



Minutes

Strategic Planning and Transport Committee

Wednesday, 18 November 2020, 6.00pm

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STRATEGIC PLANNING AND TRANSPORT COMMITTEE

Minutes of the Strategic Planning and Transport Committee Meeting
held in the North Fremantle Community Hall
on **Wednesday, 18 November 2020** at 6.00 pm.

1. Official opening, welcome and acknowledgement

The Presiding Member declared the meeting open at 6.02pm.

2.1. Attendance

Dr Brad Pettitt	Mayor (<i>arrived 6.05pm</i>)
Cr Sam Wainwright	Presiding Member/Hilton Ward
Cr Adin Lang	Deputy Presiding Member/City Ward
Cr Geoff Graham	Beaconsfield Ward
Cr Bryn Jones	North Ward
Cr Marija Vujcic	South Ward
Cr Su Groome	East Ward
Cr Hannah Fitzhardinge	Beaconsfield Ward (<i>observing</i>)
Cr Jenny Archibald	East Ward (<i>observing</i>)
Mr Philip St John	Chief Executive Officer
Mr Paul Garbett	Director Strategic Planning and Projects
Mr Russell Kingdom	Manager City Design and Projects
Ms Phillida Rodic	Manager Strategic Planning
Ms Gena Binet	Heritage Coordinator
Mr Sam Moss	Senior Strategic Planning Officer
Ms Michelle Gibson	Meeting Support Officer

There were approximately 10 members of the public and no members of the press in attendance.

2.2. Apologies

Nil

2.3. Leave of absence

Nil

3. Disclosures of interests

Cr Adin Lang declared a financial interest in item number SPT2011-2, as he owns property within the area.

4. Responses to previous questions taken on notice

Nil

5. Public question time

The following member of the public spoke in relation to item SPT2011-1.

John Dowson

The following members of the public spoke in relation to item SPT2011-3.

John Dowson
Deborah Gare

6. Petitions

Nil

7. Deputations

7.1 Special deputations

Nil

7.2 Presentations

Nil

Mayor, Brad Pettitt arrived at 6.05 pm prior to consideration of the following item.

8. Confirmation of minutes

COMMITTEE DECISION
(Officer's recommendation)

Moved: Cr Sam Wainwright Seconded: Cr Geoff Graham

The Strategic Planning and Transport Committee confirm the minutes of the Strategic Planning and Transport Committee meeting dated 21 October 2020.

Carried: 7/0

Mayor Brad Pettitt, Cr Sam Wainwright, Cr Geoff Graham,
Cr Bryn Jones, Cr Adin Lang, Cr Marija Vujcic, Cr Su Groome

9. Elected member communication

Nil

10. Reports and recommendations

10.1 Committee delegation

SPT2011-1 KINGS SQUARE INTERPRETATIVE ARTWORK

Meeting date:	18 November 2020
Responsible officer:	Manager City Design and Projects
Decision making authority:	Committee
Meeting attachments:	1. Artist Statement.
Additional information:	1. Nil

SUMMARY

In February 2018, Council approved a Public Realm Concept Design for Kings Square and the concept for a 'Windows to the Past' interpretative project, for further investigation.

The purpose of this report is to:

- Provide background information regarding an interpretative artwork as part of the Kings Square project;
- Present an update on how the *Windows to the Past* idea has evolved into a new concept / project proposal;
- Presents a revised interpretation concept;
- Seek council support to enable the revised concept to proceed to the next stage of development, including cost planning and identification of potential funding partners.

A presentation will be made to the Strategic Planning and Transport Committee by public art collaborators Sharyn Egan and Simon Gilby, to provide a more detailed explanation and visualisation of the concept.

The report recommends 'in principle' approval of the revised interpretation concept and requests that a further report be submitted following design development and costing.

BACKGROUND

On 28 February 2018, Council approved a Public Realm Concept Design for Kings Square to guide an integrated approach to enhancing the public spaces in and around Kings Square (SPT1802-2). The development of this plan followed the advertised Business Plan and Urban Design Strategy for Kings Square which both recognised the importance of integrated public art and cultural interpretation. The Public Realm Concept Design suggested the following themes:

- A celebration of Fremantle as an artistic city.
- A celebration of Walyalup (Fremantle) and recognition of Whadjuk Noongar culture.
- The cultural and built heritage of the square.

The resolution in February 2018 also noted a series of steps planned for pursuit of the Plan (including consultation with the Whadjuk Working Group) and approved in principle the idea of 'Windows to the Past' to interpret the former church and other archaeological material, noting that this would be further refined following more detailed investigation.

On 19 August 2019 elected members received a presentation at a briefing session on various options for interpretation as part of the Kings Square project. The key components discussed were:

- That the South West Aboriginal Land and Sea Council (SWALSC) had nominated three traditional owners to be consulted with for Kings Square.
- Discussions with the traditional owners had identified that the site was significant in terms of an opportunity to interpret themes and stories that had a broader connection to Nyoongar culture – not just the small area of land referred to as Kings Square.
- The Windows to the Past idea presented an opportunity to interpret pre-colonial history in addition to interpreting the footings of the former St John's Church.

The City commissioned archaeologists to undertake further investigations specific to the remnant footings of the former church that were considered to be in good locations for the interpretive window. The excavations revealed that the key sections of footings that had the best potential to be integrated into the Windows to the Past concept had been adversely impacted upon and/or modified and were not in a good condition to be revealed without substantial reconstruction and/or conservation works.

Discussions were also held with experts from *Museums WA* regarding the technical challenges involved in preserving and displaying archaeological artefacts under a trafficable glass window, in an outdoor environment. One of the major concerns was the long-term preservation of historic material, once it becomes exposed to air. Mechanical ventilation would be required to deal with issues such as condensation, stagnant air and mould. Initial estimates put the project in excess of \$200,000 for a relatively small window of approximate size 3mx2m.

In consultation with the three nominated traditional owners, the design team also investigated various ideas to integrate pre-colonial interpretation into the project. Various design ideas were discussed with traditional owners regarding how a 'deeper layer' of historical interpretation could be integrated into the window concept. However, the limited space and restricted viewing through a horizontal window remained a design constraint that could not be satisfactorily overcome.

In light of both the technical and creative challenges, the Windows to the Past concept was placed on hold in March 2020 (partially in response to the COVID-19 pandemic).

In August 2020 the interpretive project was re-activated, and the team was challenged to 'think fresh' and re-image how appropriate cultural interpretation could be realised within the public realm of Kings Square.

OFFICER COMMENT

In August 2020 the project team was enhanced by adding the skills of two highly regarded public artists:

- Sharyn Egan
- Simon Gilby

A Revised Concept

The project team developed a new interpretive concept that has multiple elements that also works as a whole. The two key components are:

1. Interpreting the Former Church

The location, size and orientation of the former St John's church will be interpreted through a careful selection of paving materials/textures, flat with the ground plane. The previous brass plaque that was made in the 1980's to explain the location of the original church will be reinstated on site.

2. Interpreting Whadjuk Nyoongar Culture

The main idea is to recognise all 14 Nyoongar clans (from Geraldton to Esperance) in the heart of public square by installing 14 large stones – each representative of the country they have come from. Each stone would be sought from the relevant traditional owners and, with their consent, be transported to Fremantle for final installation. The significance of the project is less about a 'crafted sculpture' in the western tradition of public art, but more about connection to country, relationships and reconciliation.

The stones would be located with precision – both in terms of orientation towards their place of origin, as well as an interpretation of distance from origin.

In addition, the ground plane that receives these stones would have the following integrated elements:

- The Nyoongar night sky, depicted in LED up-lights.
- The capability of housing the 'Fire Vessel' when not in ceremonial use.

