EXECUTIVE SUMMARY

The City has received a request to initiate an amendment to Local Planning Scheme No. 4, lodged by planning consultants Urbis acting on behalf of the Housing Authority. The proposed scheme amendment relates to land bounded by South Street, Fifth Avenue, Lefroy Road and Caesar Street, Beaconsfield which is predominantly developed with low density housing owned by the Housing Authority.

The land in question is currently primarily zoned residential R30 under the local planning scheme, but also includes a local public open space reserve (Davis Park) and a community facilities reserve (Fremantle Early Learning Centre) in the centre of the area. The scheme amendment proposes to rezone the entire area to Development zone. The subject area has been identified by the Housing Authority as a priority precinct within which a greater diversity of housing stock can be achieved through redevelopment and urban renewal. The effect of this rezoning would be to trigger requirements under the Planning and Development (Local Planning Schemes) Regulations 2015 for a local structure plan to be prepared to
guide future subdivision and development in the area, thereby providing a coordinated approach to the redevelopment envisaged by the Housing Authority.

In a wider context, the land forms part of a broader area being considered through the ‘Beaconsfield West’ Master Planning project which the City is leading in collaboration with representatives of relevant State agencies including the Housing Authority. The project recognises significant relationships between major land parcels in this area and will seek to identify how these relationships could provide opportunities, through a coordinated planning approach, to achieve broader community benefits in association with change in this area.

Officers consider the requirement for a structure plan to be prepared as a consequence of rezoning the land would bring benefits as it would increase the likelihood of a more holistic approach to redevelopment of the Housing Authority land being adopted. In view of the length of time the proposed scheme amendment is likely to take to be concluded due to the statutory procedures involved, officers consider commencing the process at this time would not compromise the broader Beaconsfield West master planning process. Accordingly Council is recommended to support commencement of the scheme amendment process.

BACKGROUND

Site Context
The area bounded by South Street, Fifth Avenue, Lefroy Road and Caesar Street, Beaconsfield is predominantly developed with low density housing owned by the Housing Authority. It also includes a local public open space reserve (Davis Park) and a community facilities reserve (Fremantle Early Learning Centre) in the centre of the area.

The area was first developed for housing purposes by the former State Housing Commission (now the Housing Authority) in the late 1940’s, but most of the current housing stock in the area dates from the 1970’s. There are currently approximately 220 dwellings in the area, mostly grouped dwelling/unit style development ranging between 1 and 4 bedrooms in size but nearly 50% of the total housing stock comprises 3 or 4 bedroomed dwellings. Except for three strata titled lots in private ownership, all residential lots in the area are owned by the Housing Authority (the HA).

Access into the area from the perimeter streets is via a series of culs-de-sac which terminate each side of the Davis Park public open space. There are a number of mature trees spread throughout the area, and Davis Park itself (managed by the City of Fremantle) was upgraded in 2015 to include new recreational facilities such as a nature play area and basketball court. The Early Learning Centre adjacent to Davis Park is a community-based not for profit centre catering for 0 to 5 year-olds.

To the east and north of the subject land are established residential areas and a small local commercial centre around the intersection of South Street and Fifth Avenue. To the west is the Bruce Lee Reserve with sports playing fields and one campus of the South Metropolitan TAFE, and to the south on the opposite side of Lefroy Road is the South Fremantle High School (SFHS). The Department of Education has recently announced the development of a new public high school on the SFHS site to replace the current SFHS and Hamilton Senior High School which will both close. The new school is scheduled to open at the start of Semester 1, 2018.
Project Context
The subject area has been identified by the HA as a priority precinct within which a greater diversity of housing stock can be achieved through redevelopment and urban renewal. Whilst the HA anticipates that a proportion of social housing stock would remain in the area, it is not anticipated that this would be more than 11% of total dwellings in the redeveloped precinct. This would align with recent developments the HA has undertaken across the state.

The HA considers that redevelopment in this location could capitalise on the area’s proximity to South Street, which is a strategically important public transport corridor, and the local centre adjoining the north-east corner of the area. Redevelopment of the area, including opportunities for increased residential densities close to South Street, would be consistent with the Western Australian Planning Commission’s draft Central Sub-Regional Framework and other key state government strategic planning documents.

In a wider context, the land forms part of a broader area being considered through the ‘Beaconsfield West’ Master Planning project which the City is leading in collaboration with representatives of relevant State agencies including the HA. Council has allocated $40,000 to this project in the 2016/17 budget. The project recognises significant spatial relationships between major land parcels in this area including the HA land, Bruce Lee Reserve, the TAFE site, the SFHS site and the Lefroy Road Quarry structure plan area. It will seek to identify how these relationships could provide opportunities, through a coordinated planning approach, to achieve broader community benefits in association with change in this area (such as development of the new high school and future use of the TAFE site following the planned relocation of the TAFE facilities to other campuses over the next few years).

