • Stephens Street development (1) • Avoid tunnel effect (no long rows of high buildings) (1) • Village atmosphere (1) • Design quality important (1) • Don't want the aesthetic of the area to change too much (1) • Important that we care about the people that are living there now' (1)
Housing along Lefroy Road	Low (C) to mid-rise (B) apartments along Lefroy road	4	0	5	0	• Open space, setbacks to be retained to accommodate travel along Lefroy (1) • Different views on height between C and some B vs E (1)
Housing along South Street	Along South Street Mixed use apartments (F) (ground floor other uses residential above)	4	1	6	0	• Concept B: Apartments (B) of up to 8 storey on Fifth Avenue just south of shops on South Street is a ridiculous proposal (1)

Housing on TAFE Site	TAFE site – mix of medium (B) and low (C) rise apartments	3	0	TAFE site - mix of low (C) mind (B) and High rise (A)	2	0	Increase density in the heart (1)
Housing on Bruce Lee Oval	N/A			Medium rise (B) on central part of relocated Bruce Lee oval (in lieu of development on quarry site) /linear parks on Lewington and Caesar Streets	3	0	
Housing in Lefroy Road Quarry	Following the Lefroy Road Quarry Structure Plan	3	0	Majority of housing to south of site to allow for new oval at northern end	2	0	- Not supportive of homes on quarry site generally (1) - Stepped housing responding to topography (1) - Concept B: Housing seems to have started to intrude into what is very much school grounds where future expansion of the high school could be provided (1) - To follow natural contours of land (1)
General comments about Davis Park Precinct							- Look at WGV/Knutsford as a model (2) - Don't create social disasters! (1) - The Davis Park redevelopment raises questions. Is this to become merely a ghetto with increased density? Is this ghetto-type Housing Dept development really going to benefit this area? Is this about integration, or about dumping a lot more trouble makers on our doorstep? I don't know the answers to these questions. I don't know what is needed to make this style of development work and integrate in a manner that doesn't end up with the wider neighbourhood feeling terrorised and intimidated, to the point where the amenity is not well used, not enjoyed, is not exploited, degraded and damaged. But, I have experienced the latter, where neighbours seldom come out onto the street, to congregate, to be neighbourly, due to the fear of the trouble makers, the drugs, violence, shouting, damage, etc. The various Depts at local, state and federal levels, seem more intent on playing one of against the other, than taking responsibility, resolving issues, and ensuring that the well behaved responsible residents enjoy the amenity. It

							wouldn't surprise me if these latter aspects are brushed aside by this process on similar grounds (1) • (Prefer Concept A) It is appreciated that the stakeholders wish for many reasons, no doubt, to increase the density of the housing in the Davis Park Precinct and this is understood and generally accepted by the public as Perth sprawls in all directions, however, that a community workshop could come up with the proposal (Concept "A" and "B") that shows, not only the Davis Park Precinct but more than half of the former TAFE site covered in what could be 5 storey apartments or 8 storey apartments and in one area in the Precinct an 8 storey plus suggestion, is really beyond comprehension. The Phase 1 Community Engagement Report indicates a significant number of participants against high rise and large blocks of apartments so it comes as something of a surprise to see such a profusion of excessive high rise development. My attached plan shows what I think is a more agreeable proposal with Family Homes down the west side of Fifth Avenue, Town houses and maisonettes (2-3 storey) facing Bruce Lee Reserve and low rise apartments (3-5 storey) on Lefroy Street and on the old ACTIV site. (However, I think it may be wise to consider leaving the old ACTIV site as a park for the future expansion of the High School) (1) • Keeping old buildings (1) • (Prefer Concept A) The Housing - The shops (F) shown on Concept "A" are I believe intruding to far down Fifth Avenue and potentially blighting the existing established houses that are opposite them. Once you start to intrude down side streets issues of noise and parking start to manifest themselves. I have shown on my plan the shops on the NE corner of the Davis Park Precinct no deeper than those existing now and a suggestion that should the Beaconsfield (South Street) shops (and accommodation above) need to increase then they do so as shown down South Street to the corner of Caesar Street and here they can return to the O'Reilly Close and thus be opposite the Bruce Lee Reserve and not intruding into existing residential (1) • Our group is pro-density in Davis Park (1)
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Figure 3. Montage of Built Forms



7.5.5. Shops, Offices and Other Uses

What participants were asked to do

Participants were asked to work together in groups (if attending the workshop) or individually (if completing the online survey) to respond to the following question related to shops, offices and other uses:

- What other uses could there be and where might they go?

Responses were provided using two methods:

- **Written Feedback:** Participants completed the table below in which there were asked to:
 - Indicate whether they liked or disliked a range of elements on Concept Plan 1 and Concept Plan 2
 - Provide feedback on existing elements of the two Concept Plans or make new suggestions
- **Visual Feedback:** Participants were instructed to place purple circle stickers on one of the two Concept Plans or on a blank map of the site area to create their own concept plan from scratch. This sticker could then be labelled with the name of a land use (e.g. "community centre," "amphitheatre") and/or a letter (A, B, C etc.) corresponding to the relevant image or style of building on the legend (see Figure 3).

The responses provided through visual feedback and written feedback are shown in the list and table below, respectively. The number in brackets indicates the number of groups from the workshop (out of 11) plus the number of individuals (out of 3) that provided similar feedback (out of a total of 14).

Concept Plans drawn by participants are shown in Appendix 2 (Section 8.2).

Feedback from Participant Concept Designs (Visual Feedback)

What other uses could there be and where might they go?

- Amphitheatre (4)
 - At north end of quarry (3)
 - At Bruce Lee Oval car park (1)
- Growers' market at north end of quarry site (4)
- Activ to stay in current location (3)
- Community gardens (2)
 - At north end of quarry site (1)
 - Location not specified (1)
- Skate park (2)
 - Integrated skate park on green route through quarry site (1)
 - Location not specified (1)
- Meeting place behind Quinlan's training restaurant (1)
- Maintain smaller shops on South Street (1)
- Café/retail next to Quinlan's training restaurant (1)
- Open Fremantle College Library to the public (1)
- Community centre on old TAFE site (1)
- Café next to FELC (1)
- TAFE site to have "Wray Avenue feel" (1)
- Neighbourhood centre between school, quarry and TAFE sites to include good quality shops (e.g. coffee shops, professional offices, medical, boutique businesses, mixed-use) (1)
- Cooperative housing (1)

- Small bar and commercial space where Strang Street meets quarry site (1)
- Better use of existing recreation facilities south of Fremantle College (1)
- Training centre at current childcare centre in north-west corner of Fremantle College site (1)
- Cottage industry throughout the site (1)

Written Feedback

	Concept 1	Like	Dislike	Concept 2	Like	Dislike	Your ideas and comments
Objectives	<u>Shops, offices and other uses</u> Provide for compatible non-residential uses that support community hubs and make the place appealing and interesting to all population groups.						
	<u>Building forms</u> Encourage high quality, sustainable and interesting buildings that add to the identity and character of the area.						
What other uses could there be and where might they go?							
Retail uses	Small retail- Expand existing South St/Beaconsfield local centre west along South Street to transit stop and turn south into new street opposite Nanine Ave	5	1	Small retail- Expand existing South St/Beaconsfield local centre west along South Street to transit stop at Caesar St	2	1	• Recognised area near college has no retail. Don't think small retail can survive (1) • Student café (1) • Small retail to form part of a 'chain of hearts' (1) • Small scale café in heart / meeting place (1) • Concept B: Shops (F) on South Street I agree with as shown, however shops (F) south of O'Reilly Street, opposite the Bruce Lee Reserve, a step too far (1) • Bruce Lee Oval car park: a café (plus) on the raised area which is currently car parking. This area has superb potential as it is north facing, slightly raised and facing the open space of the Bruce Lee Reserve. With its mature trees and distance from

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		4	1		3	0	Options for commercial living and aged care (1)
Childcare	Child care – adjacent to school and Davis Park		1	Child care – adjacent to school and Davis Park	3	0	
Education	Education – Fremantle College, catering school and adjacent sites in community heart	5	0	Education – Fremantle College, catering school and adjacent sites in community heart	5	0	- Share high school facilities (1) - Public/ school library (1)
Recreation uses and public art	Recreation – as is, South of Fremantle College and Bruce Lee Oval	5	1	Recreation – New consolidated recreation facilities on Quarry site adjacent to community heart.	3	0	- North side of TAFE site (opposite Bruce Lee Oval car park): a multipurpose building for use by public and groups for functions with Gym, Pilates, yoga, meeting room, kitchen, toy library, after school hours children activities, creche, tennis and basketball courts amongst some of the possibilities. Perhaps not unlike the PCYC run facilities in Paget Street, Hilton but with a far more appealing location (1) - Active recreation at Bruce Lee (1) - Adventure playground- whole family (1) - Recreational facilities worst near Hilton (1) - Basketball courts (1) - New South Fremantle Leisure Centre at existing SFHS pool/gym (1) - Good street lighting and park lighting (1) - Public art sculptures, murals, street art, lead to and from walkways! These can also be playground sculptures (1) - Keep facing oval (1) - Lighting effects, sculptures that become sources of light, installations (1) - Outdoor circle and market and amphitheatre at quarry POS opposite school (1)

7.6. Anecdotal feedback from Open Days

Members of the project team recorded anecdotal feedback during discussions with Davis Park and Growers Green Farmers' Market Open Day attendees.

This Section lists general positive comments, negative comments and issues related to the situations of Davis Park Precinct residents that are not relevant to the six project objectives (this feedback is incorporated into Section 2.4).

7.6.1. Anecdotal feedback regarding whole THOB project

Positives

The table below lists positive comments about the THOB project recorded by project team members during discussions with Open Day attendees. Comments are listed in order of most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

Theme	Specific Responses
General positive comments (6)	- A good opportunity / like the idea of improving the area (3) - Generally positive (2) - Exciting - Good that there is a plan for the area
Other comments (9)	- Positive that Davis Park will be redeveloped with 10% social housing (5) - Redevelopment of quarry overdue (2) - Work in Freo, love living here - Cut crime across the area

Negatives

The table below lists negative comments about the THOB project recorded by project team members during discussions with Open Day attendees.

Specific Responses (no recurring themes)
• Need to retain TAFE, or replace TAFE options for people • Existing communities lost, otherwise no negatives • Davis Park Precinct housing is a deterrent for using the Bruce Lee Oval • Parking is at a premium • Motorbikes in the quarry • Police doing nothing in the area

Other comments

The table below lists other comments about the THOB project recorded by project team members during discussions with Open Day attendees.

Specific Responses (no recurring themes)
• Grew up in social housing • Concerned about TAFE closing - essential for local economy • Could TAFE be located at the quarry site to retain training in the area? • Not exposed to drug issues in Beaconsfield • Rangers to be given authority to confiscate motorbikes

7.6.2. Anecdotal feedback regarding Davis Park precinct

Members of the project team recorded anecdotal feedback during discussions with Davis Park Open Day attendees. Feedback that related specifically to the Davis Park precinct was recorded on a separate sheet to feedback related to the broader THOB project (see Section 2.1.4 above).

Project team members noted whether the individual was a Davis Park precinct Department of Communities (Housing) tenant; a Davis Precinct private landowner; a resident from elsewhere in Beaconsfield; a resident from elsewhere in the City of Fremantle; an external stakeholder; or a friend or family member. All but one of the individuals who made comments specific to the Davis Park precinct were Department of Communities (Housing) tenants from within the area. A single comment from a resident from elsewhere in Beaconsfield is recorded in subsection (b).

A - Feedback from Davis Park precinct Department of Communities (Housing) tenants

Issues related to my situation / my property

The table below lists issues related to the properties or situations of Davis Park precinct Department of Communities (Housing) tenants as recorded by project team members during conversations with the tenants. Comments are listed in order of most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

The most common issues related to the properties or situations of Davis Park precinct Department of Communities (Housing) tenants are listed below (each response count represents the number of times that this specific response was noted on the feedback board):

- Want myself / my kids to stay in local area (4)
- Single person but need two bedrooms for visiting family (4)
- Drug addiction a problem in the area (3)
- Happy/ready for a change (3)
- Want to know options around moving (3)
- Not anxious to move due to age (3)

Theme	Specific Responses
Don't want to move / want to stay in the area (9)	- Want myself / my kids to stay in local area (4) - Don't want to leave (2) - Beaconsfield is my home (2) - Can I come back? I love Beaconsfield - Lived here 40 years - not going anywhere. Not moving - nor are old neighbours
Lack of maintenance (8)	- Needs maintenance (2) - Runoff - eaves collapsed - Needs retaining wall - Department of Communities (Housing) do not maintain the verges 18 months waiting for flywire - Never painted the interior (only supplied the paint) - Don't know whether to report maintenance anymore
Crime and safety (8)	- Theft and break-ins (2) - Vandalism and damage to property (2) - Family violence - Massive increase in crime - few problem families causing issues - Police are always being called - Not safe to walk around at night
Drug issues in the area (8)	- Addiction (3) - Needles left in public spaces (2) - Meth dealing in broad daylight. The drug issues are serious - not just marijuana, but meth and alcoholism - Generational drug issues - Drug busts
Happy to move (7)	- Happy/ready for a change (3) - Haven't been here long but don't like it - Happy to move to Kardinya - Transferred from Mosman Park but Mosman Park is better - Keen to move to a good area
Uncertainty / desire for more information about relocation (7)	- Want to know options around moving (3) - Uncertainty about where to move to (2) - Want more clarification on timeframe

Theme	Specific Responses
Concerned about size of current / potential future house (6)	• Would like to move with neighbours • Single person but need two bedrooms for visiting family (4) • In a two-bedroom and need a three-bedroom • Don't want to be in a small place if I leave
Age as a barrier to relocation (4)	• Not anxious to move due to age (3) • I am 79, and don't want to move in my late 80s. If I am going to have to move, I would prefer sooner rather than later
Need for specific housing type (3)	• Need a single level place due to knee injuries (currently in a townhouse) • Don't want to be relocated to a block of flats • Would prefer flat rather than townhouse
Preference for/against having a garden (3)	• Want a garden (2) • Don't want a garden
Prejudiced and antisocial behaviour (2)	• "Racism worse than anywhere I've seen" • Antisocial
Sense of community (2)	• Looked after by good neighbours for over six years • I have been here for one year. I like the sense of community here
Other comments / questions (10)	• No recycling (everything is put in one bin) • Problems are caused by the area being an enclave • I like the park (Davis Park) - grandchildren use it • Likes house (an original) • On a large block • Not worried about community, I just keep to myself • Is CHL same as Department of Communities (Housing)? • South Street provides good public transport connections • Department of Communities (Housing) do not have the expertise to manage people with mental health issues - people with mental health issues need housing but those with serious mental health issues need services far beyond housing • Improve the poor connotation of "Beacy Bronx" - "we use the childcare centre but the reputation of the area creates some apprehension" • There are no Department of Communities (Housing) properties in the area which have the option of purchase - would take this opportunity if it were possible/affordable

Comments on the Davis Park Scheme Amendment

The table below lists comments of the Davis Park precinct Scheme Amendment as recorded by project team members during conversations with Davis Park precinct Department of Communities (Housing) tenants. Comments are listed in order of most commonly stated themes of response and the specific responses which relate to that theme. The number in brackets shows how many times a similar response was stated.

Theme	Specific Responses
Housing diversity (3)	- One in ten social housing is a good idea (2) - Want a diversity of housing choice
No need to redevelop the whole area to address issues (2)	- Wouldn't have to change more than 20 tenancies to clean the area up - A full redevelopment is overkill
Understand the desire to redevelop, but unhappy with having to leave (2)	- Can understand Department of Communities (Housing) wanting to pull the area down, but don't kick people out who have done the right thing - I understand why it needs to happen but I don't want to leave
Other comments (5)	- Poor communication from Department of Communities (Housing) - Community centre for older people (was franchised last development) - Keep the trees - love the birds here - It would be good to lower the density of public housing, it causes issues - Want to know what will happen with properties privately owned within strata on Caesar Street

Opportunities, ideas and suggestions

The table below lists opportunities, ideas and suggestions for the Davis Park precinct Scheme Amendment as recorded by project team members during conversations with Davis Park precinct Department of Communities (Housing) tenants.

Specific Responses (no recurring themes)
- Lots of places need redeveloping "Can I buy my property?"

• No drugs = no issues • Lots of old people in the street • Community centre for street kids • Not such high densities of low socioeconomic housing
--

Other comments

The table below lists other comments recorded by project team members during conversations with Davis Park precinct Department of Communities (Housing) tenants.

Specific Responses (no recurring themes)
• Close to public transport, doctor, shops, lived here 20 years • Asked questions about Key Start Loan • "Sharon is fantastic and helpful" • Have lived here 40 years. In the same house since 1979 • Conway Court is the only drug-free street in Beaconsfield • Worried about who will go in there • Why can people stay if constantly in trouble with police? • Thought about going to Aboriginal land rights • Partner with RSPCA • Land transfer to Department of Child Protection and Family Services - this way land estates can be utilised to address abuse and other problems by experts in dealing with these issues • OK with what's happening, wants to be kept informed

B - Feedback from other Beaconsfield residents

One comment specifically related to the Davis Park precinct Scheme Amendment was recorded in a conversation with a Beaconsfield resident living outside the Davis Park precinct.