See Attachment 1 for Artists Statement that provides an overview of the concept by the two collaborating artists.

Although an element of 'disruption' to the ground plane / public realm is core to the proposal, this will need to be balanced with other requirements for events, access and movement requirements within the space. Further analysis and refinement to find the right balance will be necessary.

This report seeks Council's in principle support for the revised concept. If supported, the project will go through design development stage together with the development of a cost plan for further consideration by Council.

FINANCIAL IMPLICATIONS

The Council has budgeted \$150,000 for interpretive artwork as part of the Kings Square project. This is separate to the fire vessel project that is currently running in parallel. It is

anticipated that the final cost for the revised concept will be in excess of the existing budget and that other funding partners may need to be identified and approached.

LEGAL IMPLICATIONS

Nil

CONSULTATION

Community consultation has previously occurred on:

- Kings Square Urban Design Strategy;
- Kings Square Business Case;
- Public Realm Concept Design.

As part of the Kings Square public realm project, SWALSC was invited to nominate traditional owners to be consulted with for the project back in 2017. Three Elders have been subsequently nominated and have continued to be involved in the project for the past 3 years. The project team has gained invaluable insight and guidance from the nominated representatives. The recent 're-imagining' of the concept to a series of stones that represent the 14 Nyoongar clans has been given initial support. However, the Elders have been clear that the project will require broader consultation – especially with the traditional owners from the 14 different clans – before the idea can proceed into a project stage for delivery. The participation and gifting of each of the 14 stones will need to come from each clan.

On-going consultation and collaboration with St John's Church will continue, noting that the Anglican Church is a major stakeholder and landowner within King Square.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

Moved: Cr Sam Wainwright Seconded: Cr Geoff Graham

Council:

1. Supports in principle the interpretative concept RESPECT, RECOGNITION AND RECONCILIATION by Sharyn Egan and Simon Gilby for Kings Square as outlined in Attachment 1, noting that it integrates an interpretation of the location of the former St John's Church as well as Nyoongar culture;
2. Notes that the following aspects will be progressed to develop the concept:
 - a. Integrating the interpretative paving for the former church as part of the planned enhancement works around the Walyalup Civic Centre;
 - b. Re-instating the plaque that explains the location of the former church building;

- c. Engagement with traditional owners from 14 Nyoongar clans, seeking initial advice from the South West Aboriginal Land and Sea Council;
 - d. Concept design development;
 - e. Presentation to the City's WRAP Reference Group;
 - f. Development of a cost plan and identification of potential funding partners;
3. Requests that a further report be presented back to Council to provide an update on matters in Items 2 c, d, e and f, above.

PROPOSED AMENDMENT

Moved: Cr Marija Vujcic Seconded: Cr Geoff Graham

To amend part 2 of the officer's recommendation, as follows

Council:

1. Supports in principle the interpretative concept RESPECT, RECOGNITION AND RECONCILIATION by Sharyn Egan and Simon Gilby for Kings Square as outlined in Attachment 1, noting that it integrates an interpretation of the location of the former St John's Church as well as Nyoongar culture;
2. Notes that the following aspects will be progressed to develop the concept:
 - a. Integrating the interpretative paving for the former church as part of the planned enhancement works around the Walyalup Civic Centre;
 - b. Re-instating the plaque that explains the location of the former church building; Agenda - Strategic Planning and Transport Committee 18 November 2020 Page 7
 - c. Engagement with traditional owners from 14 Nyoongar clans, seeking initial advice from the South West Aboriginal Land and Sea Council;
 - d. Concept design development;
 - e. Presentation to the City's WRAP Reference Group;
 - f. Development of a cost plan and identification of potential funding partners;
 - g. the city's history in the interpretative art to be inclusive, and diverse to include all history and that there is equity in representational outcome;
 - h. that there is, in addition to WRAP, several representative groups also included in the dialogue.
3. Requests that a further report be presented back to Council to provide an update on matters in Items 2 c, d, e and f, above.

Amendment lost: 2/5

For:

Cr Geoff Graham, Cr Marija Vujcic

Against:

**Mayor Brad Pettitt, Cr Sam Wainwright, Cr Adin Lang,
Cr Su Groome, Cr Bryn Jones,**

COMMITTEE DECISION ITEM SPT2011-1
(Officer's recommendation)

Council:

- 1. Supports in principle the interpretative concept RESPECT, RECOGNITION AND RECONCILIATION by Sharyn Egan and Simon Gilby for Kings Square as outlined in Attachment 1, noting that it integrates an interpretation of the location of the former St John's Church as well as Nyoongar culture;**
- 2. Notes that the following aspects will be progressed to develop the concept:**
 - a. Engagement with traditional owners from 14 Nyoongar clans, seeking initial advice from the South West Aboriginal Land and Sea Council;**
 - b. Integrating the interpretative paving for the former church as part of the planned enhancement works around the Walyalup Civic Centre;**
 - c. Re-instating the plaque that explains the location of the former church building;**
 - d. Concept design development;**
 - e. Presentation to the City's WRAP Reference Group;**
 - f. Development of a cost plan and identification of potential funding partners;**
- 3. Requests that a further report be presented back to Council to provide an update on matters in Items 2 c, d, e and f, above.**

Carried: 7/0

**Mayor Brad Pettitt, Cr Sam Wainwright, Cr Geoff Graham,
Cr Bryn Jones, Cr Adin Lang, Cr Marija Vujcic, Cr Su Groome**

Note: Prior to voting on this motion the Committee agreed to an administrative change to the order of points (a) to (f) in part 2 to make 'Engagement with traditional owners from 14 Nyoongar clans, seeking initial advice from the South West Aboriginal Land and Sea Council' point (a).

10.2 Council decision

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

Meeting date:	18 November 2020
Responsible officer:	Manager Strategic Planning
Decision making authority:	Council
Meeting attachments:	1. Schedule of Submissions 2. Revised Draft LPP 3.21
Additional information:	1. Advertised draft of LPP 3.21 2. Community Engagement Report

SUMMARY

In March 2020, Council resolved to undertake community consultation on a draft Local Planning Policy 3.21 (LPP 3.21) relating to the West End Heritage Area. This policy was prepared to replace an existing policy, adopted by Council in the early 1990s. Council also resolved to concurrently undertake preliminary consultation on the idea of amending the planning scheme to remove the mandatory upper floor setback requirement for new buildings within the West End which exceed 11 metres or 3 storeys in height.

Consultation on the draft LPP 3.21 and potential scheme amendment was undertaken between August and September 2020, delayed due to COVID-19. A total of 24 submissions were received. Overall, there was a high level of support for the objectives of the policy; most submissions thought it struck a balance between promoting good design responses whilst encouraging diversity of land uses and vitality. At the same time, some feedback expressed concern that the policy was too generic, lacking in detail and would be open to interpretation by property owners and developers.

Feedback on the potential scheme amendment was mixed: Concerns were expressed by some suggesting that a change to the setback requirement could result in detrimental building designs that would dominate the heritage character of the precinct. There was also a perception that the scheme amendment would result in taller and less sympathetic buildings being developed within the precinct.

This report discusses the outcomes of consultation in further detail and outlines modifications proposed in light of this. Officers recommend that Council adopt the revised LPP 3.21 (with amendments), revoke the current local planning policy for the West End (D.G.F14), and DGF22 (Sadler Building 36 Henry Street, Fremantle) and DGF15 (High Street Conservation Area (west of Fremantle Town Hall), and that a 'standard' planning scheme amendment be formally initiated to remove the mandatory upper floor setback requirement.