DETAILS OF PROPOSAL
The proposal, submitted by planning consultants Urbis on behalf of the HA on 18 October 2016, is for an amendment to the City of Fremantle Local Planning Scheme No. 4 (LPS4) to rezone all of the land bounded by South Street, Fifth Avenue, Lefroy Road and Caesar Street as described in the Background section above from Residential R30, Local Scheme Open Space Reserve and Local Scheme Community Facilities Reserve to Development zone. This requires an amendment to the LPS4 Scheme Map as shown below:
The effect of this rezoning would be to trigger requirements under Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the P&D Regulations) for a local structure plan to be prepared to guide future subdivision and development in the area, thereby providing a coordinated approach to the redevelopment envisaged by the HA. The structure plan would need to be approved by the Western Australian Planning Commission (WAPC) based on a recommendation by the City prior to any applications for subdivision or development approval for new forms of development in the area being submitted.
The applicants have requested the City to support initiation of the proposed scheme amendment at this time because of the length of time it is likely to take for the amendment to progress to the point of final determination by the Minister for Planning (probably in the order of 12-18 months). This means that the broader Beaconsfield West master planning process can proceed concurrently with the scheme amendment process, and outcomes from the master planning process can be finalised before, or at the same time as, completion of the scheme amendment. The master plan can then inform the preparation of a structure plan for the HA land following its rezoning to Development zone (assuming this is supported by the City, the WAPC and the Minister for Planning).

A copy of the submitted scheme amendment report prepared by the applicants is provided in Attachment 1.

**STATUTORY AND POLICY ASSESSMENT**

Under the P&D Regulations, amendments to local planning schemes are classified into one of three types – basic, standard or complex. This proposed scheme amendment is considered to be a complex amendment on the basis that regulation 34 of the P&D Regulations defines a complex amendment as including:

(c) an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

The currently proposed amendment applies to an area of approximately 10 hectares and seeks to rezone all of this land to Development zone in order to facilitate comprehensive redevelopment through a structure planning process. Although the exact form of new development is unspecified at this stage, it could include development that is significantly different to that which currently exists in the locality. On this basis the applicant’s planning consultants and the City’s planning officers consider the amendment falls within the above definition of a complex amendment.

The statutory process applying to a complex amendment under the P&D Regulations includes obtaining the WAPC’s advice on whether any modification to the documentation is required before the amendment is advertised for public comment, and a longer advertising period than a standard amendment (a minimum of 60 days rather than 42 days).

The subject land is zoned Urban under the Metropolitan Region Scheme (MRS), with the exception of a 10 metre deep portion of the lots along the northern edge of the area which have direct frontage to South Street. This land comprises part of the South Street Primary Regional Road Reserve under the MRS and has been excluded from the proposed local scheme amendment. The proposed rezoning of the remainder of the area to Development zone under LPS4 would be consistent with the Urban zoning under the MRS.

The State Government’s strategic planning documents *Directions 2031 and beyond* and more recent draft *Perth and Peel at 3.5 million* and *Central Sub-regional Planning Framework* set objectives of achieving a higher proportion of metropolitan Perth’s future housing growth in infill locations, providing greater diversity of housing types in established inner suburbs to improve affordability in these areas, and investigating
identified corridors served by existing or planned high quality public transport as the focus for increased densities and a mix of suitable land uses. South Street is identified as one such corridor in the draft Central Sub-regional Planning Framework.

The City’s Strategic Community Plan 2015-25 identifies ‘Places for People’ as one of its strategic focus areas. Objectives under this focus area include increasing affordable, adaptive, accessible and diverse housing; improved density in urban centres and transit corridors, and improved urban/suburban amenity with green spaces.

The City has already undertaken an amendment to LPS4 (amendment no. 65) to facilitate development at higher (up to R100) residential density and building heights on the Local Centre zoned lots fronting South Street immediately north-east of the HA owned residential area. Council’s rationale for supporting this amendment was that this location was an appropriate nodal point along a major public transport corridor at which to support higher density development which could help sustain investment in improved building stock and services to the local community. This scheme amendment has recently been considered by the WAPC and is currently awaiting final determination by the Minister for Planning.

CONSULTATION

Subject to Council resolving to proceed to advertise the proposed scheme amendment, it will be advertised in accordance with the requirements of the P&D Regulations as they apply to complex scheme amendments. These include a period within which submissions may be made of not less than 60 days. Additional forms of community engagement specified for this type of scheme amendment in the City’s Local Planning Policy 1.3 Public Notification of Planning Proposals, including a community information session, notification to the local precinct groups and individual notification to property owners and occupiers within and surrounding the scheme amendment area, would also be carried out.