Specific Responses (no recurring themes)
• "Brilliant idea 10/10 to proceed"

7.7. Stakeholder Meetings

The City of Fremantle staff met with key stakeholders not on the Working Group over the course of the project.

Date	Organisation	Opportunities identified	Other key points
Apr 11	Fremantle Early Learning Centre (FELC)	- Beaconsfield lacks a community hub. The local centre on Lefroy Road could be improved to better function as a community hub - FELC could be another community hub for early childhood where people could access child health nurse, library, toy library, parenting classes - Connectivity needs to be improved - Green spaces are not connected - City of Cockburn has a good example of an early childhood Hub that integrates library, child care, childhood nurse and free parenting seminar - More needs to be done to support families in Fremantle	- Have recently renovated centre, upgraded security - FELC is doing well, Child care centre is at capacity. Also running kindergarten programme. 30 years of community support behind it - FELC is an active member of Care West - Care West is seeking reconsideration of Department of Local Government and Communities' decision to transition away from ownership of properties leased to community based child care centres - Preliminary plans show Davis Park has been moved. Note to subsequent to meeting found that plans were in Urbis scheme amendment report presented to council in November 2016. Clarified that this is not a statutory document - Feedback from parents - like the option of community based care, like being able to be involved in running the centre - Culturally diverse staff – reflect origins of the centre as an International Day Care Centre - Even if a new site were given to the centre, couldn't afford to build a new building
Apr 28	Fremantle Junior Cricket Club and Fremantle City Football Club	General - Advantages in consolidating playing fields if there are lights - Happy to share uses - Need to manage preservation of standard of playing grounds – avoid too much damage from training 18 – 25 age groups key Soccer	Bruce Lee Oval - mostly training soccer/ informal games - kids cricket (need nets) Soccer - Fremantle City Club – amalgamation of East Fremantle Tricolore and Fremantle United

Date	Organisation	Opportunities identified	Other key points
		- Needs: Lights, expanding and short of space - Suggestion for other uses managed by club to supplement club income (e.g. short-stay accommodation for sporting purposes?) Cricket - Needs: lights, nets, access to toilets - Short of space, longer seasons Other clubs/activities - Footy (Dockers feeder) - Cisco Frisbee club 5 a-side soccer - Fencing - Roller hockey - Bike polo	- Membership has 322 (Fremantle) 120 (East Fremantle), 300 (Melville), 21 (Western suburbs), 8 (South Perth), 20 (Rockingham) - Growing membership last 3 – 5 years. Went from 1200, quickly to 2000 – 2500. Managed this year but struggled with grounds Cricket - Membership has grown over past 2 years - Ages 4 – 17, diversifying - Play Hilton Park, Wauhop Park, Bruce Lee (training) 10 teams
May 5	Portuguese Club	- Would like to increase membership and would like to attract young people through sport - A site adjacent to soccer fields is ideal to attract young people – sport is a key focus for club - Prepared to manage sporting facilities (e.g. Fremantle College pool/rec centre) - Prepared to utilise other available facilities where possible - Prepared to build but not buy land (due to residential market prices) - Want to create legacy for future club managers - Want to contribute cultural events, programmes to the local community	- Most members of the PC live in Fremantle or Cockburn LGAs. Membership is more diverse than just the Portuguese community - Consider Beaconsfield/Fremantle as their heartland - Membership down lately (around 500)
Monthly update	South West Metropolitan Partnership Forum (SWMPF)	Would like to ensure David Park precinct residents have their say and understand how the project affects them	Some Davis Park precinct residents are worried and uncertain about their future
Regular update	Department of Planning, Lands and Heritage	(Member of Working Group) supports the objectives of the project with respect to coordinated planning and urban infill	Lands officers advise project should heed government processes regarding land assembly (for future reference)

8. APPENDICES

8.1. Appendix 1: Image-Based Feedback

8.1.1. Sense of Place and Community Feel



https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/acee634afb6d0ff86419b6550fbe9d6aa2ceac98/file_answers/files/015/455/014/original/IMG_1745.JPG?1497987619



https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/ee17b923a398c43c38b78f0950e3c10856c17a1c/file_answers/files/015/253/411/original/800-award-5-commendation-turramurra-community-hub -perspective_kmc.png?1496978904

8.1.2. Housing for Everyone



https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/b9140071705c84f89f34896350289390b7628d43/file_answers/files/015/253/514/original/01-1.jpg?1496979241



https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/b9a0bc2595375dbed53a4b37ca3c4f0440223702/file_answers/files/015/455/048/original/IMG_1739.JPG?1497987804

8.1.3. Streets and Public Open Spaces



https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/0e0dc3137b50d04fde2080c1ddf77bda8603bdab/file_answers/files/015/253/768/original/c841c431d039a33bedfde12e75b18e9a.jpeg?1496980032



https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2d527038eac4a6fc44f39808eb7b6208ec92f2d8/file_answers/files/015/253/655/original/Mound.jpg?1496979842

8.1.4. Getting Around



<http://fietsersbondfryslan.blogspot.com.au/2015/08/werk-mee-aan-een-vergevingsgezin.html>

8.2. Appendix 2: Participant Plans

This Appendix shows Concept Design Plans drawn or presented by participants during the Concept Design Workshop.

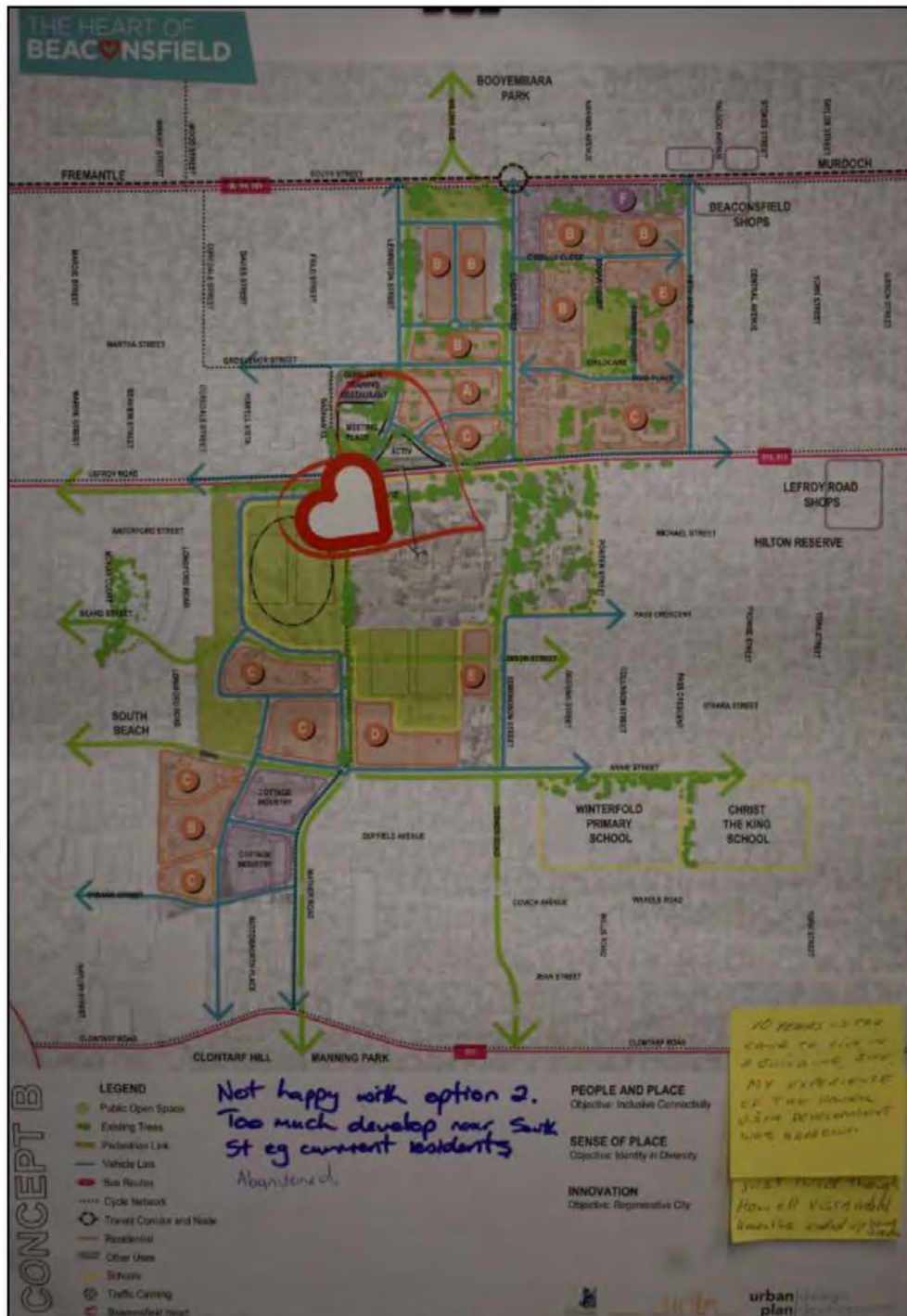






















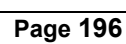










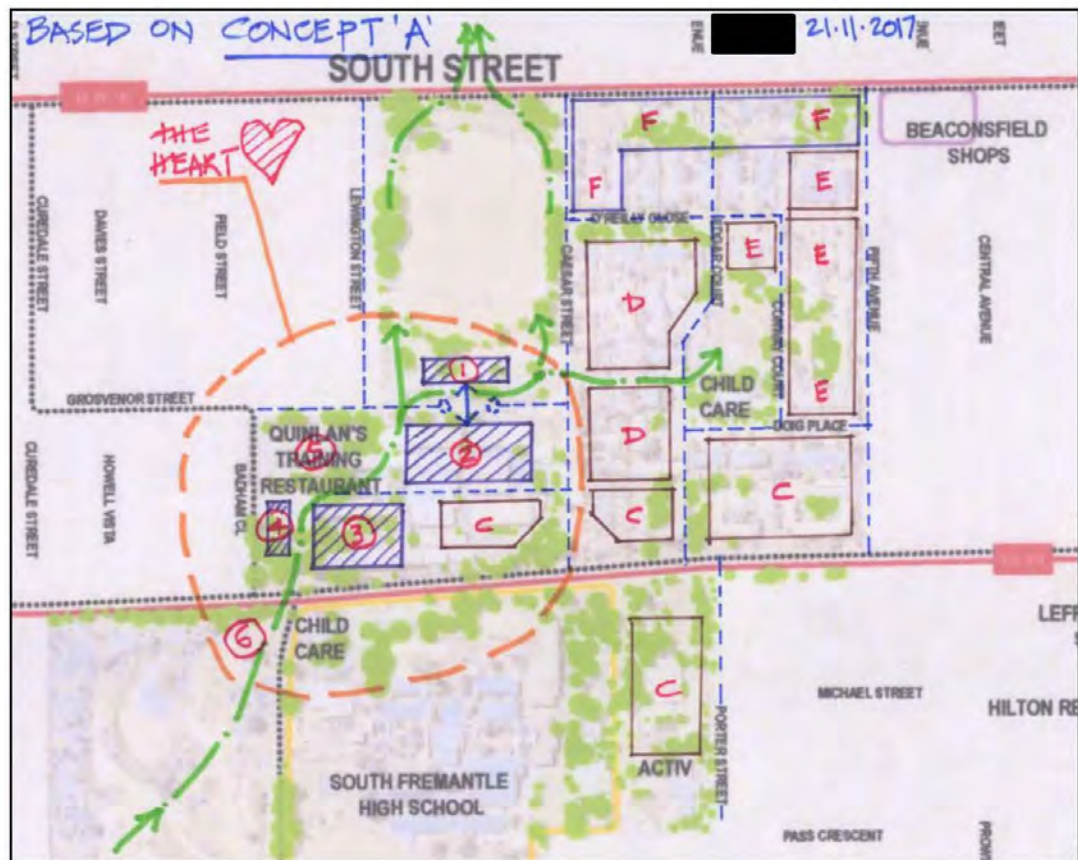


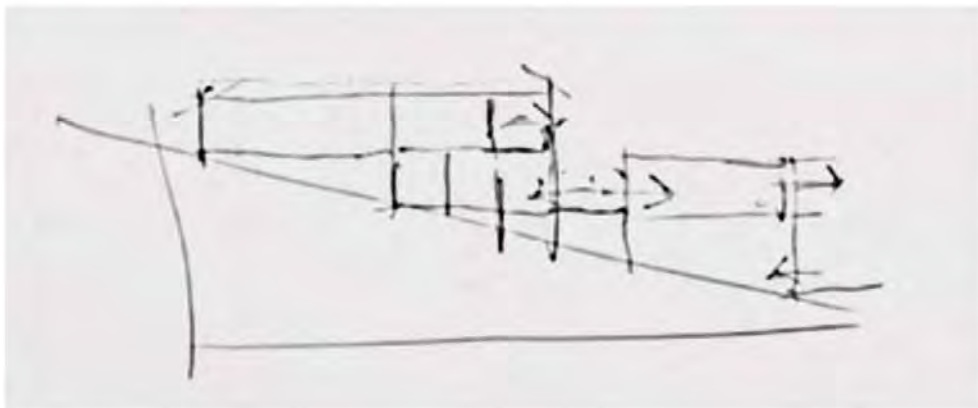












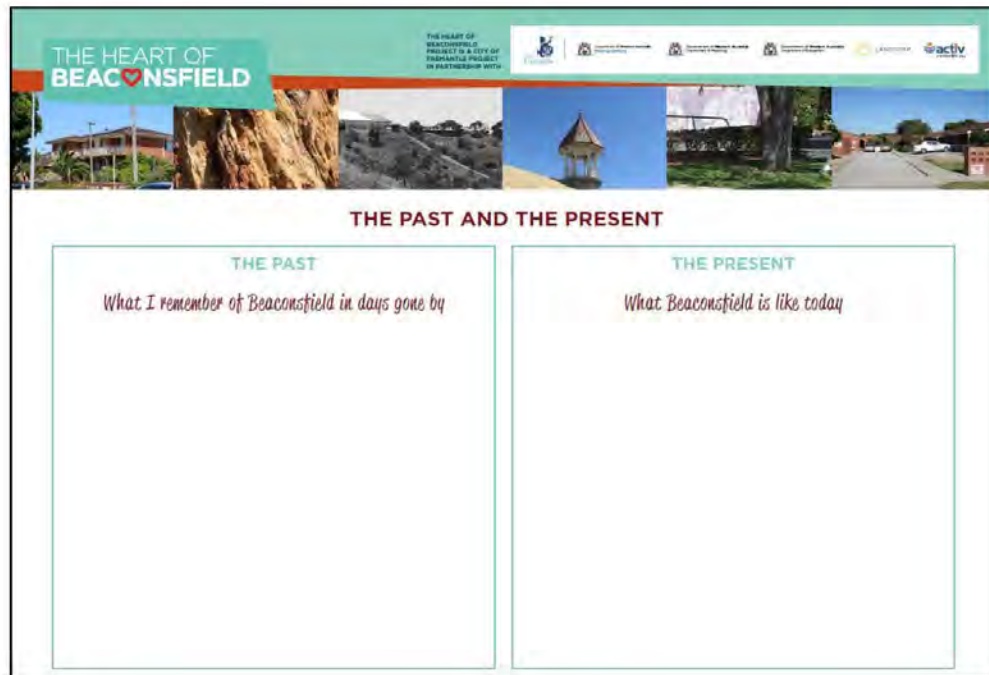


Figure 5. One of two 2A0 sized feedback boards used for the Davis Park Open Day. Participants provided feedback by applying stick-notes to the boards.

THE HEART OF BEACONSFIELD

THE HEART OF BEACONSFIELD PROJECT IS A CITY OF FREMANTLE PROJECT IN PARTNERSHIP WITH:

What will make Beaconsfield an even better place in the future?
We want your help to create a vision and masterplan for The Heart of Beaconsfield. Your ideas around these questions and any other thoughts will help our planning.

PUBLIC OPEN SPACE Do we have enough public space for the right uses and in the right places?	HOUSING FOR EVERYONE How can we improve the diversity and affordability of housing in the area?	BUILDING FORMS What kind of buildings will add to the identity and character of the area?
COMMUNITY FEEL What community networks do we have and how might we support and enhance them?	FORMING THE VISION AND MASTERPLAN	SUSTAINABILITY Do you have any particular ideas that might show leadership or innovation in sustainability and design?
SENSE OF PLACE What do you think is the character and spirit of Beaconsfield?	GETTING AROUND How can we improve connections through the area? What would make it easier for people to find their way to, from and within the area?	SHOPS OFFICES AND OTHER USES Besides housing, what other uses do you think we should attract to make the place appealing and interesting to all population groups?