BACKGROUND

On 20 June 2018, Council resolved to prepare a revised local planning policy for the West End Heritage Area in central Fremantle (SPT1806-2). The revised policy was proposed to replace an existing policy that has been in place since the early 1990s known as 'D.G.F14 – West End Conservation Area'. As part of the review scope, Council also resolved to review the Local Planning Scheme No. 4 (LPS4) requirement for a mandatory upper floor setback requirement for buildings in the West End which exceed 3 storeys or 11 metres in height (i.e. a fourth storey setback). This amendment was proposed to provide flexibility when considering the design of new buildings in the West End, specifically in cases where a reduced (or nil) street setback to new buildings may be more contextually appropriate from a heritage perspective, and better reflects the setback of 'traditional' buildings within the precinct.

A draft version of Local Planning Policy 3.21: West End Heritage Area (provided in Additional Information attachment 1) was considered the Strategic Planning and Transport Committee on 18 March 2020, which resolved as follows:

Council: -

- 1. Notes the preliminary feedback received from key stakeholder groups on the review of the West End Conservation Area Policy.*
- 2. Endorses the revised Local Planning Policy 3.21 West End Heritage Area as included at Attachment 1 for the purposes of consultation in accordance with the procedures set out in clause 4 of the deemed provisions in schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City of Fremantle Local Planning Policy 1.3 Public Notification of Planning Proposals.*
- 3. Undertakes preliminary consultation in accordance with Local Planning Policy 1.3 Public Notification of Planning Proposals on a potential amendment to the City of Fremantle Local Planning Scheme No. 4 to:-*

Amend clause 6.7, Schedule 7, Local Planning Area 1 sub-clause 1.3.1 to delete requirement (a) "the upper level being sufficiently setback from the street so as to not be visible from the street(s) adjoining the subject site" and renumber requirements b and c accordingly. (SPT2003-1)

As discussed in the March 2020 report, the draft policy is broken down into seven main sections, which are based on recognised urban design principles. In very broad summary, it seeks to protect the heritage significance of the West End, whilst at the same time supporting the vitality of the area into the future through the continued use and preservation of buildings. By providing both design objectives and specific guidance, it seeks to provide clear, outcomes-based direction to inform the preparation and assessment of planning proposals.

With the advent of COVID-19 restrictions, consultation on the draft local planning policy and scheme amendment was delayed until August 2020. Consultation has now concluded and the outcomes of this are the subject of the following report.

Further background on the development of the draft policy can be obtained via the agenda and minutes from the above-mentioned meetings.

CONSULTATION

Consultation on the draft LPP 3.21 and the potential planning scheme amendment occurred between 7 August and 7 September 2020 (31 calendar days), in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)* and the City's Local Planning Policy 1.3.

Consultation included the following:

- 841 letters sent to owners and occupiers within the West End's State Heritage Area boundary;
- Publication of the policy and scheme amendment on My Say Freo, including an online survey;
- Production of an illustrated Information Pack to explain the proposed changes, available on My Say Freo and hard copy format;
- A drop-in information session with City Heritage, Planning and Community Engagement staff on Wednesday 26 August 2020, held at Moores Gallery located on Henry Street, Fremantle.
- Information about the policy and scheme amendment was also posted on the City's social media channels.

In addition to the above, City staff also gave presentations on the proposed changes to the Fremantle Society and the Heritage Council of Western Australia.

At the conclusion of the consultation period a total of 24 submissions were received: 16 through My Say Freo and an additional 8 emailed submissions separately. The attached Engagement Report and Schedule of Submissions provide a detailed summary of the comments received along with officer responses, however the key themes from submissions on both the policy and scheme amendment were:

Local Planning Policy:

- Strong support for the objectives of the policy overall – this includes preserving the heritage character of the area whilst supporting its ongoing use and vitality.
- The policy strikes a good balance between promoting thoughtful design responses for new development and providing clarity on heritage conservation principles for existing buildings.
- Concerns that the policy is too generic and open to interpretation; and resulting in a relaxation of controls, creating poor quality and unsympathetic development. Particular concern was raised in regard to building height requirements and the potential for additional height to be added to established buildings.
- Concern was also raised that the policy does not adequately acknowledge the Fremantle Identity and Design Code (Local Identity Code) or utilise the detailed analysis and guidance provided in it.
- Some made mention that the policy is difficult to interpret and that more supporting images and illustrations would assist.

- Others made comment that, after reading the policy, their concerns regarding increased building heights were abated.

The Heritage Council of Western Australia provided its endorsement of the draft local planning policy document.

The Fremantle Chamber of Commerce also provided commendation on the development of the policy.

Members of the Fremantle Society provided four individual submissions on the document, largely expressing concerns, one of which included an annotated copy of the draft policy showing suggested corrections and queries on specific provisions.

Potential Planning Scheme Amendment:

- Feedback on the scheme amendment was more mixed, with some submitters interpreting the change to setbacks as also meaning an increase to building heights within the area.
- There was a strong consensus that building height limits within the West End should not increase.
- Some respondents supported the proposed change, reasoning that each application should be considered individually on its merits, and that building design should remain sympathetic to the area.
- Others were concerned that reducing the setback might expose poor design and undermine the quality and character of the area.

It is noted that consultation on the potential scheme amendment was preliminary: if Council resolves to pursue the amendment and formally initiative it, it would be subject to another formal consultation process, in accordance with the *Regulations*.

Other/General Comments:

- Unanimous appreciation for the West End's heritage character, and a keen interest for this to be preserved into the future.
- Many submitters stated that the West End is intrinsic to the identity of Fremantle, this was reiterated by many attendees at the information session.
- There should be a greater focus on sustainable design outcomes for new buildings within the West End.
- Comments on the listed area being expanded to include streets surrounding the area shown in the policy, combined with greater listing of individual properties or seeking national heritage listing.
- Concerns raised regarding the application of current scheme and policy provisions by the City, resulting in poor development outcomes in the area.
- Comments on social media raised similar concerns to those noted in the formal submissions.
- Some submissions contained concerns relating to the effectiveness of Council approval processes and the Design Advisory Committee, citing previous examples of approved development in the Fremantle City Centre.

Refer to the attached Engagement Report and Schedule of Submissions for a more complete summary of the consultation process and responses.

OFFICER COMMENT

Draft Local Planning Policy 3.21

The ongoing public appreciation for the West End, and particularly for its built heritage, was highly apparent in both written responses and at the community information session held during the consultation period.

As noted above, the majority of feedback from submitters on the overall objectives of the policy was positive, with most agreeing that it strikes a good balance between preserving the heritage character of the area whilst supporting its ongoing use and vitality. The policy also received endorsement of the Heritage Council of WA (HCWA). With this in mind, officers do not propose any changes to the policy structure, themes or objectives.

Some submissions raised issues with interpretation of some of the provisions, particularly in relation to building height and street setbacks. A series of wording and formatting refinements are proposed in response to improve clarity and to make the document more user friendly. The revised draft is provided in Attachment 2 with proposed modifications summarised as follows:

- 'Land Use Mix and Density' section re-named 'Land Use Mix' to better align with the policy objectives and the overall intent of this section.
- Key policy provisions (i.e. element objectives, design guidance and illustrations) are provided in tabular format for easier identification, and to improve usability of the policy.
- Revision of wording to 'Massing and Height' requirements to better articulate the street setback provisions, particularly to clarify that setbacks to upper storey additions to buildings (where permitted at all) may provide the most appropriate response in some circumstances and so may be required. This change has been made in response to concerns raised in respect to the scheme amendment (discussed below).
- Improvements to wording in Building Types section to better link each building type to its corresponding precinct.
- Inclusion of Heritage Council's statement of significance for the precinct as 'Appendix 1' to the policy, in response to feedback from the HCWA.
- Some other minor textual and factual corrections have been made throughout, in response to other feedback received.