Due to the requirement to refer the scheme amendment to the WAPC for preliminary examination prior to advertising, community engagement on the proposal is not likely to occur until February/March 2017 at the soonest.

PLANNING COMMENT

The purpose of the proposed rezoning is to enable the preparation of a local structure plan to guide future comprehensive redevelopment of the subject land. The existing housing stock in the area dates predominantly from the 1970’s and has limited diversity in terms of tenure and building typologies. The State and the City’s strategic policy documents recognise locations along key transport corridors such as South Street as being appropriate for additional and more diverse residential development, including some development at higher densities where the development has good access to open space and local services.

Consequently officers consider that so long as the preparation of a structure plan for the HA land occurs in a manner and on a timeframe that is properly integrated with the outcomes of the broader Beaconsfield West master planning process, including community engagement stages of the broader process which are currently anticipated to occur in early 2017, then the current scheme amendment could be supported.
proposed rezoning to development zone is simply an enabling step to trigger a statutory requirement to prepare a structure plan. The rezoning in itself does not propose specific development outcomes, but it will ensure that matters such as supporting infrastructure requirements, transport and traffic implications, and community and other stakeholder interests are given proper consideration before the process of preparing a structure plan begins and can therefore inform the structure plan design.

In view of the length of time the proposed scheme amendment is likely to take to be concluded due to the statutory procedures involved, officers consider commencing the process at this time would not compromise the broader Beaconsfield West master planning process.

As nearly all of the land subject to the proposed rezoning is owned by the HA, difficulties that have been encountered by the City in other locations where Development zones cover land in multiple separate ownerships and separate, uncoordinated structure plans have been submitted by different owners for different parts of the zone are considered unlikely to occur in this instance.

CONCLUSION

Amending LPS4 to rezone the subject land to development zone would be a preliminary step to facilitate preparation of a structure plan to guide future redevelopment of the large area of Housing Authority-owned housing stock in this area. Given the amount of land intended for future redevelopment in this case, officers consider the requirement for a structure plan to be prepared as a consequence of rezoning the land would bring benefits as it would increase the likelihood of a more holistic approach to redevelopment being adopted.

Subject to the proposed scheme amendment not prejudicing the broader Beaconsfield West master planning process which covers a larger area, including the land subject to the amendment, officers consider the amendment could be supported to proceed to advertising. The Beaconsfield West project has recently commenced and is anticipated to include a community engagement component in early 2017. It is unlikely that the statutory public consultation process on the proposed scheme amendment will be able to commence before that date, and therefore officers consider there is minimal risk of the timing of the scheme amendment compromising the scope and intended outcomes of the broader master planning project. On that basis, it is recommended that Council resolve to adopt the proposed amendment as a complex amendment to Local Planning Scheme No.4.
OFFICER’S RECOMMENDATION

MOVED: Cr J Strachan

That Council resolves:

1. Pursuant to regulation 35(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, to adopt the following amendment to City of Fremantle Local Planning Scheme No. 4:
   
   (a) Rezone and reclassify the land bounded by South Street to the north, Lefroy Road to the south, Fifth Avenue to the east and Caesar Street to the west from a Residential ‘R30’ zone, Open Space Local Scheme Reserve and Community Facility – Community Facilities Local Scheme Reserve to a Development zone.
   
   (b) Modifying the Scheme Map accordingly.

2. In its opinion, the Amendment is a complex amendment for the following reason: it is an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

3. That the Mayor and Chief Executive Officer be authorised to execute the relevant scheme amendment documentation.

4. That the amendment be submitted to the Environmental Protection Authority for determination of whether an environmental review is required.

5. That subject to the Environmental Protection Authority determining that an environmental review is not required, pursuant to regulation 37 of the Planning and Development (Local Planning Schemes) Regulations 2015 the scheme amendment be referred to the Western Australian Planning Commission and the Commission be informed that the City of Fremantle has resolved to proceed to advertise the amendment without modification.

Cr H Fitzhardinge MOVED an amendment to the Officer’s Recommendation include the following part 6:

6. That advertising of the scheme amendment in accordance with regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015 by the City should be coordinated, so far as is reasonably practicable, with a more extensive deliberative community engagement process that will include consideration of future redevelopment of this site as part of the ‘Beaconsfield West’ Master Planning project. The Master Planning project, which the City is leading in collaboration with representatives of relevant State agencies including the Housing Authority, recognises significant spatial relationships between major land parcels in this area including the Housing Authority land, Bruce Lee Reserve, the TAFE site, the South Fremantle High School site and the Lefroy Road Quarry structure plan area. The broader community engagement process will seek to identify how these relationships could provide opportunities, through a coordinated planning...
approach, to achieve broader community benefits in association with change in this area.