Figure 6. General THOB project anecdotal feedback sheet.

THOB Masterplan (General) - Anecdotal Feedback Sheet Open Day 30 April 2017	
The person you are speaking to is a:	
☐ Beaconsfield resident ☐ Other City of Fremantle resident ☐ Davis Park precinct Housing Authority tenant ☐ Davis Park precinct private landowner	☐ Family/friend of Housing Authority tenant ☐ Family/friend of Davis Park precinct private landowner ☐ Other: _____
<u>The Heart of Beaconsfield masterplan</u>	
Positive	Negative
<u>Opportunities, Ideas and Suggestions</u>	
<u>OTHER COMMENTS:</u>	
Completed by: _____	

Figure 7. Davis Park precinct-specific anecdotal feedback sheet.

Davis Park Precinct-Specific - Anecdotal Feedback Sheet Open Day 30 April 2017	
The person you are speaking to is a:	
☐ Beaconsfield resident ☐ Other City of Fremantle resident ☐ Davis Park precinct Housing Authority tenant ☐ Davis Park precinct private landowner	☐ Family/friend of Housing Authority tenant ☐ Family/friend of Davis Park precinct private landowner ☐ Other: _____
Name _____ Phone _____	
Address _____	
Email _____	
Revitalisation of Davis Park precinct	
Issues related to my situation / my property	
Comments on Davis Park Scheme Amendment	
Opportunities, Ideas and Suggestions	
OTHER COMMENTS:	
Completed by: _____	

Figure 8. Menu of Conversation from the Community Visioning Workshop.



Figure 9. Activity sheet 1 from the Community Visioning Workshop.

THE HEART OF
BEACONSFIELD

ACTIVITY 1: BEACONSFIELD OVER TIME

In your groups discuss and respond to the following questions:

What do you think the unique characteristics are of Beaconsfield and its community?	
What do you remember about Beaconsfield from days gone by?	
What is Beaconsfield like today?	

Figure 10. Activity sheet for People and Place Objective One used at the Community Visioning Workshop.

THE HEART OF BEACONSFIELD	
PEOPLE AND PLACE OBJECTIVE 1: Sense of Place and Community Feel <i>Define and enhance Beaconsfield's unique identity and sense of place in a way that supports and enhances existing community networks and is appealing and interesting to all population groups</i>	
Q1. Are there any changes that should be made to this objective?	
Q2. What do you think is the character and spirit of Beaconsfield? Q3. What community networks do we have and how might we support and enhance them?	
Opportunities and Ideas	
- What does the community value about the place and how can we capture this for the future? - How might we use the following things/ideas to capture and enhance the sense of place? - Distinctive local landforms - Trees and landscape - Indigenous heritage - European heritage (Mulberry Gardens, Vineyard Dairy etc.) - The learning culture. - Public art - How can we preserve and strengthen personal connections and social networks within the Beaconsfield community - What activities, clubs and other community groups do we have or would like to see?	

Figure 11. Activity sheet for People and Place Objective Two used at the Community Visioning Workshop.

	
PEOPLE AND PLACE OBJECTIVE 2: Housing for Everyone <i>Instigate transformational housing renewal that results in an improved diversity of housing</i>	
Q1. Are there any changes that should be made to this objective?	
Q2. How can we improve the diversity and affordability of housing in the area?	
Opportunities and Ideas	
• How can we decentralise large pockets of social housing and improve social outcomes? • How can we offer high quality development that will provide a full array of housing options for all? • How do we improve housing diversity (and densities) including affordable, senior, social, shared equity to support a strong demographic mix? • How can we address affordable housing? • How can we best involve public housing tenants in having a say in their choices to stay or relocate? • What priorities would demonstrate a strong focus on affordability, design quality and sustainability? • Should we include small housing and alternative housing models in the area? • Can we include opportunities for aging in place? • How do we best involve residents in decision making and consider both long and short-term needs? • Is there an opportunity to provide special purpose housing? (e.g. Active clients)	

Figure 12. Activity sheet for People and Place Objective Three used at the Community Visioning Workshop.

	
PEOPLE AND PLACE OBJECTIVE 3: Shops, Offices and Other uses <i>Provide for compatible non-residential uses that make the place appealing and interesting to all population groups</i>	
Q1. Are there any changes that should be made to this objective?	
Q2. Besides housing, what other uses do you think we should attract to make the place appealing and interesting to all population groups?	
Opportunities and Ideas - How can we best deliver facilities that are people oriented, user friendly, hospitable and attractive? - How do we support local economic and employment opportunities? - Should we provide (increased) entertainment and recreational options – both community and commercial? - Should we consider locating a regional fire station in the master plan area? - Can we improve the efficiency of the Fremantle College site for education and community uses? - Should we consider the idea of an educational hub? - Would it be possible to rationalisation of some of Education land for urban development? - How can we ensure childcare is adequately catered for in the area? - How can we take advantage of the remaining catering school with complementary activities and land uses? - Could Activ services be provided more efficiently on current or alternative site? (including supported workplaces and accommodation) (as Crown Grant in trust or land exchange allows)	

Figure 13. Activity sheet for Place Design Objective Four used at the Community Visioning Workshop.

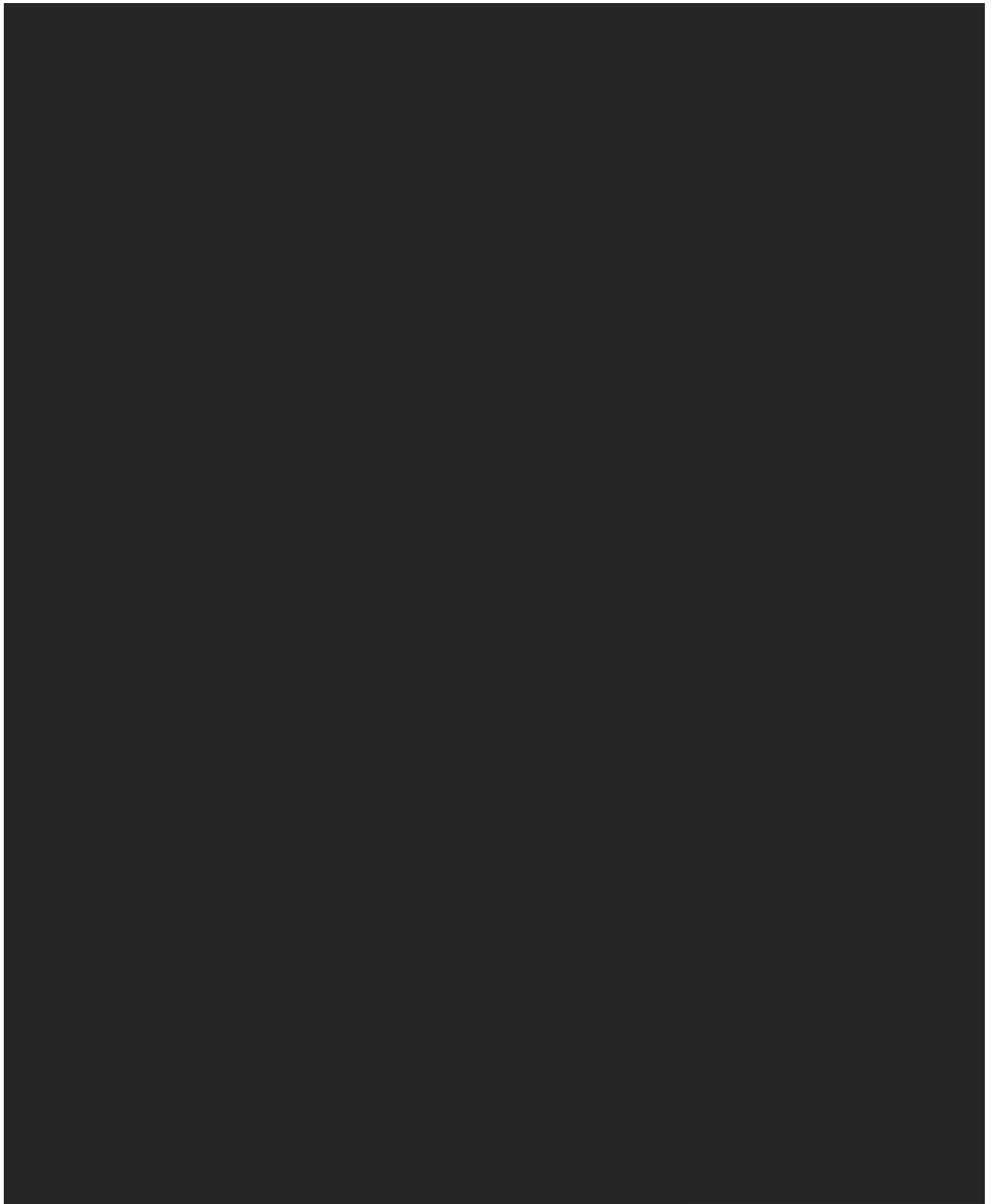
THE HEART OF BEACONSFIELD	
PLACE DESIGN OBJECTIVE 4: Streets and Public Open Spaces <i>Provide safe, pleasant and inclusive streets and public open spaces</i>	
Q1. Are there any changes that should be made to this objective?	
Q2. Do we have enough public space, for the right uses and in the right places?	
Opportunities and Ideas	
- How do we make streets and public spaces feel inviting and safe (use shade, etc.)? - What can we do to ensure the quality of the public spaces, promotes community pride, encourages walking and inhibits vandalism? - How can we create safe, secure and easily maintained environments that encourage passive surveillance from adjacent residents, shops and other uses? - Where should we provide effective lighting to enable safe day and night time use? - How can we plan for the needs of all people including children, people with disabilities and the elderly? - Could/should we reconfigure or swap development and open space sites? (E.g. High school ovals and open space areas, quarry site, Bruce Lee Oval?) - Could we use public art and landscape design to reinforce the sense of place? - Is there potential to reconfigure local public open space and the school's playing fields? - Is there potential to access and share use of school facilities? (E.g. pool, playing fields etc.) - How can we design to the 'One school policy'? (i.e. no roads separating part of school such as buildings and playing fields)	

Figure 14. Activity sheet for Place Design Objective Five used at the Community Visioning Workshop.

	
PLACE DESIGN OBJECTIVE 5: Getting Around <i>Improve the sense of connectivity and wayfinding across the master plan area including improved access to public transport</i>	
Q1. Are there any changes that should be made to this objective?	
Q2. How can we improve connections through the area? Q3. What would make it easier for people to find their way to, from and within the area?	
Opportunities and Ideas	
- How do we provide good access to key places within and surrounding the site? - How can we plan to improve street and pedestrian connections both outside and inside the precinct? - How can we improve wayfinding through the street patterns and street use? – E.g. clear sight lines, openings and connections to the main pedestrian routes, areas of interest and destinations. - Where should we locate services and facilities so as to optimise accessibility for all users, including people with disabilities? - How can we develop well-connected, easily to navigate and safe roads, footpaths, cycle ways and spaces that expand the opportunities for movement into and across the precinct? - How can we plan to encourage increased walking & cycling including major north south cycle links? - How can we expand of Fremantle's Green Link programme? - Can we improve access to public transport? - Could/should we reconfigure or swap development and open space sites to allow more people to live closer to public transport? (E.g. relocate Bruce Lee Oval to the Quarry site?)	

Figure 15. Activity sheet for Place Design Objectives Six and Seven used at the Community Visioning Workshop.

THE HEART OF BEACONSFIELD	
PLACE DESIGN OBJECTIVES 6 & 7: Building Forms; Sustainability and Innovation <i>Encourage high quality, interesting buildings that add to the identity and character of the area</i>	
Q1. Are there any changes that should be made to these objectives?	
Q2. What kind of buildings will add to the identity and character of the area? Q3. How can we show leadership or innovation in sustainability and design? (once we progress to building design phases)	
Opportunities and Ideas Building forms - How can we encourage interesting, high quality architectural solutions which work with the topography and character of the area? - How can we use built form to create safe and comfortable public spaces including consideration of: solar access, shade, wind protection and passive surveillance? - How do we allow for a transition of form between larger and smaller buildings such as higher density residential, non-residential uses and existing single houses? Sustainability and Innovation - What benchmarks should we set for community, economic, and environmental outcomes? - Should we use One Planet Living (OPL) or another framework to identify targets and track outcomes? - Should we identify specific (sites and) opportunities for innovation and demonstration?	