The lengthiness of the policy was raised in some submissions and is acknowledged by officers to be beyond that originally envisaged. However, attempts made to shorten the policy in its original drafting risked reducing clarity and articulation of the connection between heritage and design provisions, and so were not pursued. Conversely, other submissions suggested additional content and inclusion of further detail. It is hoped that the structure of the policy, clearly delineating explanatory background from design objectives and guidance will assist overcome this challenge, making the document easier to navigate, digest and apply.

A number of submissions suggested that interpretation would be improved with further supporting illustrations and photos of acceptable and unacceptable development. Officers acknowledge these comments and suggest that the development of additional

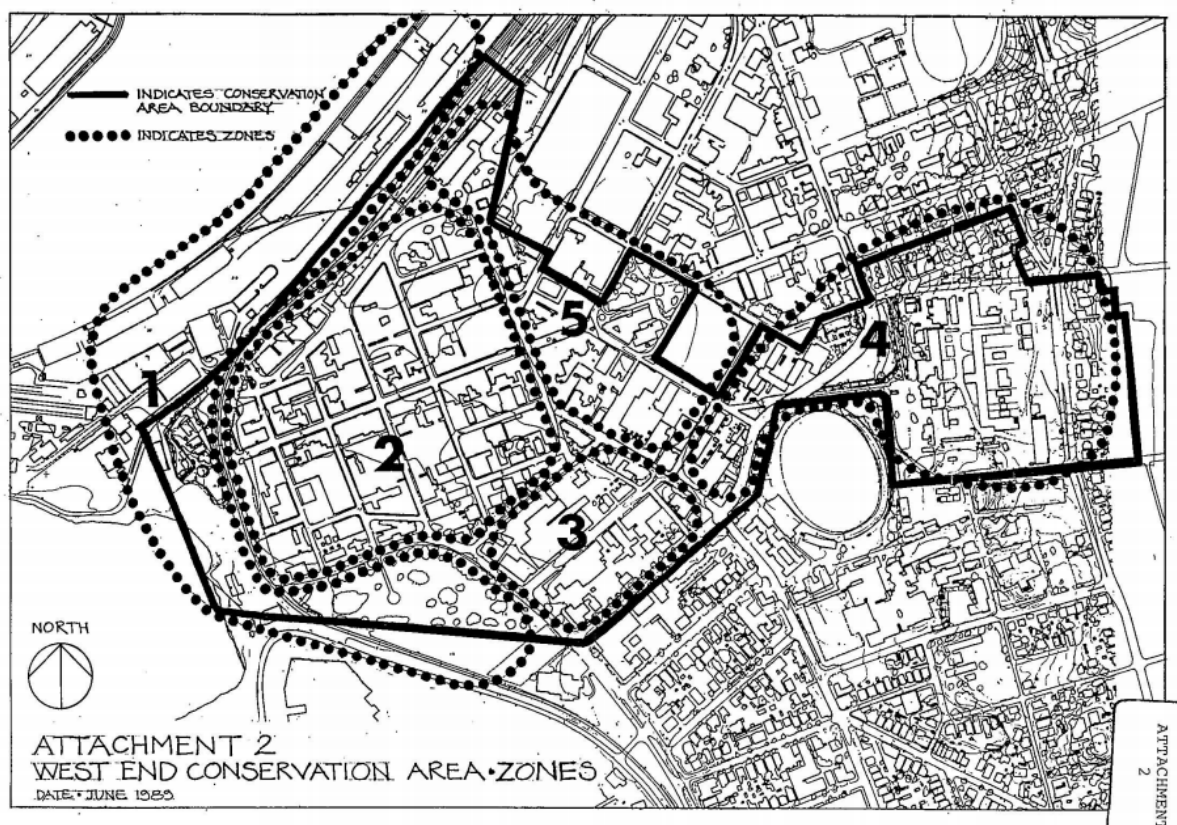
illustrations could be pursued as a further stage of review. In the interim, the inclusion of current illustrations represents an advancement on the current policy.

With the modifications proposed above, adoption of the revised policy in place of DGF14 is recommended.

In accordance with Council's original resolution on the policy review (20 June 2018) the revised policy "*incorporate(s) those elements of DGF22 (Sadler Building 36 Henry Street, Fremantle) and DGF15 (High Street Conservation Area (west of Fremantle Town Hall) – Shopfronts of Historical and Heritage Interest) warranting retention not already addressed in more general provisions of the West End Policy and Heritage List. Deletion of those policies is also consequently recommended.*

Heritage Area Nomenclature

As was resolved in the original June 2018 report, the policy has been prepared to broadly align with 'Zone 2' of the current 'West End Conservation Area' (see map below), the area commonly known as the West End, and also the extent of the state heritage listed place, West End, Fremantle.



Much of the balance of the current policy area is subject to separate heritage areas (namely Arthur Head, Victoria Quay, the Convict Establishment, the Law and Order Precinct and Fremantle Oval, all of which are within their own heritage areas). Review and update of the City's heritage areas has been identified as desirable and is progressing in stages. Pending the outcome of this process, renaming of the current West End Conservation Area is recommended to avoid confusion. This is proposed to be named the Central Fremantle Heritage Area, with the newly defined West End Heritage Area the subject of this policy continuing to represent a component of it.

Potential Scheme Amendment

The strongest concern raised during consultation related to the potential scheme amendment, which proposes to remove the mandatory requirement for storeys higher than 11 metres or above the 3rd floor to be set back such that they are not 'visible from the street' (as defined in the planning scheme). Building height and setback provisions for the West End are contained within Schedule 7 of the Local Planning Scheme No. 4 text, within 'Sub Area 1.3.1'.

The rationale for the proposed deletion was laid out in previous the previous report, however the key consideration was to allow new development in keeping with the traditional streetscapes of the West End, where buildings were mostly set back 'nil' to the street on all levels. The City sought to demonstrate this idea in consultation materials using the image shown in the figure below, where the image on the left shows a more contemporary building with the mandatory upper floor setback.



Image used to demonstrate current upper floor setback scheme provision

As stated, feedback on the potential scheme change was mixed, with many incorrectly assuming that the planning scheme change would result in an increase to the existing West End building height limits within the scheme text. To reiterate, building heights are currently capped at 11 metres or three storeys, with an additional storey and an additional 3 metres of building height (to a total 14m) only permitted subject to a development satisfying certain additional criteria which apply to all areas of the City where discretionary building heights are available. These criteria outlined in Clause 1.2 within Schedule 7 of the scheme, are as follows:

- (a) *that the proposal is consistent with predominant height patterns of adjoining properties and the locality generally;*
- (b) *the proposal would not be detrimental to the amenity of adjoining properties or the locality;*
- (c) *the proposal would be consistent, if applicable, with conservation objectives for the site and locality generally; and*

- (d) *any other relevant matter outlined in Council's local planning policies. Council may impose a lesser height in the event that the proposal does not satisfy any of the above requirements.*

Within various sub-areas of the scheme (including the West End), additional criteria supplement these general ones.

The scheme amendment proposes to delete a single clause, indicated in red in the figure below, within the LPS4 text for 'Sub Area 1.3.1' (applicable to the West End), which currently stipulates a mandatory setback requirement for buildings over 11 metres in the West End. It is reiterated that there are no changes proposed to the maximum building height requirements for the sub-area. The deletion of this clause means that where a fourth storey or development above 11m is acceptable under Clause 1.2 above (unchanged), there would be an option for this not to be setback out of line of the street: development would, however, still need to be deemed acceptable on conservation grounds, consistent with the West End local planning policy, capped at 14m and still be restricted to circumstances where the additional height is consistent with that of the adjoining buildings and the locality. The change would consequently not result in any increased number of 4th storey / 14m developments, but just some additional flexibility in their design.

Despite the general height requirements outline in 1.1 above, building height shall be limited to a maximum height of three storeys (maximum external wall height of 11* metres as measured from ground level with a maximum roof plain pitch of 33 degrees).

Council may consent to an additional storey subject to—

- (a) *the upper level being sufficiently setback from the street so as to not be visible from the street(s) adjoining the subject site,*
- (b) maximum external wall height of 14* metres, and
- (c) compliance with clause 1.2. above.

*Inclusive of roof parapet and spacing between floors.

As noted in previous Council reports, the current setback requirement has seen mixed success for new development in the West End. Deletion of the clause was supported by the City's Design Advisory Committee as well as both the previous and current Heritage Coordinators. Importantly, deletion of the clause would not preclude the City from allowing or enforcing a setback for a fourth storey, where this approach provides an appropriate heritage outcome. Initiation of a formal scheme amendment to modify Sub-Area 1.3.1 of the planning scheme text to remove the mandatory upper storey setback is recommended with inclusion of greater clarification in the policy that it may still provide the preferred design solution in some circumstances.

The Amendment is considered a 'standard' amendment under the definitions provided in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from this report and recommendation. Costs of advertising the scheme amendment are incurred through the City's operational budget for the Strategic Planning and Projects directorate.

LEGAL IMPLICATIONS

To further process the scheme amendment, the City will follow the procedures outlined within the *Planning and Development (Local Planning Schemes) Regulations 2015*. Part 5 of these regulations deal with amending local planning schemes. Consultation on the amendment will also be in accordance with the Regulations, as well as *Local Planning Policy 1.3*.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority

COMMITTEE RECOMMENDATION ITEM SPT 2011-3 **(Officer's recommendation)**

Moved: Cr Sam Wainwright Seconded: Cr Su Groome

Council

1. **Note the submissions received on the draft Local Planning Policy 3.21 and the associated potential planning scheme amendment, as detailed in Attachment 1.**
2. **Adopt Local Planning Policy 3.21 as per Attachment 2 and publish notice of the adoption in the local newspaper in accordance with Schedule 2, Part 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.**
3. **Revoke policies DGF22 (Sadler Building 36 Henry Street, Fremantle) and DGF15 (High Street Conservation Area (west of Fremantle Town Hall) and publish notice of the revocations in the local newspaper in accordance with Schedule 2, Part 2, Clause 6 of the Planning and Development (Local Planning Schemes) Regulations 2015.**
4. **Designate the area covered by the new Local Planning Policy 3.21 as the 'West End Heritage Area' under Clause 9 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and rename the current West End Conservation Area the 'Central Fremantle Heritage Area'.**
5. **Pursuant to s 75 of the Planning and Development Act 2005 resolve to amend City of Fremantle Local Planning Scheme No. 4 by:-**

- a) Deleting the following clause (a) from Schedule 7, 'Sub Area 1.3.1 - West End' of the Local Planning Scheme No. 4 text and re-numbering subsequent clauses (b) and (c) accordingly:

a. *The upper level being sufficiently setback from the street so as to not be visible from the street(s) adjoining the subject site.*

(AMENDMENT NO. 83)

4. Pursuant to reg 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determine that Amendment No. 83 to Local Planning Scheme No. 4 is a 'standard' amendment for the following reasons:-
- it would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - it does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - it is not a complex or basic amendment.
5. Authorise the Mayor and Chief Executive Officer to execute the relevant scheme amendment documentation.
6. Pursuant to s81 of the *Planning and Development Act 2005*, submit Amendment No. 83 to Local Planning Scheme No. 4 to the Environmental Protection Authority for determination of whether an environmental review is required.
7. Subject to the Environmental Protection Authority determining that an environmental review is not required, pursuant to reg 37 of the *Planning and Development (Local Planning Schemes) Regulations 2015* refer Amendment No. 83 to Local Planning Scheme No. 4 to the Western Australian Planning Commission.
8. Subject to the Western Australian Planning Commission's support to advertise the amendment, advertise Amendment No. 83 for public comment in accordance with the applicable provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Policy 1.3 Public Notification of Planning Proposals.
9. Thank all submitters for their comments and feedback received, and advise them of the outcomes of the process and next steps.

Carried: 7/0

Mayor Brad Pettitt, Cr Sam Wainwright, Cr Geoff Graham,
Cr Bryn Jones, Cr Adin Lang, Cr Marija Vujcic, Cr Su Groome

Committee delegation

Cr Adin Lang declared a financial interest in item number SPT2011-2. He left the meeting at 7.20pm and was absent during discussion and voting of this item. Cr Lang did not return.

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

Meeting date:	18 November 2020
Responsible officer:	Manager Strategic Planning
Decision making authority:	Committee
Meeting attachments:	1. Revised Draft 'Heart of Beaconsfield' Masterplan Concept (2020)
Additional information:	1. Context Plans 2. Community Engagement – Phase 1 – Report 3. Community Engagement – Phase 2 – Report 4. Draft 'Heart of Beaconsfield' – Interim Concept (2018) 5. Greening Fremantle Strategy 2020 – Extract 6. Perth and Peel @ 3.5 Million Transport Plan – Extract 7. 'Heart of Beaconsfield' Ideas Plans

SUMMARY

The Heart of Beaconsfield Masterplan project commenced following discussions between the City and key landowners in the area in 2016. Its objective was to develop a non-statutory plan in conjunction with the community to guide and coordinate various developments and changes touted for the area. The project has involved the input of a Working Group, and been subject to two phases of community engagement.

An interim draft masterplan was released in September 2018 to provide a community update on the proposal whilst feasibility assessments were undertaken in relation to land use options for Bruce Lee Oval and the Lefroy Road Quarry. Concurrent with this, a formal structure plan proposal for the Davis Park precinct within the masterplan area was lodged and assessed, and other planning exercises (including City of Fremantle recreation planning) have progressed, requiring a response in the plan.

The purpose of this report is to consider the revised draft masterplan for the purposes of inviting public comment on it. The draft masterplan includes provision of strategic green links, open space retention/expansion, incorporation of a new oval (longer term), retention of community facilities, active transport connectivity and allowance for more diverse housing typologies.

This report recommends that Council formally endorse the revised draft masterplan for the purposes of community consultation.

BACKGROUND

Project Initiation

The City of Fremantle began the Heart of Beaconsfield (THOB) master-planning project in 2016. The project recognised the various changes occurring or anticipated to occur through the north-south corridor between South Street and Clontarf Road in coming decades and sought to use a master-planning process to set the vision and guiding framework within which these might occur (refer Additional Information attachment 1 for location and context).

Much of the land within THOB is owned and managed by State Government departments, including the Department of Communities (formerly Housing), which has been considering land disposal, consolidation and redevelopment options within Beaconsfield for some time now. Key changes that have recently taken place or are slated to occur within the masterplan area and which the project has sought to reconcile include:

1. Planned redevelopment of the Davis Park precinct by Department of Communities (10 hectares): for which a structure plan was assessed and referred to the WAPC in April 2020.
2. Closure and planned redevelopment of the Lefroy Road TAFE (3.89 hectares): change in vesting in train, no formal planning yet undertaken.
3. Expansion of Fremantle College in 2017 (12.3 hectares) following closure of Hamilton Hill High School: complete, but site subject to ongoing review and upgrade.
4. Planned redevelopment of the Lefroy Road Quarry (11.7 hectares): for which a structure plan has been in place since 2011 but within which no development has proceeded. An amendment to the structure plan to facilitate redevelopment of the Portuguese Club site on Strang Street was approved in 2018.
5. Planned redevelopment of the industrial sites on Clontarf Road, east of Naylor Street (4.6 hectares): subject to a previous privately-led master-planning process but from which no development has proceeded.