**Creating
Communities**

4. Draft 'Heart of Beaconsfield' Masterplan - Interim Concept (2018)

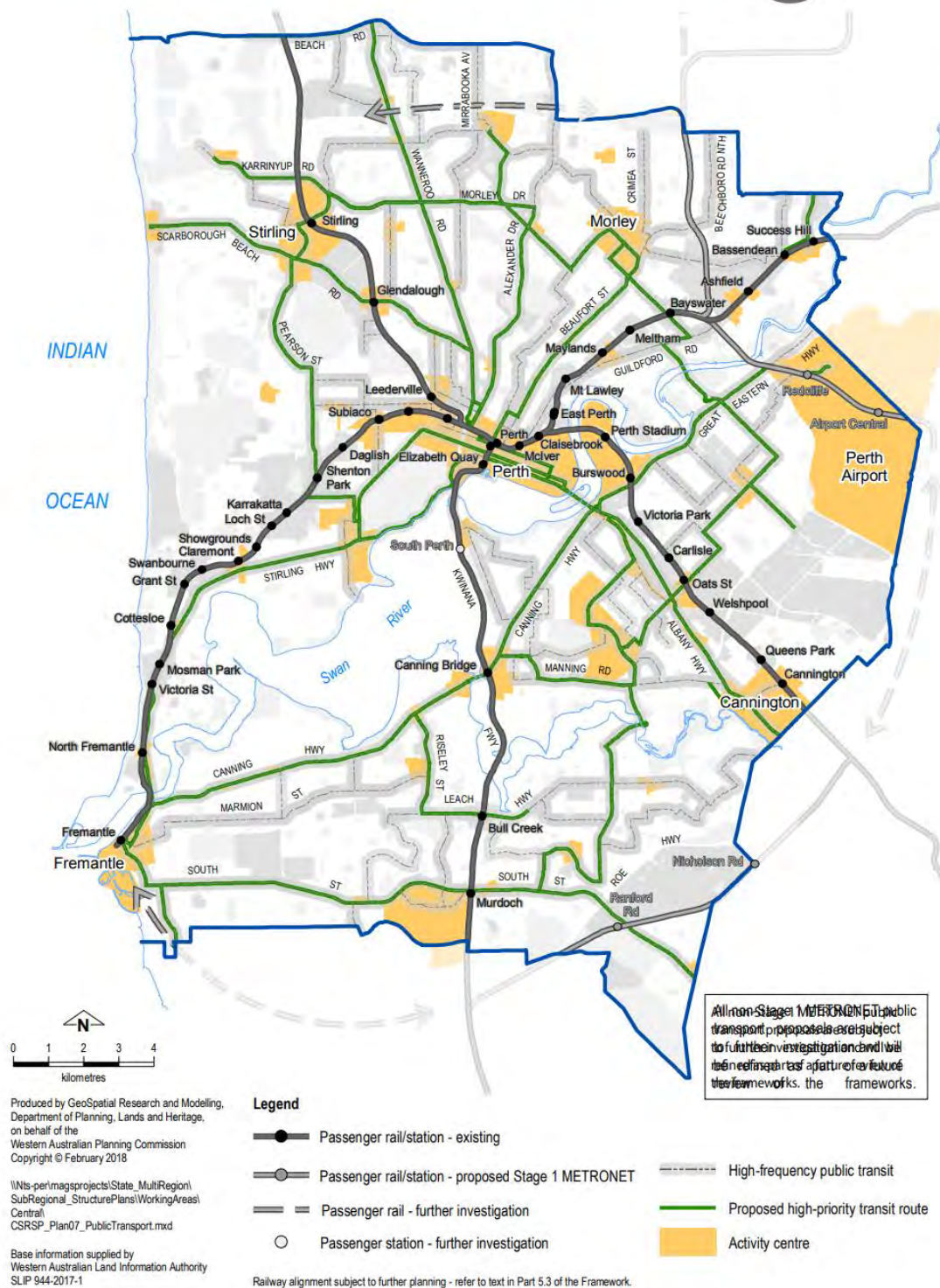


5. GREENING FREMANTLE: STRATEGY 2020 - EXTRACT

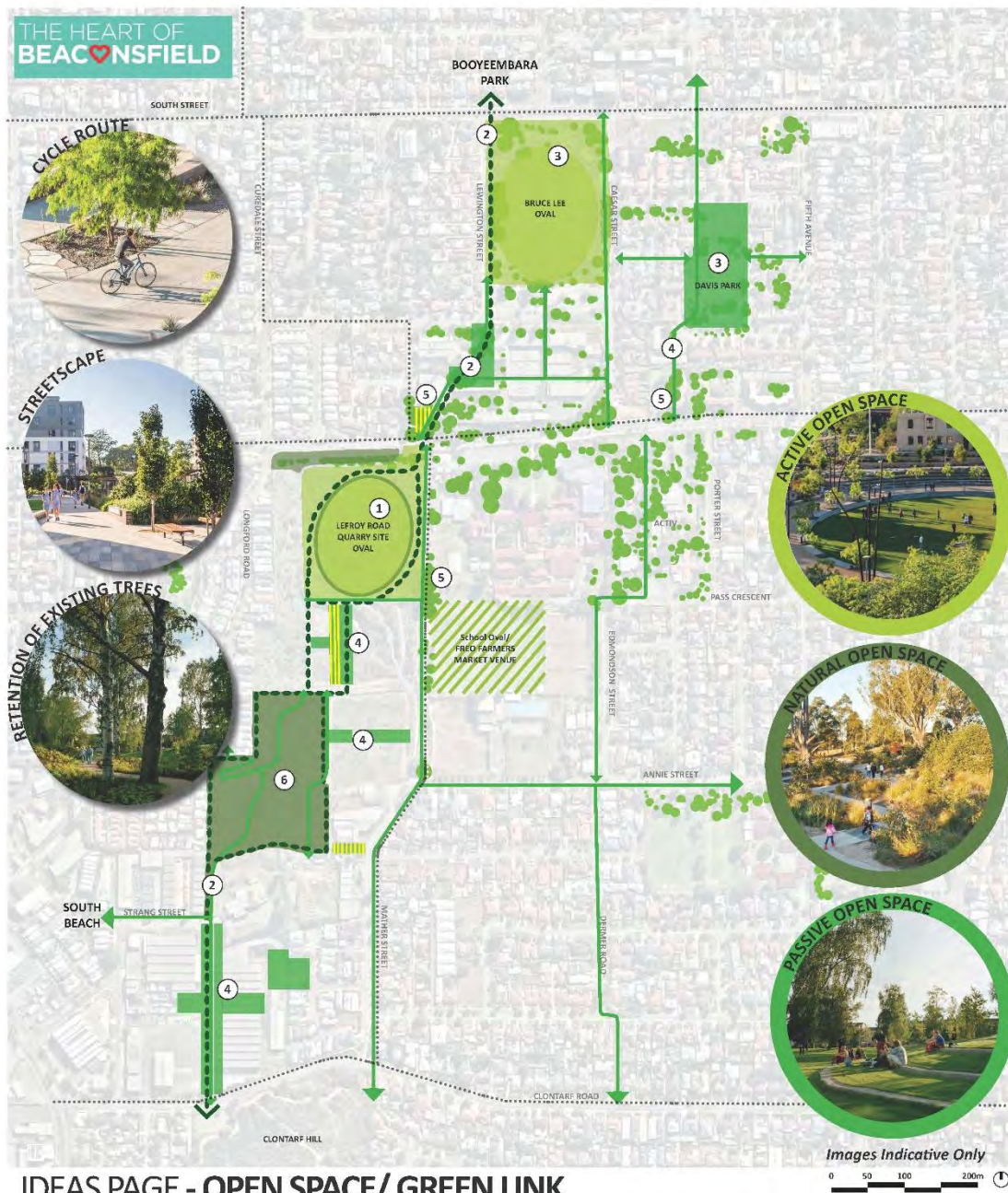


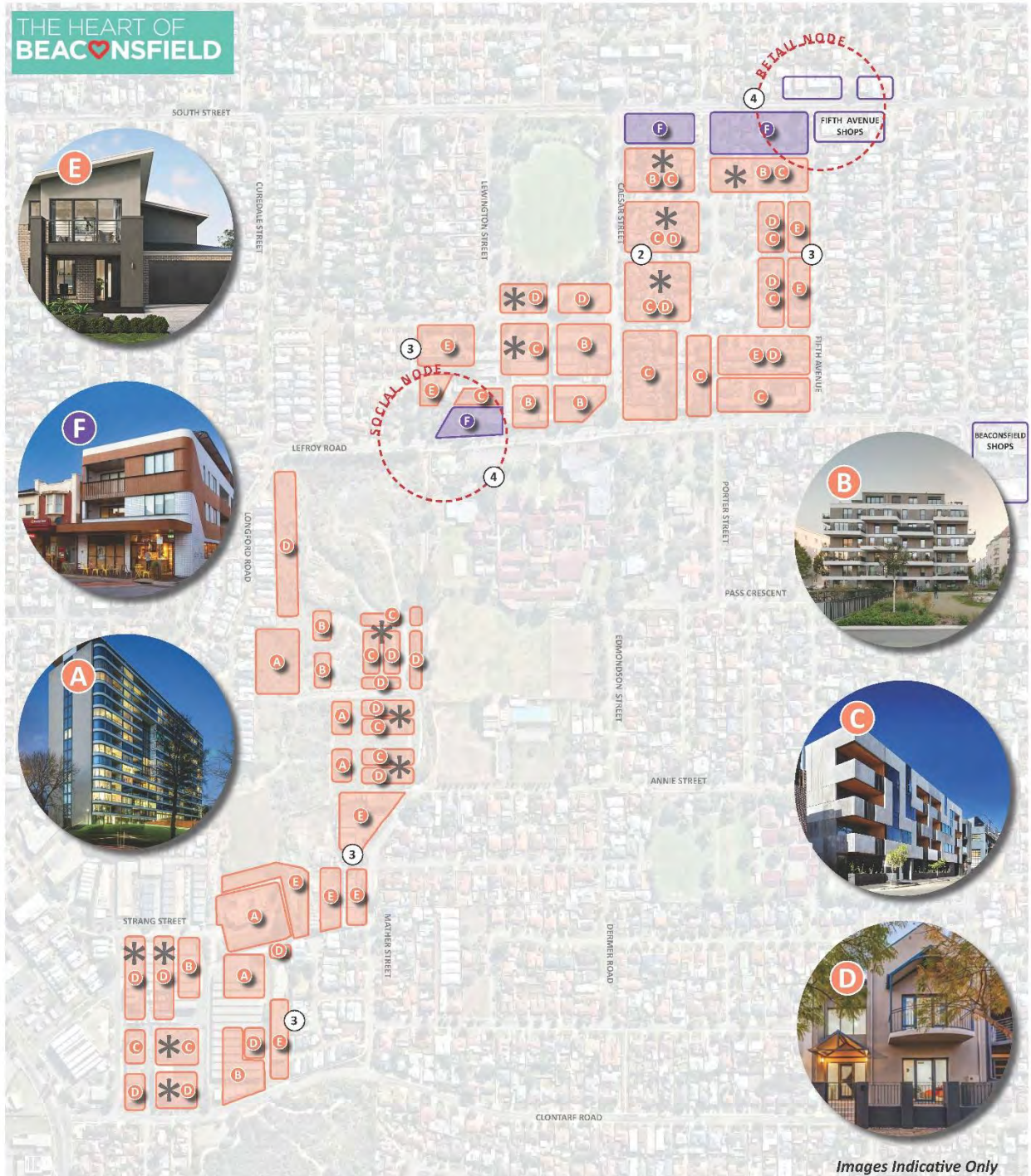
6. PERTH & PEEL @ 3.5 MILLION TRANSPORT NETWORK - EXTRACT

Central sub-region 2050 Public Transport Network



7. 'HEART OF BEACONSFIELD' IDEAS PAGES



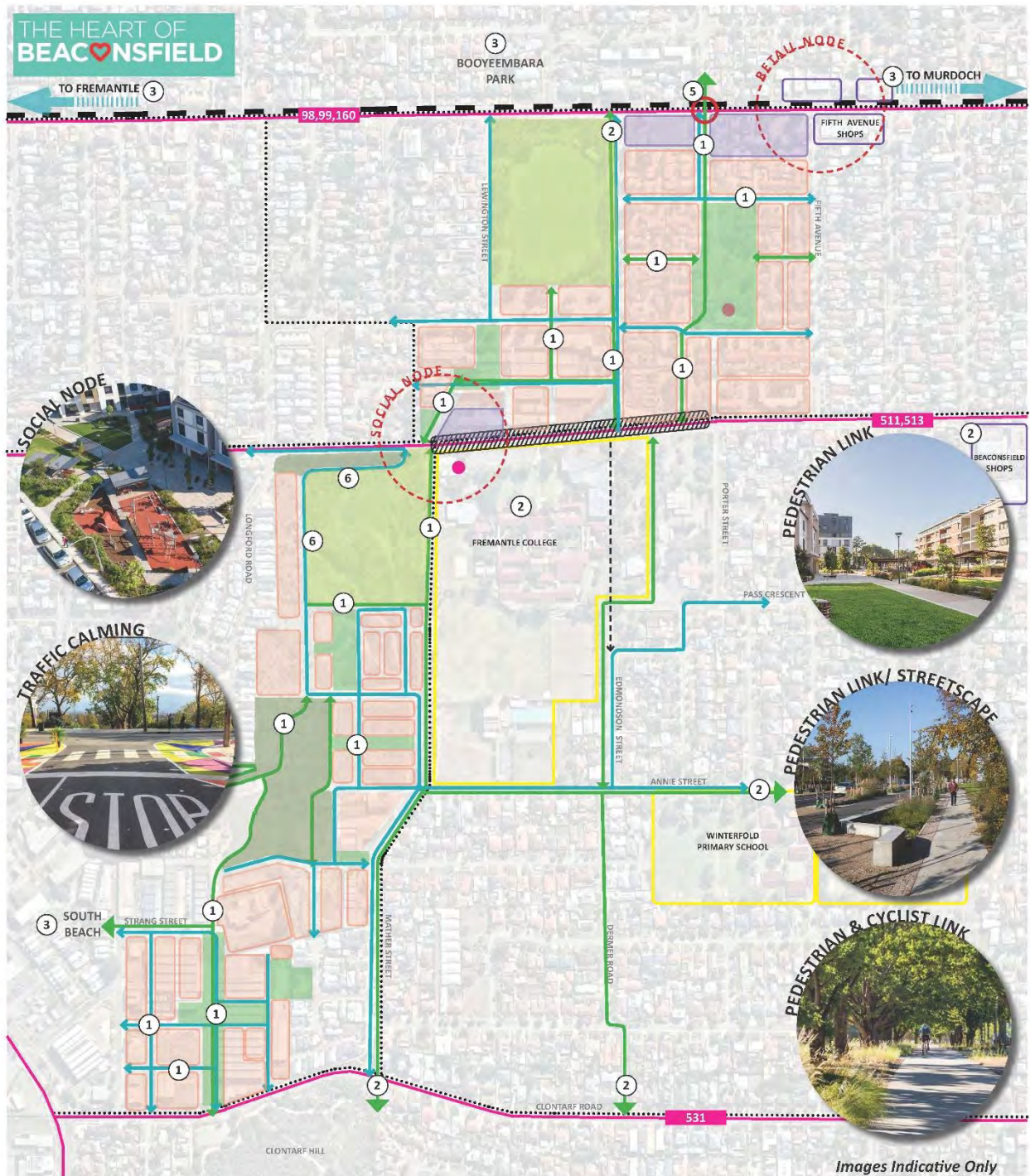


IDEAS PAGE - HOUSING DIVERSITY

- 1 **Diverse Housing Typologies**
Providing different styles and 'typologies' of housing to reflect the diverse population of Beaconsfield and different household sizes and types.
- 2 **Innovative Housing**
Opportunities to explore alternative or more sustainable forms of housing, such as 'innovative housing precinct' in the Davis Park Precinct Structure Plan.
- 3 **Respect Beaconsfield Character (Built form)**
Careful consideration has been given to existing built form and ensuring that new development provides a transition to the established scale and character of Beaconsfield.

- 4 **Retail Node & Social Node**
Areas of mixed / community use and development are identified along South Street and Lefroy Road to provide non-residential focal points for the suburb, which could act as important meeting places for the local community.
- 5 **Sustainable Building forms**
More sustainable building form and techniques promoted where possible.

- LEGEND**
- A High rise apartments 8+ storeys
 - B Medium rise apartments 5-8 storeys
 - C Low rise apartments 3-5 storeys
 - D Townhouses and maisonettes 2-3 storeys
 - E Family houses 1-2 storeys
 - F Mixed/ community use
 - * Potential Aged Accommodation (non definitive)



IDEAS PAGE - MOVEMENT/ CONNECTIVITY

- 1 **Improve Pedestrian Connectivity within the suburb**
Retaining and enhancing links between open spaces, community facilities, activity centres and residential areas.
- 2 **Improve Connectivity to local destinations**
Facilitating improved connections to the surrounding context including smaller shops, parks and schools.
- 3 **Improve Connectivity to Broader Context**
Establishing improved connections to the broader context of Beaconsfield including South Fremantle Beach, Booyeembara Park and central Fremantle through identified green link, new pedestrian and cycling infrastructure.

- 4 **Traffic Calming**
Opportunity to reduce vehicle speeds and congestion through road treatment & realignment of parking, bus and pick up/ drop off.
- 5 **Proposed Traffic Signal**
- 6 **On Street Parking Opportunity**
For additional on street parking (approx no.70 bays)

Images Indicative Only
0 50 100 200m

- LEGEND**
- Green arrow: Pedestrian link
 - Blue arrow: Vehicle access
 - Thick black line: Transit corridor Link
 - Dotted line: Cycle network
 - Red line: Bus routes
 - Dashed line: Possible Future School Access
 - Yellow circle: Schools
 - Pink circle: Existing Childcare Centre
 - Blue hatched area: Traffic calming and school drop-off
 - Red dashed circle: Nodes - social/ retail
 - Red circle with dot: Proposed Traffic Signal

**SPT2011-3 WEST END HERITAGE AREA – DRAFT LOCAL PLANNING POLICY
3.21 & POTENTIAL PLANNING SCHEME AMENDMENT – OUTCOMES
OF PUBLIC CONSULTATION**

ADDITIONAL INFORMATION:1. Advertised Draft LPP 3.21

CITY OF FREMANTLE

LOCAL PLANNING POLICY LPP3.XX

WEST END HERITAGE AREA

ADOPTION DATE: ??/??/20??

AUTHORITY: LOCAL PLANNING SCHEME NO.4 and PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

INTRODUCTION

The heritage values attached to Fremantle's West End are complex and many layered. They are reflected, and therefore best understood, in the context of the intactness of its period buildings and the resultant streetscapes of the area. However, they are also present in its planning and urban design, and how all the different elements of 'place' work together to create something unique. The West End is special and should be understood, protected and celebrated accordingly. Its exceptional heritage significance is recognised through its state heritage registration in 2017.

The West End is the original Fremantle town centre, as laid out in 1829. High Street forms its central spine with cross streets connecting the river and harbour to the north with the Esplanade and ocean (and original settlement long jetty) to the south. The town's grid-based planning deviates in several locations to reflect the curved lines of the river and original shoreline.



Fig. 1 West End in 1833 townsite plan (left) and as it developed (right), both illustrating original shoreline

Whilst relatively little surface evidence remains of the West End's pre-European past, its early colonial heritage is represented in the Commissariat Stores and the cottages in Collie Street and Nairn Street, and in the early town plan layout. There is representation of the town's second period of development (1850-1868) when the Convict Establishment was introduced however the character of the area is most strongly influenced by the building boom which accompanied the Gold Rush (1880-1910). The development of that period was not purely utilitarian or profit based, but instead there was an identifiable desire to make a statement that included quality – a quality that, among other things,

West End Heritage Area Policy

displays an identifiable mix of business confidence and civic pride, and conveys the impression that the buildings were designed and constructed with flair, by people for people to have a quality of 'rightness' that people continue to find attractive.



Fig. 2 Summary of historic periods of development/ timeline

Maintaining the utility and life of the West End, and conservation of its cultural significance requires a sensitive and integrated response across many disciplines: conservation deals with actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain heritage value and extend its physical life, not the preclusion of any change. Rather than being seen as a constraint on development, the West End's heritage buildings and inherited urban form are recognized as irreplaceable resources which provide the context, inspiration and a long-term perspective for decisions regarding the appropriateness of new development.

This policy underpins a strategy for the conservation and ongoing evolution of the West End as a vibrant urban centre. It is a policy where conservation is not considered as a stand-alone requirement satisfied by stand-alone provisions but rather as an essential component of a planning system that actively guides development to sustainable solutions based on an understanding of what constitutes the West End's cultural heritage significance and distinctiveness.

PURPOSE AND APPROACH

The purpose of this policy is to:

- Define the statement of heritage significance for the West End Heritage Area;
- Guide the formulation of new development proposals; and
- Specify design considerations and criteria against which development applications within the West End Heritage Area will be assessed.

It seeks to recognise both the special attributes of the West End which need protection whilst enabling the continued use and enjoyment of the place by accommodating adaptive reuse, extension and new development which are sensitive to their context and enhance the whole, as a living place. The policy takes a design-based approach and seeks integrated responses to multiple design themes. It is broken down into individual elements but recognises that these interrelate. It also acknowledges that there is local variation and deviation in some areas, requiring a nuanced and highly contextual response to each site. Design guidance and illustrations are provided to assist in understanding and interpretation.