The Heart of Beaconsfield masterplan seeks to coordinate the redevelopment of these sites, improve the amenity and connectivity of the suburb more generally, and contribute toward Council's broader strategic objectives.

It has also sought to provide early voice to the community in the process, in response to which it has had to consider ways to integrate multiple considerations beyond the frame of traditional land use planning, where this is feasible.

Previous Community and Stakeholder Engagement

The project has involved extensive input from the community and key stakeholders, particularly early in the process.

A Working Group was established at inception to enable and guide the project, incorporating City of Fremantle elected members, as well as major landowners and other

stakeholders in the area. This was complemented by broader community input elicited through two phases of formal engagement including:

1. Phase 1: April to June 2017: establishing an overall vision and objectives for the master plan;
2. Phase 2: October to December 2017: identifying more specific community ideas and priorities stemming from the vision and objectives.

The outcomes of these engagements are summarised in the reports provided in the additional information attachments 2 and 3. Some of the highlights of the engagement process were as follows:

- Two 'open days' were held at the Davis Park Family Fun Day and the Growers' Green Farmers Market at South Fremantle Senior Highschool (i.e. Fremantle College);
- A Community Visioning Workshop at the Hilton Bowls Club in the style of a 'World Café' attended by 78 community members, Elected Members and the working group;
- '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;
- 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;
- 500 Copies of a THOB Information Booklet and FAQ booklet distributed at the Open Days, Community Visioning Workshop and distributed as an insert in the Fremantle Herald to households in Fremantle, White Gum Valley, Beaconsfield, South Fremantle and Hilton; and
- Over 1000 Invitations to Workshops distributed to Beaconsfield, White Gum Valley and Hilton Residents.

Themes emerging from the engagement (further discussed in Officer Comment section below) included the following:

- Trees play an important role in contributing to the character and walkability of Beaconsfield;
- Areas of open space are important assets for the community, and should be retained, enhanced and better connected for future generations;
- There is a strong sense of place and a diversity in the community that gives it a unique identity, and housing options should cater for this diversity;
- There should be more places for the community to meet, including parks, community facilities, shops and cafes, and the ability to be able to walk or cycle to these places;
- There is a negative perception of safety within some parts of Beaconsfield which should be recognised and improved upon as redevelopment occurs; and
- New development should respect the character of the area as well as respond to the diversity of demographics and backgrounds within Beaconsfield.

Running through all engagement discussions was a desire to respect and enhance the character and special attributes of Beaconsfield as it evolves into the future. This was considered particularly important given the number and size of potential development areas within the suburb, which have the potential to significantly change the character and sense of place of the locality.

Plan Development & Feasibility Assessment

Following the second phase of engagement, a draft masterplan concept was developed. However one idea raised in engagement required further consideration: that was the suggestion that, in order to capitalise on the South Street transit corridor and, conversely, to improve the feasibility of Lefroy Road Quarry redevelopment and improve community facilities, Bruce Lee Oval be relocated into an upgraded recreational precinct on the quarry site, with the Bruce Lee site then available for redevelopment as a Transit Oriented Development (TOD). Whilst this option raised concerns with some members of the community, it was felt to have sufficient merit to at least investigate, to establish if it was feasible. Completion of the feasibility study was pursued before finalising the draft and formally seeking public comment on it (which steps this report considers).

The feasibility assessment took some time and the development of the masterplan remained on hold pending the outcomes of this. In the meantime, to capture the key principles from the previous rounds of engagement and maintain some momentum, in September 2018, the City released the interim masterplan concept which excluded the two sites subject to the feasibility assessment (see Additional Information attachment 4).

The feasibility assessment was completed in September 2020 and was informed by recreation planning occurring parallel to the project. This identified a long term need for additional 'District Recreational' space within the City to accommodate projected population growth (refer Item FPOL2011-6). Inclusion of the additional space (centred around a senior sized oval) within the Heart of Beaconsfield masterplan area was identified as an important opportunity. Modelled demand for this additional facility, based on state government guidelines, will only begin to grow beyond 2031 when the City's population is expected to reach approximately 36,000, so its establishment is not likely to be required for *at least* the next 10-15 years. However, planning for it is necessary now given the limited opportunities for such a facility within the City and the cost and complexity of its provision.

Some funding opportunities to support the delivery of the oval were identified within the masterplan area, in the developable land within the Lefroy Road Quarry structure plan area, and in land currently used for parking immediately north of the Lefroy Road TAFE site, abutting Bruce Lee Oval.

Davis Park Structure Plan

In 2019, whilst the feasibility assessment was in train, Council received a structure plan for the Davis Park precinct, located within the north-eastern section of the master plan area. The structure plan was prepared by the Department of Communities building off the master planning process and was broadly consistent with the draft interim masterplan concept. It proposed comprehensive redevelopment of the precinct structured around retention and extension of existing road links and the Davis Park open space. It included

an expanded retail/commercial node on South Street of up to 3,500m² retail floorspace and a variety of housing typologies expected to yield between 550 and 1200 dwellings. Access into and through the precinct was proposed to be underpinned by a central set of traffic lights located at the intersection of Nannine Avenue and South Street, providing improved north south connectivity.

In April of this year, the City referred the structure plan to the WAPC with a recommendation for approval subject to a schedule of modifications however it has not yet been determined. It is understood that Main Roads WA concerns in relation to the proposed traffic lights remain unresolved.

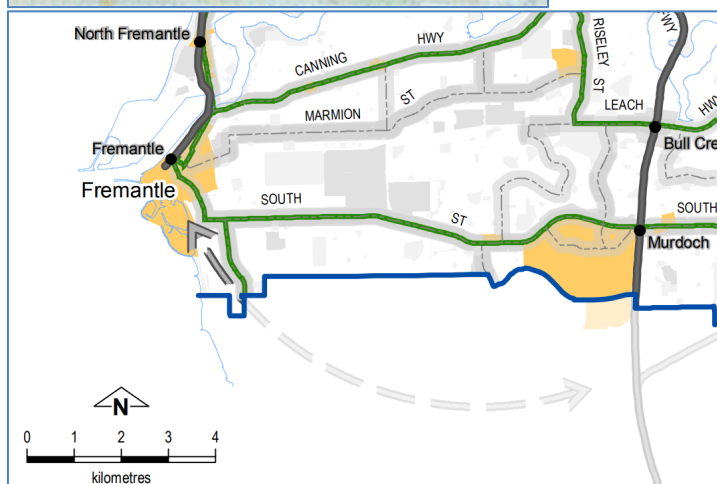
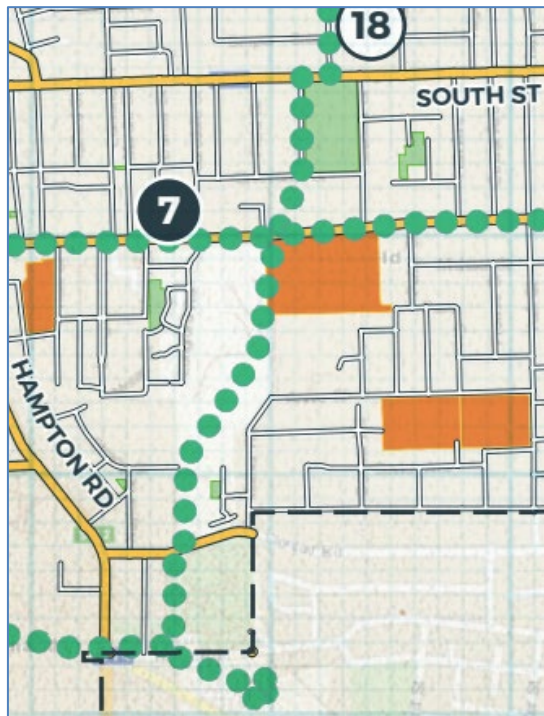
Strategic Alignment

The project contributes to many of the Council's strategic outcomes and objectives including:

1. More people living in Fremantle (economic development)
2. A more pedestrian and cycle friendly city (transport)
3. Public and active transport use (transport)
4. More diverse and affordable living opportunities (places for people)
5. High quality urban and suburban environments (places for people)
6. Improved density in ... transport corridors (places for people)
7. Redeveloped urban density to be achieved with improvements to green space (places for people)
8. Environments that promote healthier lifestyles (health and happiness)
9. Walkable access to green space (health and happiness)

THOB process has also reflected the objective of providing opportunities for the community to participate in decision-making and improved quality of community engagement (capability). It is also listed as one of the City's Major Strategic Projects in the *Strategic Community Plan*.

The Green Link proposed to run north-south through the area under the *Greening Fremantle: Strategy 2020*, and the high frequency transport link along South Street nominated in the *Perth and Peel @ 3.5 Million* Transport Network were also strategic elements to be incorporated (refer document 'snips' below and Context Plans provided Additional Information attachment 5).



Greening Fremantle Strategy excerpt

Perth & Peel @ 3.5 Million Transport Network excerpt

In response to all of the above, officers have prepared a revised draft masterplan that incorporates the most up to date information on potential land development scenarios within the masterplan area, as well as including further refinements to enhance its usability and general application.

OFFICER COMMENT

Masterplan Features

The interim draft masterplan concept released in September 2018 incorporated the following key features:

- Covers approximately 48 hectares.
- Incorporates the Greening Fremantle 'green plan' link running from South Street through the Lefroy Road Quarry Site, to Clontarf Road.

- Recognises the integrated transport planning opportunities presented by the South Street transport corridor, and the potential for further intensification of land use along it (particularly in the event of its upgrade).
- Incorporates upgraded active transport links, including Bike Plan and pedestrian routes.
- Retains the retail focus around the existing shops on South Street (as well as those outside the masterplan area on Lefroy Road), and recognises the potential for further consolidation and activation of this centre.
- Accommodates redevelopment of the Davis Park precinct, incorporating expansion of the activity centre / retail heart on South Street and introduction of a greater diversity of housing (including potential aged accommodation and innovative housing, as well as continued provision of social housing) within various sub-precincts.
- Provides for redevelopment of the Lefroy Road TAFE site, potentially enabling expansion of community-based facilities such as childcare in a mixed-use interface to the school, on Lefroy Road.
- Retains Fremantle College, acknowledging the community and well as educational focus this provides, as well as the opportunity to improve traffic management around it.
- Assumes some form of redevelopment of the Lefroy Road Quarry site providing for north-south movement through the site.
- Provides for redevelopment of lots south of the quarry to integrate in with the Mather Road subdivision as well as anticipated redevelopment of the Portuguese Club site and industrial sites on Clontarf Road.

The key change from the interim draft to the current final draft version of the masterplan is the proposed retention of Bruce Lee Oval and incorporation of a new full-sized senior oval abutting Fremantle College in the Quarry site. This is a response to the long term need identified in the City's recreation planning process, and opportunities explored in the feasibility assessment.

In addition to the proposed inclusion of the new oval, the following refinements to the interim draft to accommodate changes consequent to the inclusion of the oval and / or relating to subsequent events are proposed:

- Retention of Activ in its current location reflective of their stated intentions for the foreseeable future.
- New configuration for Lefroy Road Quarry site to incorporate provision of the new oval and adjustments to footprint of residential development to this (whilst still reflective of geotechnical constraints).
- Additional medium density residential development south of Bruce Lee Oval on the current car park area, responding to the feasibility assessment, rationalising parking provision and providing a potential funding stream for the construction of other improvements such as the new oval.
- Revised Davis Park precinct housing typologies to reflect the structure plan endorsed by Council and revised extent of South Street activity centre.
- Updates to the configuration of the Clontarf Precinct accommodating the likely independent development of sites within this precinct and improving integration with the green link and surrounding established built context.

- Reduction in size of mixed use precinct on Lefroy Road (old TAFE site) to reflect the relocation of Quinlan training restaurant and stated intention of Activ not to pursue relocation, whilst still maintaining potential for smaller-scale community uses such as child care which complement the function of the school, future oval, markets etc as part of an informal 'social node'.

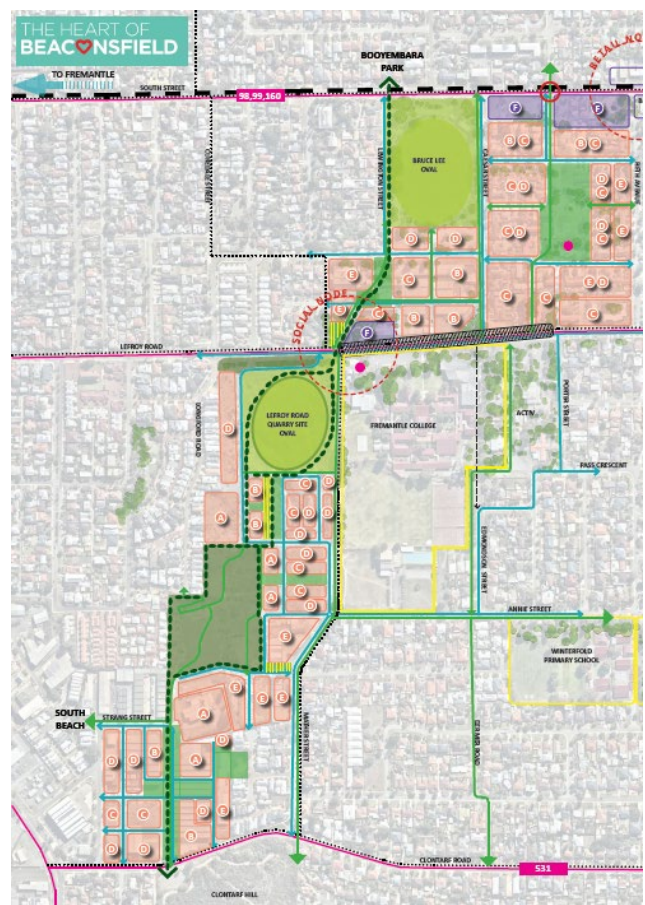
Officers have also proposed:

- Continued provision for further investigation of traffic calming solutions outside Fremantle College, but now including a potential linkage along the school's eastern boundary from Lefroy Road to Edmondson Street which could potentially include a circular pick up / drop off area and / or provide increased permeability through the precinct.
- Clearer expression of open space areas and classifications (including drainage sumps), and improved (i.e. more linear) alignment of 'green link' within the master plan area;
- Various graphic, formatting and terminology changes including redefinition of the 'retail heart' and 'social heart' to 'retail node' and 'social node' to remove confusion in relation to the name 'Heart(s) of Beaconsfield'.

To illustrate the visual changes and refinements, a comparison between the interim draft master plan (September 2018) and the revised draft is provided below.



Interim draft master plan – September 2018



Revised draft master plan – November 2020

Community Engagement Inputs

Community engagement and values, priorities and opportunities identified through this have been fundamental in establishing the direction for the masterplan and underpinning key elements. The key outcomes of the previous community engagement exercises can be broken up into three broad themes:

- Tree retention and open space provision;
- Sense of place and community facilities; and
- Housing choice and diversity of population.

The draft masterplan responds to these themes as follows.