STATUTORY BACKGROUND

The Schedule 2 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* are to be read as though part of the City's Local Planning Scheme (LPS4).

Clause 67 of the Deemed Provisions defines matters to be considered by local government in determining a development application and includes, amongst other things:

- the built heritage conservation of any place that is of cultural heritage significance;

West End Heritage Area Policy

- the effect of the proposal on the cultural heritage significance of the area in which the development is located;
- the compatibility of the development with its setting; and
- any local planning policy for the Scheme area.

Clause 3 of the Deemed Provisions allows local government to prepare a local planning policy in respect of any matter relating to the planning and development of the Scheme area.

Clause 9 of the Deemed Provisions allows local government to designate areas needing special planning control to conserve and enhance the cultural heritage significance and character of an area to designate it a heritage area and prepare a local planning policy for that area.

The policy applies as a Local Planning Policy prepared under Clause 3 of the Deemed Provisions, and meets the requirements of Clause 9. The policy area is also included on the State Register of Heritage Places and so enjoys separate statutory protection under the *Heritage Act 2018*.

PROCESS

Applicants are encouraged to engage with the City of Fremantle very early on in the design process. All substantial applications will be referred to the Design Advisory Committee for review. Applicants for significant proposals are strongly encouraged to present a site analysis and concept drawings to the Design Advisory Committee prior to commencement of detailed design. Design competition may also provide a constructive approach.

A collaborative process between applicant, designer and City is encouraged to both improve the quality of design achieved and to streamline the approvals process.

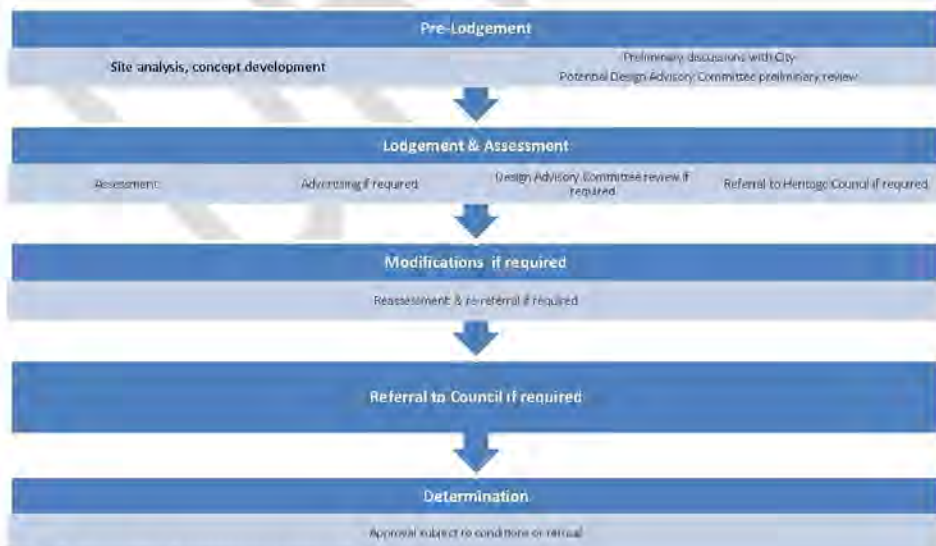


Fig. 3 Summary of assessment process

West End Heritage Area Policy

POLICY

Policy Area

The West End Heritage Area to which this policy applies aligns with the 'West End, Fremantle (1829 onwards)' place listed on the State Register of Heritage Places (Place No. 25225). It is bounded by lots fronting Phillimore Street to the north, the rail line parallel to Little High Street to the west, Marine Terrace and Collie Street to the south and Market Street to the east.



Fig. 4 Policy area

The West End forms part of the Fremantle City Centre.

Statement of Significance

West End, Fremantle, has cultural heritage significance due to, among other things:

- its rarity in Western Australia as a highly intact port city business district. It retains a range of buildings dating predominately from the gold rush period (1890s - 1900s), together with some evidence of earlier and later periods, that retain an ongoing connection with maritime industries;
- its very fine collection of predominantly Federation era buildings in a variety of classically influenced styles, many of which retain substantial original features, which together form a cohesive precinct featuring common detailing, scaling, siting, construction materials and historical functions, and includes many individually significant buildings;
- its association with Fremantle's maritime operations from 1829 to the present and, through the range of premises in the precinct, demonstrates the operations of a port city including banks, customs, import and export businesses, ship-related trades, policing, accommodation, unions and migrant services;

West End Heritage Area Policy

The development of the place was in response to the opening of the inner harbour in 1897, which reoriented the West End towards its northern face, established Fremantle as the state's main port and saw an increase in the size and number of shipping companies operating out of the area, and its twentieth-century economic decline was a result of modernisation and northern expansion of the port in the 1950s and 1960s. In its built fabric, the place, particularly the imposing or opulent buildings and streetscapes of the 1890s and 1900s, demonstrates the impact of the Gold Boom period on the state, when money and population flooded into the colony, and Fremantle became a flourishing, prosperous port town.

The area also incorporates a high number of individually listed places of heritage significance (shown below) which can be viewed on the City's website or on the Heritage Council's Inherit database.



Fig. 5 Individually heritage-listed properties in policy area

Policy Objectives

The core objective of this policy is to conserve the heritage attributes of the West End whilst supporting its ongoing use and vitality. It seeks to enable sustainable development of a high design quality that complements the West End's streetscapes and its strong sense of place, to maintain attractive and comfortable places to live, work and visit.

Specific objectives of this policy are to ensure that:

- Individual places and elements that contribute to the significance of the West End are recognised and conserved.
- New development, at all scales, minimises conflict with heritage values and contributes to the West End's identity by complementing the streetscapes and buildings with a recognisable consistency and long-term perspective. Specifically, new development should:

West End Heritage Area Policy

- Integrate with the area's urban setting, established skyline, view corridors, form, urban scale and grain;
- Respond to the existing streetscape and reflect the proportions, building format, materials and detailing of buildings within it;
- Relate to the proportions of adjoining buildings;
- Integrate and resolve the different parts of proposed development, including the spaces between buildings;
- Express the balance, repetition and symmetry of the classically influenced buildings of the area;
- Demonstrate sensitive and perceptive design responses which capture the essential identity of the original.
- Buildings and spaces remain functional, useful and pleasant.
- The West End continues to contribute to the vibrancy of the Fremantle City Centre and its role as a traditional multi-purpose urban centre.

Policy Structure

The following section of policy is broken down into 7 elements, with each containing:

- A brief introduction and narrative about the element.
- Element objectives, which form the formal criteria against which applications will be assessed.
- Design guidance, which provides direction on how considerations should be applied. These are not rigid or 'deemed to comply' requirements but outline how objectives might typically be met or considered in most circumstances.

Elements include:

1. Urban Structure
2. Land Use Mix and Density
3. Massing and Height
4. Roofscape, Views and Skyline
5. Facades
6. Building Type
7. Details and Materials

Whilst each element is separately described, there are strong relationships between each, and character of the West End can only be fully understood where these relationships are appreciated.

Elements

1. Urban Structure

The West End was one of the earliest areas of Fremantle to be established as a townsite, and its physical layout is distinct from other areas of Fremantle. It is urban in nature, accommodating patterns of use and building typology stemming from its position adjacent to the port and its role as a mixed use service centre for the settlement. It contained shops, offices, banks, warehouses, hotels and other services for travellers and sailors. Today it continues to accommodate shops, offices, and hotels, as well as residences, but most of the warehouses have been converted for other uses, and a number of the buildings are now part of the campus of the University of Notre Dame. It functions as a mixed use commercial precinct within the larger Fremantle City Centre.

The area was originally sited on a peninsular between the Indian Ocean and the Swan River, however, the shore line to the south was reclaimed for the Esplanade Park, while the mouth of the river to the north was widened and hardened for the creation of

West End Heritage Area Policy

the inner harbour. The original shorelines are today reflected in the angle of Croke Street, the sweep of Marine Tce, and the curve of Phillimore Street.

High Street acts as a spine for the precinct, running the length of the old peninsular, from the Round House through to the Town Hall. It establishes a perpendicular grid that is approximately 25 degrees from north. Streets are straight, and fairly narrow, and those running north/south (Market, Pakenham, Henry, Mouat and Cliff) as well as High Street run through the entire precinct, terminating at its perimeter. This creates strong visual and physical links to the areas and landmarks around it, namely the Esplanade Park to the south, the port to the north, the Roundhouse and whalers' tunnel to the west, and Kings Square to the east. Conversely the east/west streets of Short, Leake, Bannister and Nairn street terminate within it, allowing for perpendicular views of the terminating cross street, Pakenham Street.

GRAIN

"The pattern and scale of street, blocks and plots; and the rhythm of building frontages along the street as a reflection of the lot subdivision." (CABE 2003)

It provides the two-dimensional structure on which other aspects of the form of a development depend.

Street blocks are fairly compact, and fairly consistent. Their size and shape is emphasized by the form of the buildings in the West End, which line the street edge, reflecting the perimeter of the block. These blocks are made up of numerous long and traditionally narrow lots, creating a fine urban grain that is emphasized by the rhythmic use of vertical building elements. Public green and open spaces within the precinct are limited to Pioneer Reserve at the northeast of the precinct, and the small green space on Phillimore Street between Mouat and Cliff Street (both of which have changed over time).

The roads in the West End were designed pre-car, and so are relatively narrow with short block lengths. The majority of streets are now one way, discouraging through-traffic and heavy vehicles, and making navigation difficult for drivers unfamiliar with the area. Conversely, the area is highly walkable and an emphasis on pedestrian amenity has been maintained through urban and civil design.

Although the West End presents as a largely unified area, it is characterised by six discernible precincts (refer *Illustration 1.3.1*), each with a concentration of building types associated with their location within the historic urban structure:

- Warehouses were originally constructed in the vicinity of the Long Jetty (which extended south of Bathers Beach), in the area to the south of High Street ('the Side Streets') with more mixed commercial and residential along the esplanade ('Esplanade Edge');
- High Street contained buildings such as shops, banks and hotels supporting a wide variety of commercial, retail and social activities that were (and remain) part of everyday urban life.
- Commercial headquarters (many associated with shipping) clustered north of High Street during the Gold Rush when Victoria Quay was constructed ('the Quay Edge').
- Smaller residential and commercial buildings remain around Collie Street, away from High Street and the port ('the Short Streets').

Common building types are illustrated in *Appendix 1*.

The West End's historic fabric creates variety while maintaining an overall consistency and coherence that adds value to the city's civic, cultural and social life. Its urban

West End Heritage Area Policy

structure acts as a reminder that it was a prosperous, compact, relatively densely populated and walkable urban centre.

1.1 Element Objectives

- 1.1.1 Buildings and elements with heritage significance are retained.
- 1.1.2 New development fits into the established urban structure.
- 1.1.3 The urban grain of each precinct is maintained.
- 1.1.4 Urban design prioritises pedestrian amenity whilst accommodating slow moving traffic and service access.
- 1.1.5 Existing public open space is preserved and enhanced.

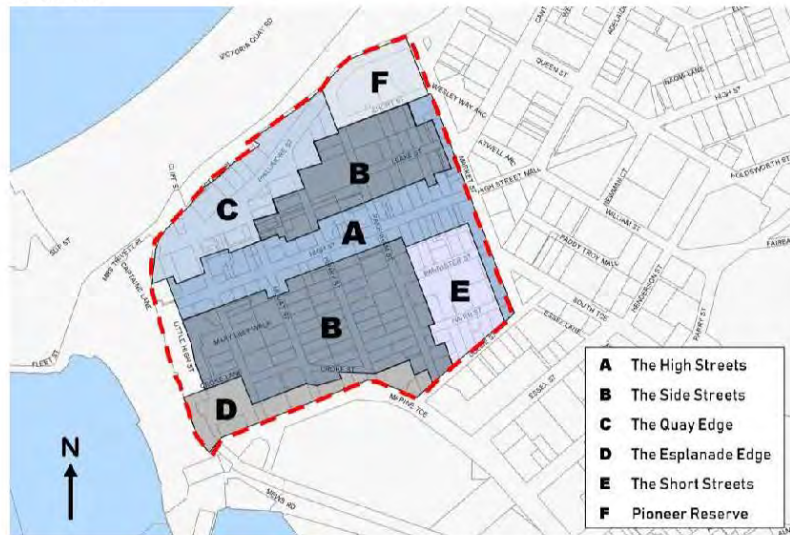
1.2 Design Guidance

- 1.2.1 Places which are individually listed on the City's Heritage List or on the State Register should conserve elements contributing to their individual significance as well as the collective significance of the buildings of the West End.
- 1.2.2 New development should contribute to the harmonious character of the precinct, acknowledging and taking formal cues from its character and building typology.
- 1.2.3 Street block and original lot sizes should be maintained. Amalgamation of lots will not be supported as this often distorts the subsequent built form. Where amalgamation has previously occurred, new development should seek to reflect the original proportions of the lots and rhythm of development in its planning, layout and detailing.
- 1.2.4 Highly connected, generously proportioned and uncluttered footpaths should be maintained.
- 1.2.5 Vehicle access into a site should be located to minimise impact on pedestrian movement and urban connectivity.
- 1.2.6 New development in the Short Streets precinct should acknowledge the evolving nature of the specific precinct. The existing heritage-listed pre-Gold Rush residential buildings should be conserved. New buildings and additions may, however, include introduction of building height and scale greater than that of the early residential dwellings where the design:
 - respects its context,
 - does not dominate retained buildings, and
 - serve to illustrate the precinct's earlier function in contrast to its contemporary evolution.

1.3 Illustrations

West End Heritage Area Policy

1.3.1 Precincts



1.3.2 Illustration of street grid and lot layout (establishing urban grain)



1.3.3 Materialisation of urban grain in buildings



West End Heritage Area Policy

2. Land Use Mix and Density

Land use permissibility is governed by the Local Planning Scheme. This locates the West End within the larger Fremantle City Centre zone which allows for the full range of shopping, office, administrative, social, recreation, entertainment and community services as well as residential occupation. This is consistent with Fremantle's role as a regional centre. The West End is re-establishing its vibrant urban character and contributes a diverse range of commercial-mixed uses (including residential and specialist retail) to the larger City Centre.

Land use has and continues to influence built form (refer *Appendix 1*) and thus is an important consideration in design. Active, customer-based land uses (including retail, banks and entertainment uses) are traditionally located on the ground floor along High Street, hence the high degree of pedestrian amenity, visual permeability and physical access. Commercial and residential uses are traditionally located on upper floors and to the rear.

Reintroduction of residential uses into the West End is desirable from many perspectives including those of heritage, conservation and revitalisation. However, it needs to acknowledge the mixed use environment in which it is located and where possible design to minimise or mitigate against incompatible/inconvenient aspects of such an environment

Whilst the land use composition of the area has changed over time, and will continue to evolve into the future, new development including changes of land use needs to consider the suitability of the building and precinct in which they propose to locate.

2.1 Element Objectives

- 2.1.1 Land uses contribute to the objectives of the City Centre zone.
- 2.1.2 Land use diversity and mixed use character is maintained through the West End.
- 2.1.3 Land uses are compatible with the traditional built form of each precinct or, the existing building (if adaptive reuse).
- 2.1.4 Retail and active pedestrian-focussed uses are concentrated along High and Market Street ground floor frontage.
- 2.1.5 Discretionary land uses are compatible with surrounding uses and mixed use environment.

2.2 Design Guidance

- 2.2.1 The Table 2.1 Primary Controls of the State Policy 7.3 Volume 2 Apartment Design are superseded by this policy. No specific residential plot ratio restriction applies: floorspace is governed by the building envelope established by lot size, height, setbacks and other elements.

USE

A heritage place should have a compatible use, meaning a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Judging the best use for a place requires balancing the economic viability of possible uses against the effect of any changes they entail on the heritage values of the building or area in question.

In principle, the aim should be to identify the best use for a significant place – its 'optimum viable use'. It is one that is both capable of sustaining the place and avoids or minimises harm to its heritage values. (Adapted from ICOMOS Burra Charter, 2013)

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- 2.2.2 Consideration of the compatibility of use to the built form character of different precincts is necessary to avoid inappropriate forms of physical development being proposed to accommodate the operational needs / expectations of different land uses. Residential uses and uses requiring a high degree of visual and acoustic privacy are not appropriate on the High Street ground floor frontage. Small scale, high exposure-requiring tenancies may not be suited to the warehouse form of development in side streets.
- 2.2.3 Building design and layout should recognise the mixed use nature of the precinct and the likelihood of noise stemming from commercial and entertainment premises and servicing in the locality. Incorporation of noise mitigation is encouraged and may be required for both noise generating and sensitive land uses.
- 2.2.4 Limited availability of parking and servicing restrictions need to be acknowledged, planned for and accommodated.
- 2.2.5 Maintaining the capacity of buildings to adapt over time is encouraged.