Tree retention and open space provision	
Key Ideas	1. Trees play an important role in contributing to the character and walkability of the suburb. 2. Areas of open space are important assets for the community; they should be retained and enhanced for future generations. 3. Stronger and safer connections are needed to link areas of open space with other community facilities and established residential areas.
How the Plan Responds	• North-south green link is identified which seeks to connect areas of open space and enhance tree canopy within the master plan area. • Pedestrian links are identified that provide opportunity for further connections from north (South Street) to south (Clontarf Road) as well as east and west. • Areas for outdoor active recreation are retained (e.g. Bruce Lee), and a new sporting oval is proposed to the north of the Lefroy Road Quarry site to provide for future projected recreation needs. • Davis Park park is to be retained and expanded. • Expanded area of passive open space identified within the Lefroy Road Quarry site, integrated with the green link through to the Wool Agency site to the south. • Concentrations of existing tree canopy have been identified on the plan.
Sense of place and community facilities	
Key Ideas	1. There is a strong sense of place and a resilience in the community that gives it a unique identity, this should be retained and enhanced into the future. 2. There should be more places for the community to meet, including parks, community facilities, shops and cafes, and the ability to be able to walk or cycle to these places. 3. The suburb is closely located to Fremantle and the beach, adding to its sense of place. 4. There is a negative perception of safety within some parts of the suburb.
How the Plan Responds	• The plan has a strong focus on retaining and enhancing areas of open space, as well as connecting these through improved

	linkages from north to south, as noted above. - Existing community facilities (e.g. Child Care, Fremantle College) are retained in conjunction with improvements to connectivity and surrounding open space. - Areas for mixed / community use and development are identified along South Street and Lefroy Road to provide focal points for the suburb, which could act as important meeting places for the local community. Ways of connecting these areas to the surrounding suburb are also identified. - Opportunities for enhanced tree canopy through defined 'green links' connecting the site from north to south, along with additional areas of active and passive open space. - The plan recognises the location of the suburb and aims to establish improved connections to the beach, Booyeembara Park and central Fremantle. - The plan acknowledges the surrounding context that includes smaller shops, parks and schools, and aims to facilitate improved connections to these through various modal options. - Pedestrian connectivity improvements, combined with staged redevelopment of key sites (e.g. Davis Park), will provide opportunities improve the perception of safety within the suburb. - Improved passive surveillance and lighting in new development should also contribute to improved security. - Changes to densities and building typologies to meet changing community needs are concentrated internally, with managed transition at the interface, allowing retention of the broader established character and sense of place in established residential areas.
Housing choice and diversity of population	
Key Ideas	- The population of Beaconsfield is diverse, with several demographics represented, and housing in the suburb should be representative of this. - There is a strong desire for many in the community to remain in the suburb long term, housing options should reflect this. - New development should respect the established character of the area.
How the Plan Responds	- The plan seeks to accommodate different 'typologies' of housing within Beaconsfield, including: - High rise apartments 8+ storeys - Medium rise apartments 5-8 storeys - Low rise apartments 3-5 storeys - Townhouses and maisonette 2-3 storeys - Family houses 1-2 storeys - Opportunities to explore alternative or more affordable forms of housing, particularly within the Davis Park Precinct Structure Plan area. - 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. This also enables a mixture of dwelling types to be provided throughout the master

	plan area, ensuring that one single dwelling type doesn't prevail over another in any one area/precinct.
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The Ideas Plans provided in Additional Information attachment 7 provide a further (conceptual) graphic illustration of how the draft Masterplan addresses key elements, noting that detail will be very much subject to further development and funding. Some aspects (such as the potential to incorporate more sustainable design in new development, and opportunities for additional aged accommodation) are difficult to illustrate graphically (in a meaningful way) and therefore are only very notionally referenced in the plans.

Staging and Implementation

Implementation of the plan (once finalised) is anticipated to involve multiple steps, given the size of the masterplan area and the number of individual land holdings. However key milestones forward would likely be:

- Staged implementation of *Davis Park Precinct Structure Plan* once approved: this requires further detailed planning for the four sub-precincts through approval of local development plans. A ten year development program has been tentatively estimated by the Department of Communities.
- Amendments to the *Lefroy Road Quarry Local Structure Plan* to reflect key elements of the masterplan (e.g. revised active and passive open space, housing typologies, green link).
- Land assembly and negotiation of agreements with the State Government in relation to changes in vesting of surplus reserve south of Bruce Lee Oval (existing car park) and use of the value realised to facilitate development of the proposed new oval on the Quarry site.
- Use of the Masterplan to (informally) guide more statutory planning proposals in the area, such as proposals for other new/revised structure plans and larger development applications or local development plans. It should be noted that as a non-statutory plan, the Masterplan cannot be considered binding and that individual planning proposals might quite legitimately propose variations to it. The underpinning principles and objectives should, however, be maintained.
- Use of the Masterplan to inform the more detailed development of Green Link plans and associated infrastructure upgrades (subject to budget).
- Staged development of sites based on landowner preferences and market demand.
- Programmed delivery of public improvements based on long term capital works plan.

Formal consultation on the draft plan is recommended prior to Council's final adoption.

FINANCIAL IMPLICATIONS

Implementation of developments illustrated will primarily be the responsibility of the relevant landowners (which, in relation to the Lefroy Road Quarry, includes the City).

The cost of the proposed development of the additional oval on the Lefroy Road Quarry has been estimated to be largely offset by the development illustrated on the balance of the City's quarry landholding and parking area south of Bruce Lee Oval as a combined 'package'. This estimate and the cost implications of the plan will be subject to further assessment if and when it proceeds.

LEGAL IMPLICATIONS

The masterplan is proposed to be non-binding/statutory, with its use primarily to inform future strategic and statutory proposals within the area.

Any redevelopment and disposal of government land would be subject to various requirements including the provisions of the Local Government Act 1995, Planning & Development Act 2005 and Land Administration Act 1997, as well as any other associated regulations.

CONSULTATION

The masterplan development has incorporated two phases of community consultation, and additional input from the Working Group.

Invitation of public comment on the draft masterplan is recommended to be undertaken for a period of 28 days in accordance with Council's Community Engagement policy. Programming of this to avoid the Christmas shut down period is recommended.

Direct notification to previous submitters (approx. 230 persons) is proposed to occur.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority

COMMITTEE DECISION ITEM SPT 2011-2 **(Officer's recommendation)**

Moved: Cr Sam Wainwright Seconded: Cr Geoff Graham

Council: -

- 1. Note the engagement undertaken in the development of the Heart of Beaconsfield master planning project to date.**
- 2. Endorse the draft Heart of Beaconsfield Masterplan provided in Attachment 1 for the purposes of community consultation, noting the following features of the plan:**

- a. Location of strategic green link connecting South Street to Lefroy Road and Clontarf Road to the south as per Greening Fremantle strategy;
 - b. Development of surplus reserve to the south of Bruce Lee Oval for medium density residential purposes;
 - c. New full-size sports oval, additional open space and reconfigured residential development footprint on the Lefroy Road Quarry site;
 - d. Opportunities for further traffic calming and to assist with Fremantle College pick-up/drop-off through road treatments and realignment of car parking;
 - e. Retention of Bruce Lee Oval and Davis Park park;
 - f. Retention of community facilities including Fremantle College, child care centres, ACTIV and opportunities to expand on these through a new social node on Lefroy Road;
 - g. Diversification of housing typologies throughout the precinct, but maintaining transition interface to established residential areas.
3. Undertake community consultation on the draft masterplan for a period of not less than 28 days, commencing in early-mid January 2021.
4. Thank members of the Heart of Beaconsfield Working Group for their ongoing support and input into the project to-date.

Carried: 6/0

Mayor Brad Pettitt, Cr Sam Wainwright, Cr Geoff Graham,
Cr Bryn Jones, Cr Marija Vujcic, Cr Su Groome

11. Motions of which previous notice has been given

Nil

12. Urgent business

Nil

13. Late items

Nil

14. Confidential business

Nil

15. Closure

The Presiding Member declared the meeting closed at 7.31 pm.