2.3 Illustrations

2.3.1 Active land uses on High Street & Market Street



2.3.2 Larger tenancies in warehouse precinct



2.3.3 Residential use of upper floor

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2.3.4 Commercial offices on Phillimore Street



3. Massing and Height

Built form in the West End is generally simple, with the massing of individual buildings being a three-dimensional expression of the rectangular lots that combine to form rectangular shaped blocks.

The building envelopes are generally hard up against the front boundary for the full width of the lot, and the full height of the structure. Buildings on corner lots are often chamfered and occasionally curved at the corner. The buildings combine to form a consistent urban wall that provides the streets with a strong sense of enclosure. This is emphasized by the

MASSING

"The combined effect of the arrangement, volume and shape of a building or group of buildings. This is also called 'bulk'." (CABE, 2003)

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predominant use of the parapet wall on the street elevation, which creates a sharply framed skyline along the length of the street.

Occasional openings and gaps exist within the urban wall, either within the façade or between buildings; these breaks act to reinforce an appreciation of the buildings depth and simple massing, and the sense that the open space of access-ways or courtyards is defined and contained by the built form.

Many buildings cover the entire block whilst others have an area of open space to the rear of or within the building. Within the depth of the lot, the form of the building is sometimes complicated by the addition of secondary structures such as verandah or lean-to, or by the infill of previously outside spaces, creating an accreted form to the rear of the lot that is more varied in shape, height and roofscape than that adjacent to the street.

Both overall height and internal proportions are important to the coherence of the built form of the West End. Buildings are between 1-3 storeys, generally varying according to precinct and original land use, with the majority of structures being 2 storeys. Taller buildings were more common on High Street.

Buildings have generous floor to ceiling heights, particularly on the ground floor. These heights (of around 4.5m) are fairly consistent throughout the buildings of the West End and are often reflected in the façade of the building. This creates a vertical module, and therefore a consistency/pattern/relationship between buildings, irrespective of the changing number of storeys, creating a sense of coherence when multiple buildings are viewed from the street.

Building height controls are specified in the planning scheme and specify a maximum external wall height of 11m (and 3 storeys) which may be increased to 14m (and 4 storeys) where:

- The proposal is consistent with the predominant height patterns of adjoining properties and the locality generally,
- The proposal would not be detrimental to the amenity of the adjoining properties or the locality,
- The proposal would be consistent with the conservation objectives of the site, and the locality generally, and
- The proposal is consistent with any applicable policies (including this).

Variations to building heights will only be supported where consistent with these objectives and necessary to achieve conservation objectives (such as maintenance of consistent floor height modules).

3.1 Element Objectives

- 3.1.1 Developments maintain simple, rectilinear form and relationship to the street.
- 3.1.2 Developments encourage a sense of mass and depth beyond the façade.

SCALE

"The size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person." (CABE, 2003)

The impact of a building's scale can depend on from where it is viewed. Some buildings are too dominant close up but work better when seen from a distance, and vice versa.

Consideration should be given to the scale, massing and height of the proposed development in relation to that of the adjoining buildings; the general pattern of heights in the area; and views, vistas and landmarks. How a development will be seen from around the area must be carefully considered to avoid negative impact on the surroundings. (Adapted from ICOMOS Burra Charter, 2013)

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- 3.1.3 Buildings maintain the continuous urban edge to the street and reinforce the sense of enclosure.
- 3.1.4 Development reflects the building height *and* proportions characteristic of the West End.

3.2 Design Guidance

- 3.2.1 New development should maintain continuous street-based perimeter form, with nil street setbacks, nil side setbacks at the street edge, and buildings orienting to, opening into and providing their primary address to the street.
- 3.2.2 Upper storey additions should be designed to read as part of a coherent whole.
- 3.2.3 Any parking provided on site is to be sleeved. Vehicle access is to be restricted to traditional cart entrances or, for new development in the warehouse precinct, minimised or screened to reflect this traditional form, width and scale. No vehicle access is permitted to High Street.
- 3.2.4 New development should tie into or reflect the existing floorplates of traditional buildings. This includes provision of ground floor floor-to-ceiling heights of 4.5m.
- 3.2.5 Variations to height will be assessed against the criteria specified in the planning scheme and this policy, and will consider how the proportions of the building relate to the adjoining buildings and streetscape, as well as how the overall height sits within its precinct context.

3.3 Illustrations

3.3.1 *Massing diagram*



3.3.2 *Massing and depth*

(also note traditional cartway, and half-floor basement)

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3.3.3 *Height to proportions*

(note how central buildings height is appropriate but building proportions are inconsistent with adjoining and contribute to disruption to the streetscape)



4. *Roofscape, Views and Skyline*

While the roofscape is largely concealed from street view within the West End, the front parapet and therefore skyline is a key feature of the streetscape. This is due to the relative consistency of the heights of the buildings, their uniform zero setback and narrowness of the street, which encourages an oblique view encompassing multiple buildings at once.

The topography of Fremantle allows views into and over the precinct as well as within it. The massing and height of buildings influence the impact of development on views, vistas and skylines. In any new design it is important to establish how and from where the proposed development will be seen and thus how well it will integrate into its visual context. The overall roofscape of the West End can be seen from a certain viewpoints such as Monument Hill. Side and rear roofs behind the front parapet are also evident in oblique, and secondary views.

Landmark buildings contain features that visually distinguish them from their surroundings and can act as symbols or nodes, improving legibility of the urban layout, and providing visual guidance and direction from the street. They only work when they are the exception to the rule of their surroundings, and when their distinguishing features reflect the specific use, position, or significance of the landmark building. As such they must relate and give meaning to the broader urban structure, rather than be stand-alone icons, or statements for their own sake. The West End has a number of

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existing landmarks, primarily located on the corners of High Street or Phillimore Street (the higher order streets), and primarily constructed as hotels. These structures used features such as raised or domed roofs, material contrast and increased detailing as distinguishing features rather than increased height or intrusion into the street.

4.1 Element Objectives

- 4.1.1 Buildings maintain the continuous urban edge to the street and the frame of the skyline.
- 4.1.2 Existing vistas, views and skyline are retained or enhanced.
- 4.1.3 The general roofscape and form are maintained.

4.2 Design Guidance

- 4.2.1 New development should fit in with the existing skyline and scale of development.
- 4.2.2 New development should utilise flat, low pitched or saw-line roof-form hidden from the street behind a parapet.
- 4.2.3 Mansard roof forms are inconsistent with the character of development in the area and its traditional roof forms and will not be supported.
- 4.2.4 Any substantial plant and equipment should be integrated into the roof void rather than imposed on top.
- 4.2.5 Landmark elements will only be considered on corner buildings at the higher order gateways (based on its original urban structure) and should reflect traditional architectural techniques rather than additional height to define their role. No opportunities for new landmark buildings have been identified in the West End.

4.3 Illustrations

4.3.1 *Skyline*



4.3.2 *Roofscape*

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4.3.3 *Significant view*



5. *Facades*

The design of building facades in the West End are typically underpinned by the classically influenced system of proportioning as well as their intended function (see *Appendix 1 Building Types*). The classically influenced system of proportioning is characterised by:

- symmetry
- the progression and hierarchy of elements
- moderation
- the functional and aesthetic characteristics of a building and their interrelation at every scale.

In the West End, facades do not commonly tend to be symmetrically composed, but exhibit the other principles of classical order. Facades are composed to achieve a balance between vertical elements (such as the pilasters), and horizontal elements (such as projecting cornices and entablatures). Front facades were often enriched with stucco mouldings and tend to be strongly modulated using architectural elements and detailing (see *Details and Materials*).

Generally corner buildings in the West End have two primary street frontages which were treated the same level, although some treat the smaller street as a secondary

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façade with a reduced level of detail. Only side and rear facades were treated as a purely utilitarian composition.

The use of classical proportions throughout the West End means that buildings with the same number of storeys usually with similar floor-to-floor heights, resulting in the buildings being of approximately the same overall height. It also means that horizontal elements that were linked to the floor and ceiling levels, such as sills, cornices, entablatures, verandahs and awnings, are roughly aligned; as a result, they contribute greatly to the streetscape's strong sense of unity, particularly when the length of the street is viewed obliquely, as is usually the case. There are exceptions to the alignment of façade elements in the existing fabric of the West End (for example in the Warehouse Precinct where half floor basements were sometimes included), however new development should comply with this principle to maintain character and reference the alignment of adjoining horizontal elements.

Buildings throughout the West End are primarily of a human scale, independent of their building type. The term 'human scale' focuses on how people interact with buildings and is based on physical dimensions of elements as well as sensory perception of a place.

5.1 Element Objectives

- 5.1.1 New development reflects the classical proportions and character of adjacent building and the streetscape whilst remaining discernible as contemporary. The contrast should be clear but subtle.

5.2 Design Guidance

- 5.2.1 Corner buildings should have two primary street frontages which are treated the same or with only a slightly reduced level on detail on the secondary (smaller street) facade.
- 5.2.2 Consideration should be given to the proportions of the building and how they relate to each other as well as surrounding buildings. A degree of adherence to the geometry of classically influenced proportioning can help to harmonise the building with its neighbours.
- 5.2.3 Horizontal elements, inclusive of windows, parapets, and detailing, of new development should align (with a small degree of variation) with horizontal elements of adjacent buildings to enhance the relationship between buildings and traditional proportioning.
- 5.2.4 For new buildings or additions, aligning floor levels with adjacent buildings is encouraged where possible to assist with horizontal expression. Significant changes to internal floor levels in existing buildings will not be supported as this impacts articulation of horizontal proportions and often compromises internal space.
- 5.2.5 Voids and openings, along with projections and façade form, contribute to the rhythm of the streetscape and should be considered obliquely as well as directly. Voids and openings should be aligned both vertically and horizontally.
- 5.2.6 Voids and openings should articulate depth, be reflective of traditional techniques and reflect a hierarchical progression of elements. Doors and windows should have a vertical emphasis, particularly in upper floors.
- 5.2.7 Additional height should be articulated and provide a 'top' to the building, referencing classical proportioning and the existing façade aesthetic of the West End. Horizontal weight at the top of a building is typical of the West End and contributes significantly to streetscape character.
- 5.2.8 Additions that extend above an existing parapet should respond to the proportions of the façade and be articulated to reflect classical proportioning hierarchy and scale.

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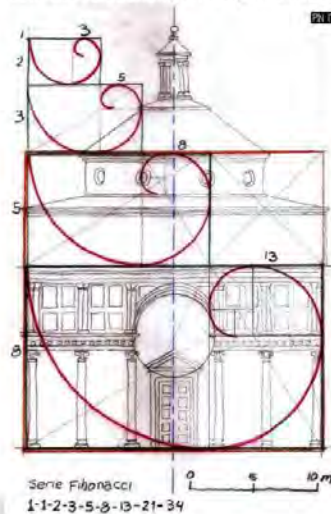
- 5.2.9 Imitation should be avoided; however, a subtle (as opposed to stark) difference between new and existing is more likely to retain characteristic coherence of the streetscapes than contrasting modern re-interpretation. Design responses may include contemporary expression, however this must be carefully articulated and justified and will be subject to thorough design review. Reconstruction may be appropriate in some cases where information is available and sufficient to accurately restore what was previously there.

Note: Reference to adjoining building provides important context and streetscape continuity however in the few instances where the adjoining building is a modern and intrusive element, this principle does not apply.

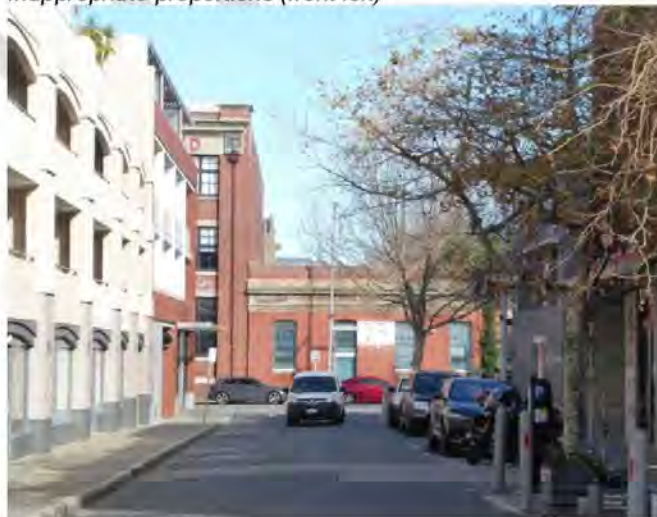
5.3 Illustrations

5.3.1 *Classical proportions*

Note the relationship of height to width of elements, and hierarchy



5.3.2 *Inappropriate proportions (front left)*



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5.3.3 Façade Rhythm

(note module widths, general alignment of windows and horizontal elements)



5.3.4 Example of how upper addition reads coherently (international example).

Note weight at top



6. Building Types

In the West End, the functional and aesthetic characteristics of a building are closely related to one another at every scale. The distinctive character of many heritage buildings comes from their use, their role in the community, the facilities they provide and the activity they generate. The importance of the contribution that the appropriate use a building can play in reinforcing the character of the precinct should not be overlooked. Understanding a building's original intended function offers opportunities for new development to utilise existing elements and enhance cultural value.

The range of building types in the West End is reflective of the place's history as a port town, and demonstrates the influence of the gold rush on progression of industry. Preserving the legibility of building types in the West End is essential to the successful conservation of the place. The buildings in the West End can be separated into 6 broad categories:

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- Retail/ Mixed Use
- Commercial
- Hotels
- Warehouses
- Pre- Gold Rush residential

Retail/Mixed Use buildings were developed to meet the rapid growth created by the 1890's Gold Rush and a wide range of interconnected uses centred around the port. This type of building continued to be constructed during the inter-war era with the only major difference being the architectural treatment of the front façade and the increased height. Commercial building such as banks and shipping offices were generally designed to express solidity and permanence, and composed in the Federation Academic Classical style, rather than the more exuberant and inventive Classical Freestyle favoured for retail buildings and hotels. The hotels of the West End and their prevalence as landmarks are telling of the ports function, with workers and visitors needing accommodation near to the port. All the warehouses in the West End were constructed during an extended period when the processing, storage and distribution of export and import commodities took place in the vicinity of the harbour. Pre-Gold Rush residential buildings are single storey residential buildings, often with a low boundary wall to the front set on the boundary. The boundary wall encloses a front verandah. The combination of building types tell the story of the West End and give a picture of how the port city operated.

6.1 Element Objectives

- 6.1.1 New development (including additions) do not diminish the legibility of original building type.
- 6.1.2 New development is compatible with the precinct, sit comfortably alongside existing buildings, and assist in interpreting the history of the area.

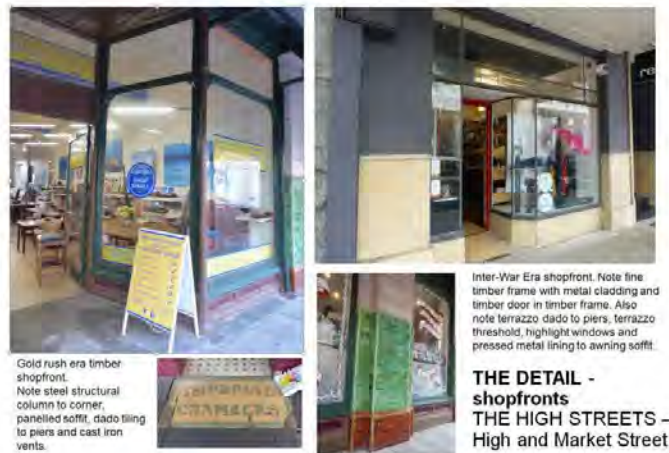
6.2 Design Guidance

- 6.2.1 New development should be consistent with the primary building type of its precinct.
- 6.2.2 Proposals that bring the upper level of Retail Mixed Use buildings into use are encouraged and new independent access arrangements may be supported provided they do not undermine the recognised heritage value of the place.
- 6.2.3 Re-instating verandahs is encouraged where evidence is available to indicate a verandah was once present. Reinstatements should use photographic records to ensure they are reasonably accurate. Timber posts, although traditional, are not recommended as they are prone to deterioration. Enclosure of verandahs is not supported.
- 6.2.4 Traditional shopfronts along Market Street and High Street are to be retained and where possible enhanced to maintain the character of the High Streets sub-area. Both the Gold Rush period timber frames and the interwar period, art deco influenced metal frames are significant. Traditionally windows were fixed pane; partial operability of windows will only be considered where frames are invisible. The removal of transoms from shopfronts will not be supported. Detailing of new windows should best match the colour and finish, width and opening size of traditional window types located in the West End.
- 6.2.5 For warehouse buildings, existing cartways should be used as vehicle access when this is required into the site

6.3 Illustrations

- 6.3.1 *Detail on shopfronts (interwar and Goldrush)*

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6.3.2 Verandahs typical on hotels



7. Details and Materials

The West End's buildings and resultant streetscapes are rich in detail and this is what many people notice first about it. Paying attention to detail, as well as to matters such as form and mass, is therefore important in determining how successfully individual buildings combine with their surroundings. Architectural detail is also an integral part of the functional design of a building and should not be confused with purely decorative ornamentation.

Buildings within the West End are predominantly in the Classical Freestyle and their facades reflect the architectural detailing of this style, as well as its proportional rules. The requirement for new development to be appropriate to its immediate setting should include creating buildings of an appearance that references the classical influences of the existing buildings of the precinct. This design approach needs great

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care to be applied to ensuring that well-proportioned and honest buildings and spaces are created, rather than a poor imitation of the style.

The external walls of buildings within the West End define the edge of the public realm, and as such the quality and robustness of their material is important. Traditionally, external walls were composed of massive, locally derived materials such as red brick and limestone. While some structures (most commonly shops) make use of a hybrid structural system employing iron columns and beams, almost all give the appearance of traditional load bearing construction with a sense of quality, solidity and endurance. Use of contrasting materials sometimes complemented detailing to form an architectural element and emphasise proportion, rhythm and patterning. There is often a material distinction between the front and side and rear facades of a building.

Some early and more utilitarian structures such as warehouses were constructed largely from limestone either rendered or with brick quoining around openings. The street facades of offices, shopfronts and hotels were more commonly constructed from tuck-pointed face brickwork, which was left unpainted. This was often partially rendered in a contrasting grey-coloured, hydraulic lime render to delineate between different aspects of the building and to create harmonious proportions, patterning and rhythms in conjunction with other architectural features such as openings and stucco moulded pilasters, cornices and the like. At other times the façade was fully rendered using linework to give the appearance of ashlar stonework and varying textures to delineate different elements or levels of the building. In contrast with that of the street, the side and rear facades were more utilitarian, being either plain face brickwork or flush pointed limestone, with a greater proportion of mortar than stone. Combined with deep reveals around openings, these various materials give a sense of depth and solidity to the façade.

Timber joinery was employed for smaller openings, and rear and secondary structures such as verandahs. Steel support was used for larger openings such as those in shop fronts. Cast iron, and decorative iron lace was used for street verandahs, balustrading and cartway gates.

7.1 Element Objectives

- 7.1.1 Buildings and their facades respond to the architectural detailing of the Classical Freestyle, as well as its proportional rules.
- 7.1.2 Materials used in new development are consistent with or complimentary to the original fabric of the West End.
- 7.1.3 New development visible from the street maintains the natural characteristics of traditional materials and an ability to endure age and weather.

7.2 Design Guidance

- 7.2.1 Materials and colour can assist in delineating different areas and levels and in reinforcing the proportions of the building. Materials and colour selected in new development should be complimentary to historic fabric to integrate new development successfully in to the West End.
- 7.2.2 Traditional materials are preferred however new forms can be considered acceptable where they do not damage existing traditional materials or detract from character. Maintenance should be considered when materials are selected.
- 7.2.3 Traditional materials often had texture or varied materials were used next to each other. Texture is not often present in contemporary materials; application of texture should be considered in new development.

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- 7.2.4 Existing timberwork or replacement timberwork should be painted to protect the timber and to maintain character. Where replacement of timberwork is required, new timber should be painted to best match the original colour.
- 7.2.5 Historic photographs should be used to best match original paint colour. Colour should be selected from traditional colours where original colour is unknown.
- 7.2.6 Removal of acrylic paint from original face brickwork is strongly encouraged. Testing should be carried out prior to works. Rendering or painting of existing face brickwork will not be supported; this traps moisture and salt, and can result in significant structural damage.
- 7.2.7 Rendering or painting of limestone will not be supported. Existing render should be removed where it will not cause damage to the face of the limestone. Testing should be carried out prior to works.
- 7.2.8 Acceptable roofing materials include galvanised iron, Zincalume or Colorbond © in Shale Grey.
- 7.2.9 Signage should be modest, integrated into the building and readily removable. Signage on High Street should be integrated into the awnings. Digital signage is not appropriate.
- 7.2.10 Groundwater is high in the West End and may increase with sea level rise. Basements and ground floors should be designed / treated to minimise risk and may require the input of a structural engineer. Concrete slabs should not be used as this traps water and often forces the damp into the more porous walls. Where concrete slabs are required, separation should be given to allow water in walls to escape.
- 7.2.11 Detailing (often mistaken for 'ornamentation') should assist in practical functions such as water removal and for load bearing construction.
- 7.2.12 Curtain walls, applied facades and tinted glass are inappropriate to the character of the area and will typically not be supported. However curtain walls may be justified to articulate junctions between building elements in limited circumstances.

7.3 Illustrations

7.3.1 *Functional role of traditional building detail*



7.3.2 *Simpler but still distinct detailing on warehouses*

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7.3.3 *Modern detailing, with lesser depth
(Note non-traditional red mortar)*



7.3.4 *Example of curtain wall connection between buildings*

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7.3.5 *Examples of appropriately distinct but subtle contrast between traditional and contemporary buildings (international example)*



7.3.6 *Example of damage to brickwork and damage to steel from acrylic paint*



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REQUIREMENT CHECKLIST

Objectives

- ☐ Element 1: Urban Structure
 - ☐ Buildings and elements with heritage significance are retained.
 - ☐ New development fits into the established urban structure
 - ☐ The urban grain of each precinct is maintained
 - ☐ Urban design prioritises pedestrian amenity whilst accommodating slow moving traffic and service access.
 - ☐ Existing open space is preserved and enhanced.
- ☐ Element 2: Land Use Mix and Density
 - ☐ Land use diversity and mixed use character is maintained through the West End
 - ☐ Land uses are to be compatible with the traditional built form of each precinct
 - ☐ Concentration of retail and active pedestrian-focussed uses along the High Street ground floor frontage.
 - ☐ Land uses (where the planning scheme allows discretion in this) compatible with surrounding uses and mixed use environment.
- ☐ Element 3: Massing and Height:
 - ☐ Developments maintain simple, rectilinear form to the street.
 - ☐ Developments encourage a sense of mass and depth beyond the façade.
 - ☐ Buildings maintain the continuous urban wall to the street and reinforce the sense of enclosure.
 - ☐ Development reflects the building height *and* proportions characteristic of the West End.
- ☐ Element 4: Roofscape, Views and Skyline
 - ☐ Buildings maintain the continuous urban wall to the street, and the frame of the skyline.
 - ☐ Existing vistas, views and skyline are retained or enhanced.
 - ☐ The general roofscape and form are maintained.
- ☐ Element 5: Facades
 - ☐ New development reflects the classical proportions and character of adjacent building and the streetscape whilst remaining discernible as contemporary. The contrast should be clear but subtle.
- ☐ Element 6: Building Type
 - ☐ New development (including additions) do not diminish the legibility of original building type.
 - ☐ New development is compatible with the precinct, sit comfortably along side existing buildings, and assists in interpreting the history of the area.
- ☐ Element 7: Details and Materials
 - ☐ Buildings and their facades reflect the architectural detailing of the Classical Freestyle, as well as its proportional rules.
 - ☐ Materials used in new development are consistent with or complimentary to the original fabric of the West End.
 - ☐ New development visible from the street maintains the natural characteristics of traditional materials and an ability to endure age and weather.

Drawings and Documentation (typical):

- ☐ Context analysis

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- ☐ Design statement
- ☐ If the site is heritage listed, a heritage assessment
- ☐ Site layout including details of landscaping and materials (separate landscape plan required if extensive)
- ☐ Floor plans (full set including roof plan)
- ☐ Sections through development
- ☐ Building and Street Elevations
- For buildings including new street façade / modifications
 - ☐ Mass to void proportions
 - ☐ Federal classical diagram overlaid over single façade
 - ☐ Palladian proportion diagram overlaid over single façade
- ☐ Streetscape perspectives
- ☐ Schedule of materials and finishes

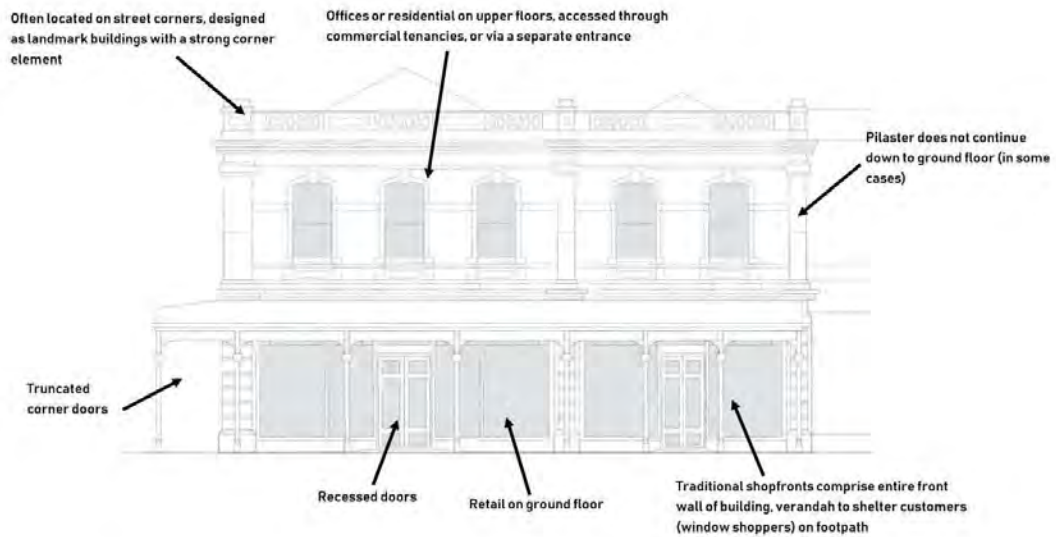
Recommended Process:

- ☐ Preliminary consultation with City of Fremantle prior to lodgement
 - ☐ Determination of significance of proposal and DAC referral requirements
- ☐ Substantial Proposals: Presentation of site analysis and concept drawings to DAC
 - ☐ Following up review if required
- ☐ Option for major proposals: Design Competition
- ☐ Substantial Proposals: Presentation of design drawings to DAC
 - ☐ Follow up review if required
- ☐ Lodgement

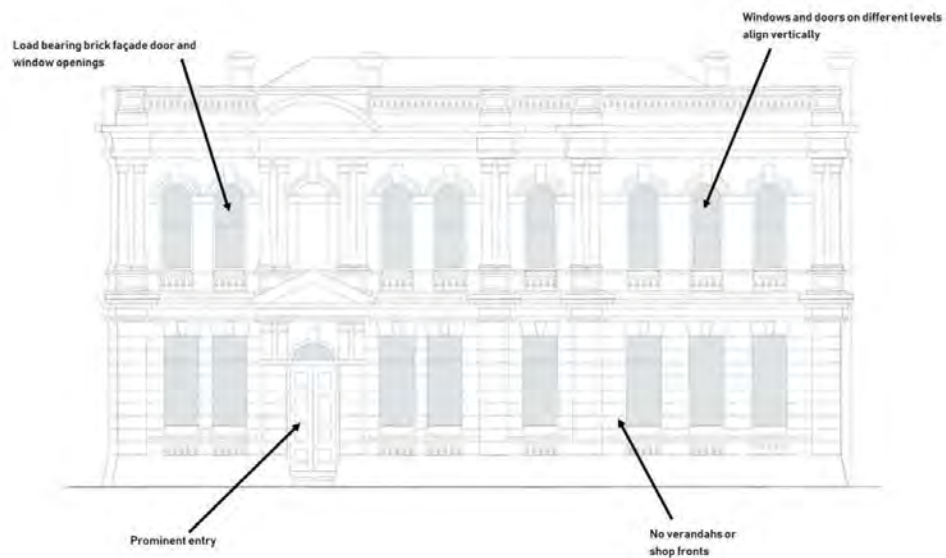
*Definitions derived from "The Councillors Guide to Urban Design" (CABE, 2003)

Appendix 1 – Building Types

Retail Mixed Use



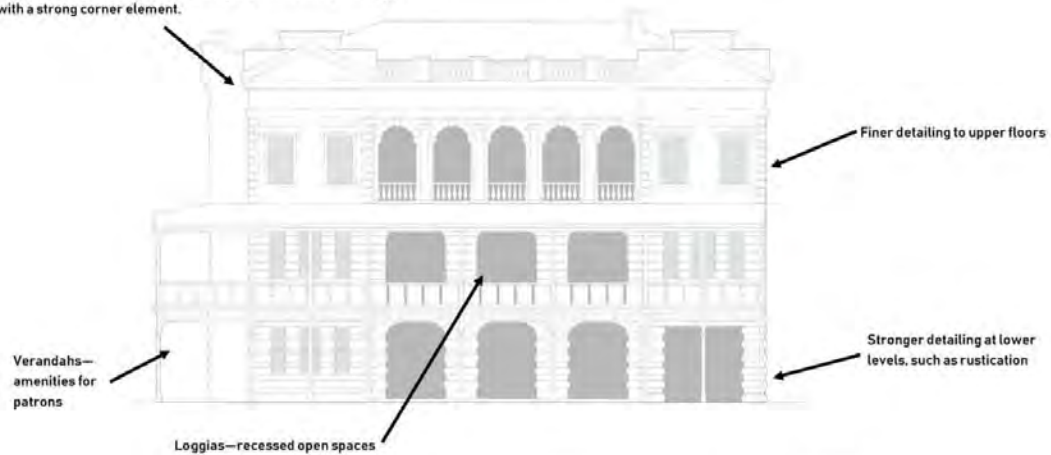
Commercial / Office



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Hotel

Often located on street corners, designed as landmark buildings with a strong corner element.



Warehouse Mixed Use

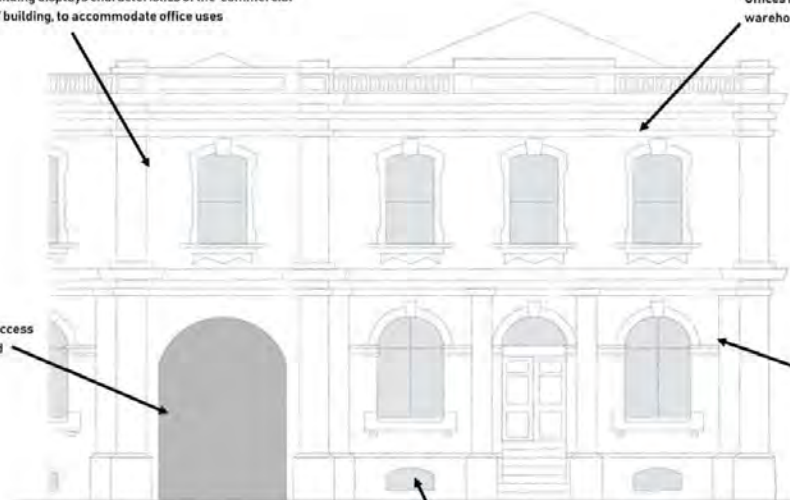
Front of building displays characteristics of the 'commercial mixed use' building, to accommodate office uses

Offices in front, with warehouse behind

Cart-way provides access to warehouse behind

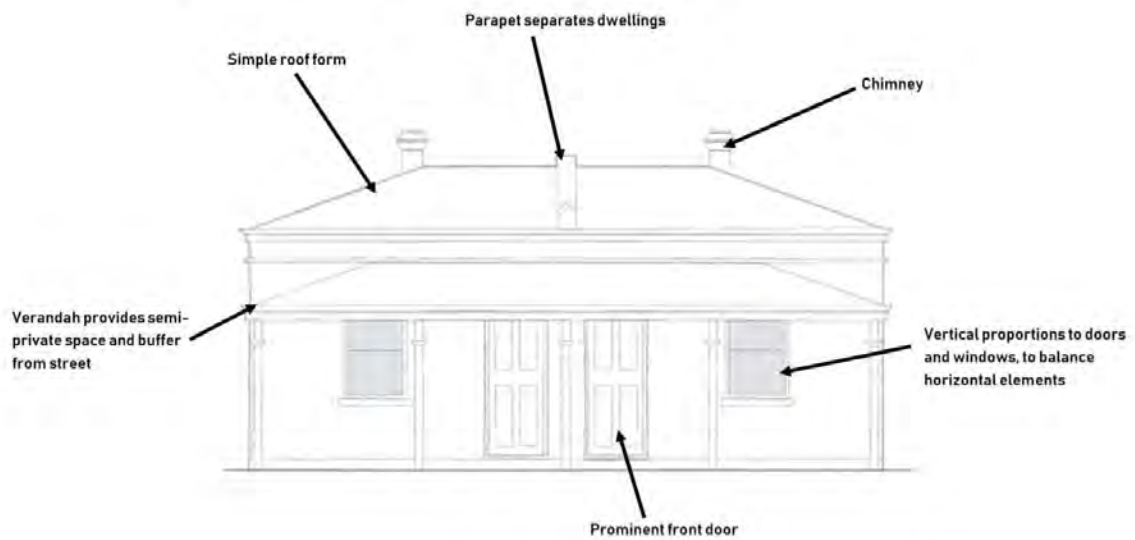
No verandah

Half basement for storage and to raise warehouse floor for unloading carts



West End Heritage Area Policy

Pre Gold Rush Residential



2. Community Engagement Report



Community Engagement Report

September 2020

This document is available in alternative formats on request.

Draft West End Heritage Area Policy
and Potential Scheme Amendment

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Draft West End Heritage Area Policy
and Potential Scheme Amendment

Introduction

Located in the Fremantle City Centre, the West End is widely considered to be one of the most significant and intact historical heritage precincts in Western Australia and was State Heritage-listed in 2017. The City of Fremantle has drafted an updated local planning policy for this area (LPP 3.21). The principles of a planning scheme change are also being considered.

The current policy is over 30 years old and contains outdated information. The proposed policy is a comprehensive update and seeks to integrate both planning and heritage considerations into one document. It will apply to all development (including conservation works and changes to existing buildings) on private land within the West End Heritage Area.

A report recommending a review of the policy and key direction for the revision was endorsed by the Strategic Planning and Transport Committee on 20 June 2018. A report endorsing the draft policy for community engagement was considered by Council on 18 March 2020.

Community Engagement

Preliminary engagement

In July 2018 the City wrote to a number of key stakeholder groups to invite their early input into the review, and met with the following groups:

- Design Advisory Committee
- Department of Planning, Lands & Heritage
- Fremantle Inner City Residents Association
- Heritage Council of Western Australia

The Fremantle Society and City Precinct group were invited to comment but no response was received. The Chamber of Commerce CEO also made minor comments but did not participate in more formal consultation.

The feedback received in these discussions generally aligned with the policy approach recommended by the Strategic Planning and Transport Committee. The key challenges posed (such as different interpretations of a 'successful contextual response') reflected those previously identified by staff. The policy was amended to include details about the background and rationale, to improve comprehension of the policy.

More detail about this process and each group's input can be found in the Committee's meeting minutes from 18 March 2020, available on the City of Fremantle's website.

Current engagement

Wider community engagement took place between 7 August – 7 September 2020. The purpose of the engagement was to gather feedback on the draft policy and on an associated potential scheme amendment.

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Engagement was undertaken via:

- An online survey on My Say Freo
- A drop-in information session with City Heritage, Planning and Community Engagement staff on Wednesday 26 August 2020
- Direct meetings with stakeholders as requested, including the Fremantle Society and the Heritage Council of Western Australia

Awareness and promotion was undertaken via:

- Posters placed at City offices and delivered to 16 cafes within the West End
- 841 letters sent to owners and occupiers in the local area
- Promoted in the My Say Freo, Freo Weekly and This is Fremantle newsletters
- Promoted in the City's Newsbites advertisement in the Fremantle Herald
- Posted on the City's Facebook page

Findings

Several key themes emerged across all methods:

- The West End is a unique, beautiful and special area that contributes greatly to Fremantle's identity and culture. It is historically significant and there is strong community support for preserving the heritage of the area as well as ensuring good quality, sensitive design.
- Many agree in principle with the objectives of the policy and wish to protect heritage and enable use and vibrancy.
- Some do not believe that the policy will achieve these objectives and there is some community fear that the proposed policy could lead to worse outcomes. This view was not always based on the details of the policy.
- Some respondents would like to see more images and examples in the policy to provide more clarity. There were also a range of comments made on specific sections of the policy, in particular a number of respondents would like to see clarification of the significant views that should be protected.
- There was some confusion over the potential scheme amendment, with many misunderstanding the limited extent of the proposed change. There were differing views, with some in support of removing the setback requirement and many opposed.
- There is also a lack of awareness of the role of the City as only one of the approving authorities, with applications in the West End also subject to state heritage review.

"Fremantle is not just a heritage precinct - it is alive. It is a precious historical gem that defied the odds due to the great work of local conservationists and must be preserved"

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My Say Freo & emailed submissions

From 7 August 2020 to 7 September 2020 there were 479 visits to the My Say Freo page. There was a total of 24 submissions, with 16 received through My Say Freo and eight submissions by email. Two submitters did both.

Of these submissions, the respondents were predominantly Fremantle residents or visited the West End. There were also a number that owned/occupied property or businesses in the West End or had a personal connection or special interest in the area.

The majority of My Say Freo respondents reside in Fremantle with one response each from East Fremantle, North Fremantle, Cervantes and Denmark.

In addition to comments made by individuals and property owners, emailed submissions were received from the following agencies and interest groups;

- The Fremantle Society;
- History Council of WA (not to be confused with the 'Heritage Council of WA');
- Fremantle Chamber of Commerce;
- Lance Holt School; and
- Heritage Council of WA.

Submissions have not been included in full in this report, however can be viewed in the schedule of submissions accompanying the Council item.

Importance of the West End

Respondents were asked why the West End was important to them. Many people lived in or had a connection to Fremantle, or an interest in seeing heritage preserved, and spoke of the historical significance of the area. Respondents appreciated its architecture and beauty, and saw the West End as very important to Fremantle's unique identity.

People enjoyed the pleasant view and experience when walking through or saw it as a popular and vibrant space contributing to the life of Fremantle. Some stated it was important to them as a resident, owner, visitor or worker in the West End.

Comments on the policy

There was a high level of support for the objectives of the policy, with support for the intent to protect heritage and preserve the character of the West End, as well as supporting ongoing use

"I love my city. I came here because it is of human scale. I see visitors visibly relax and appreciate the low building height, access to the sky and the general positive ambience of being in a place of human scale."

"Stunning buildings line streets with clear sight lines to popular spaces. Bars, cafes and bespoke traders. Truly Fremantle."

"I'm extremely happy with the area at the min and I'm unsure why the objectives of the heritage policy has to change. I fear any changes are purely to enact developments that was previously not permitted..... if not why change the wording or objectives?"

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and vitality. A small number of respondents supported the objectives but did not believe the policy was the best way to achieve them.

For those who did not support the objectives or the policy, the primary reason was a concern that it would relax current controls and allow poor quality development. There were also comments on parking and concern with extending after-hours uses into quiet areas.

"I read through the policy and it allayed my concerns. It looks like the intention of the policy is to preserve the look of the heritage precinct, and not put any high rises in!"

Those who were unsure whether they supported the policy found it difficult to interpret the information, were happy with things 'the way they are', or feared that the changes could damage heritage in the area.

"Please get this right. Freo is as sensitive architecturally as Rottneest is natural bush wise. No more bland boxes that look as if they will age rapidly and need demolition."

Many people thought the policy struck a good balance between promoting thoughtful design responses and providing clarity, stating that there was good detail in the guidelines, it provided clarity on what should be essential and it aligned with the Burra Charter process.

Others thought the policy was too generic, discretionary or open to interpretation by developers, owners or decision makers to effectively preserve heritage outcomes. There was a level of concern with developers taking advantage of the policy. Some spoke of existing poor development stating that the current policy had not worked and wanted stronger protection for the West End.

There were also concerns that despite the policy being in place it would remain difficult to ensure good architectural design. It should be noted that this is an enduring problem and 'good design' is subjective, varying from person to person.

"No! I don't want developers to clutter and destroy the stunning streetscape so carefully planned so long ago."

Other comments on the policy document included:

- A number of respondents wanted to see more images and graphics used to clarify the intent of the policy, or examples of what should not be allowed.
- Multiple people suggested specifying which views needed to be protected (for example, the view of the corridor to the Roundhouse), and considering views from various vantage points.

"Some parts of the policy are over detailed and repetitive. The balance of the policy, however, strikes me as well-intentioned and concerned with encouraging appropriate design responses to the unique character of the area."

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- A number of respondents suggested some areas could be condensed and made more succinct. Comments were also made regarding some of the technical language used in the document, expressing concern that this may not be accessible for those who are not qualified heritage architects.
- Specific suggestions were made for additional detail or clarification on a number of topics, including facades, historic shopfronts, heritage lighting, signage, height, setbacks, details, outdoor spaces (such as courtyards and rooftops), interiors, materials, alfresco areas and additional objectives. These have not been included in full here but all input is considered by project officers.
- One stakeholder wanted to see the importance of social, cultural and economic elements reflected in the rationale for protecting the West End.

Appearance of new development within heritage surroundings

Respondents were asked whether they thought that new additions should be modern and notably different from heritage surroundings, or similar.

Views were mixed with many stating that new additions should be modern interpretations. These should be sympathetic to and respectful of the surroundings and reflect but not replicate them, as per the Burra Charter. It was thought that each case should be judged on its merits and dependent upon the context.

"New buildings should be encouraged to reflect, not replicate, the qualities of existing structures. In my view, it should be mandatory for new buildings to match the 'over-scale' but distinctive proportions of the ground floor of adjacent and nearby historic buildings."

Others thought that new additions should be similar to existing heritage buildings.

Other comments included that modern buildings should 'disappear', and that internal spaces should be functional according to modern standards.

"Similar design to existing heritage as we have already lost enough heritage and that is a lot why people come here. It is precious and faux heritage still works"

Proposed potential scheme amendment

The City sought feedback on a potential amendment to the Local Planning Scheme to remove the mandatory requirement for fourth storey setbacks. The intent and extent of this proposed change was generally poorly understood.

The City clarifies that the proposed potential scheme amendment relates only to the requirement for a fourth storey to be set back from the street, and there are no other proposed changes to height requirements in the Local Planning Scheme as per the below,

Under the Local Planning Scheme, any fourth storey or height above 11 metres would still be required to be:

1. Limited to 14 metres in total

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2. Consistent with the predominant height pattern of adjoining properties and the locality
3. Not detrimental to the amenity of adjoining properties or the locality
4. Consistent with... conservation objectives for the site and locality and
5. Consistent with any other matters in Council's local planning policies.

The new draft policy also requires that developments must reflect the building height and proportions characteristic of the West End. This includes meeting design guidance that:

- Upper storeys must read as a coherent whole
- New development should tie into or reflect the existing floorplates of traditional buildings and
- New development should consider the proportion relates to the adjoining buildings, streetscape and wider precinct context.

It should also be noted that this does not prevent a setback where this is the best outcome. It is only intended to provide flexibility where street frontage would be a better outcome.

There was a mixed response to the proposed potential scheme amendment. Some respondents supported the proposed change, reasoning that each application should be considered individually on its merits, and that design should remain sympathetic to the area.

*"If done with the utmost sensitivity.
This would be a first....."*

Others did not support the proposed change or wanted things to 'remain as they are'. Reasons for this included that without guaranteed good design additions would be better off without street frontage, it contributes to bulk in the area and that heritage features should dominate the area with setbacks encouraging this.

*"Our current approach to the setback
of upper floors does not in itself
create good design, but it helps to
minimise the impact of poor design."*

Some people did not support the addition of visible extra storeys on top of existing buildings at all, but it should be noted this is allowed under the current scheme and the change would not affect this.

*Yes I support that. It was an attempt
to address complex issues with a
deterministic planning requirement,
where instead each site's context and
solution should be considered on its
merits.*

Further consultation will be conducted on the proposed scheme amendment should it be initiated by Council.

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Other comments

A number of other issues were raised. These included:

- Comments about the assessment process, such as seeking clarification on how the new policy would be used in the assessment, and a suggestion that requiring a character/context statement would be useful.
- Comments about Notre Dame and that its role as a large owner in the West End should be recognised in the policy.
- Comments on the listed area being expanded to include streets surrounding the area shown in the policy, more listing of individual properties or seeking national heritage listing.
- Comments about parking, public transport, lighting, trees, public art, street furniture and other public elements.
- A request to support current building owners in the area (for example removing the requirement to pay for footpath closures while conservation work is being conducted), or to consider existing vacant space.
- Issues of how to resource or incentivise conservation work.
- Comments on the usefulness of the local identity design code.
- Concerns raised regarding the application of current scheme and policy provisions by City officers, resulting in poor development outcomes in the area.

Drop-in 'Talk to a Planner' session

A drop-in information session was held at the Moores Building Contemporary Art Gallery from 4.00pm-6.00pm, Wednesday 26 August 2020. An estimated 25-30 people attended, including West End property owners/occupiers and business owners, visitors to the area and other Fremantle residents.

Many attendees came to find out what was being proposed rather than provide feedback on the policy document. Many had received incorrect information about upper storey additions and expressed concern about unsympathetic changes to existing heritage buildings which would ruin the significance/scale of the area. Concerns with the quality



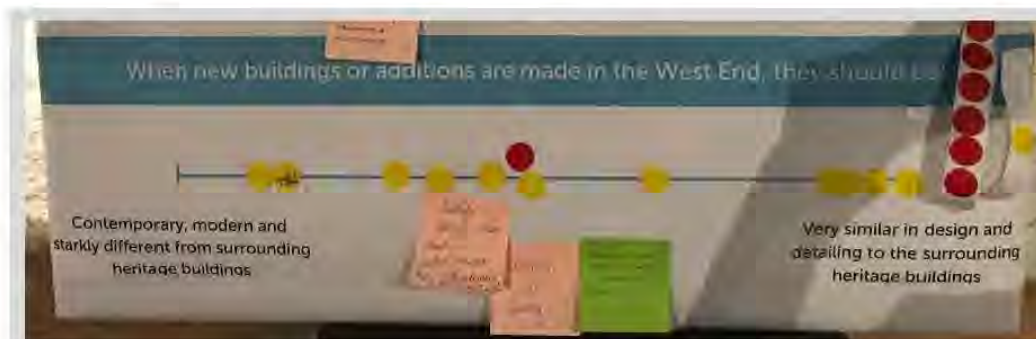
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of fourth storey additions are noted, however this was likely exacerbated by a misunderstanding of the small extent of the proposed change.

A number of attendees were residents or property owners who wanted to find out how the proposed changes would apply to the area and their properties (and future renovations).

Key feedback received included:

- Attendees reiterated that the West End is a very unique, special and charming place that is important to Fremantle's identity and history. There was strong support for preserving heritage in the West End and many stated the importance of quality, sensitive design.
- Comments on the objectives of the policy were mostly very supportive. They reflected the intention of the policy to preserve heritage while encouraging vibrancy and liveability in the area.
- In discussing the success of different developments, a great diversity of views were expressed with people often diametrically opposed on the same building.
- There were differing views on removing the upper setback requirement, with some happy to remove and others wanting to retain.
- There were also mixed views on the appearance of new developments and additions, with some believing they should read as distinct and separate, and others that they should look like the heritage surrounds. Many sat somewhere on a spectrum between the two extremes (pictured)



Above: Activity from Talk to a Planner session. Image reads "When new buildings or additions are made in the West End, they should be:" Responses are provided on a scale between 'Contemporary, modern and starkly different from surrounding heritage buildings' and 'Very similar in design and detailing to the surrounding heritage buildings'.

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Above: Post-it comments from the Talk to a Planner session. From left to right, images read:

"Quality design that reads in context however has individually merit on its own"

"The West End is Fremantle - don't wreck it! Keep it for future generations"

"Quality over quantity"

"Absolutely agree with the objectives - if 'functional and useful' is intended in the context of modern society = this should remain a living urban environment. "

"High Street is the Champs Elysees of Fremantle >> Beautiful & unique! Statement from a Parisian who now lives in Henry St"

"West end connects the past with the future"

Stakeholder meetings

City officers attended a regular meeting of the Fremantle Society on 11 August 2020. Officers gave an overview of the draft local planning policy and amendment, the background and reasons for the review, and the objectives.

The Society noted expressed concerns with the quality of development occurring in Fremantle and a belief that heritage is not given enough weight in decision making. There was also a perception that a pro-development approach is promoting/allowing inappropriate development. The Society were concerned that planning considerations

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may override heritage considerations and that there may be a push for more building height and inadequate controls to prevent this. They had also conducted a superficial review and believed the policy is being weakened (including removing the mandatory setback for upper storeys).

The Fremantle Society (and representatives of the group) have also made formal submission via email, feedback from which has been included in the responses above.

On Friday 28 August, City officers presented the new policy to the Heritage Council. The Heritage Council had queries around car parking and archaeological matters and stated that the City had not provided the full statement of significance for the heritage area in the policy. The Heritage Council also made a formal submission via email commending the City on the policy and objectives, with other feedback included above.

Next Steps

The City's Strategic Planning and Heritage staff will review all of the feedback received and make appropriate changes to the draft local planning policy.

Once this process has been completed, staff will prepare a report for consideration of Council. This report will detail the outcomes of engagement, discuss potential adjustments to the policy, and make recommendations on the adoption of the document.

Council will also view the feedback on the proposed scheme amendment for upper floor setbacks and decide whether to proceed with the amendment. If the scheme amendment is formally initiated, there will be a further round of consultation during the assessment process. Scheme amendments are submitted to the Western Australian Planning Commission for final assessment, and ultimately decided by the Minister for Planning.

Submitters will be notified of Council meeting dates and any other updates to this project.