CARRIED: 5/0

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COMMITTEE RECOMMENDATION/COUNCIL DECISION

MOVED: Cr J Strachan

1. Pursuant to regulation 35(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, to adopt the following amendment to City of Fremantle Local Planning Scheme No. 4:

(a) Rezone and reclassify the land bounded by South Street to the north, Lefroy Road to the south, Fifth Avenue to the east and Caesar Street to the west from a Residential ‘R30’ zone, Open Space Local Scheme Reserve and Community Facility – Community Facilities Local Scheme Reserve to a Development zone.

(b) Modifying the Scheme Map accordingly.

2. In its opinion, the Amendment is a complex amendment for the following reason: it is an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

3. That the Mayor and Chief Executive Officer be authorised to execute the relevant scheme amendment documentation.

4. That the amendment be submitted to the Environmental Protection Authority for determination of whether an environmental review is required.

5. That subject to the Environmental Protection Authority determining that an environmental review is not required, pursuant to regulation 37 of the Planning and Development (Local Planning Schemes) Regulations 2015 the scheme amendment be referred to the Western Australian Planning Commission and the Commission be informed that the City of Fremantle has resolved to proceed to advertise the amendment without modification.

6. That advertising of the scheme amendment in accordance with regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015 by the City should be coordinated, so far as is reasonably practicable, with a more extensive deliberative community engagement process that will include consideration of future redevelopment of this site as part of the ‘Beaconsfield West’ Master Planning project. The Master Planning project,
which the City is leading in collaboration with representatives of relevant State agencies including the Housing Authority, recognises significant spatial relationships between major land parcels in this area including the Housing Authority land, Bruce Lee Reserve, the TAFE site, the South Fremantle High School site and the Lefroy Road Quarry structure plan area. The broader community engagement process will seek to identify how these relationships could provide opportunities, through a coordinated planning approach, to achieve broader community benefits in association with change in this area.

SECONDED: Cr I Waltham

CARRIED: 13/0

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PROPOSED COMPLEX SCHEME
AMENDMENT NO.72 TO CITY OF
FREMANTLE LOCAL PLANNING
SCHEME NO.4

REZONING FROM RESIDENTIAL R30 ZONE, OPEN
SPACE AND COMMUNITY FACILITIES RESERVE TO
DEVELOPMENT ZONE

BEACONSFIELD HOUSING AUTHORITY SITE
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Resolved that the local government pursuant to section 72 of the Planning and Development Act 2005, 
amend the above Local Planning Scheme by:

a. Rezoning and reclassifying the land bound by South Street to the north, Lefroy Road to the 
south, Fifth Avenue to the east and Caesar Street to the west from a Residential 'R30' zone,  
Open Space Local Scheme Reserve and Community Facilities (Community Facilities) Local  
Scheme Reserve to a Development zone.

b. Modifying the Scheme Map accordingly.

The Amendment is considered complex under the provisions of the Planning and Development (Local  
Planning Schemes) Regulations 2015 for the following reasons:

▪ The redevelopment of the site for medium to high density residential development purposes and  
potential expanded commercial uses is not specifically addressed within the City of Fremantle  
Planning Strategy given the outdated nature of this document.

▪ The scheme amendment is of a scale and potential impact that is significant relative to existing low  
density development in the Beaconsfield locality.

▪ The scheme amendment anticipates increased residential densities, greater diversity in housing  
supply and the potential expansion of retail and commercial uses which will require various transport  
and servicing infrastructure upgrades.

Dated this ____ day of _________________ 2016

_______________________________________
Chief Executive Officer
MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. Local Government: City of Fremantle
2. Description of Scheme: Local Planning Scheme No.4
3. Type of Scheme: Local Planning Scheme
4. Serial Number: Amendment No.72
5. Amendment Type: Complex
6. Proposal:
   a. Rezone and reclassify the land bound by South Street to the north, Lefroy Road to the south, Fifth Avenue to the east and Caesar Street to the west from a Residential 'R30' zone, Open Space Local Scheme Reserve and Community Facilities (Community Facilities) Local Scheme Reserve to a Development zone.
   b. Modifying the Scheme Map accordingly.
7. Report by: Urbis Pty Ltd on behalf of the Housing Authority
INTRODUCTION

The Housing Authority seeks the support of the City of Fremantle and Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning for the proposed complex Scheme Amendment No.72 (Amendment) to the City of Fremantle Local Planning Scheme No.4.

The Amendment seeks to rezone and reclassify the land bound by South Street to the north, Lefroy Road to the south, Fifth Avenue to the east and Caesar Street to the west from a Residential ‘R30’ zone, Open Space Local Scheme Reserve and Community Facilities (Community Facilities) Local Scheme Reserve to a Development zone.

The Amendment will enable the preparation of a structure plan over the site to redevelop existing State Government housing for the purpose of a revitalised urban infill community which capitalises on its location and context. Opportunities to increase densities close to South Street and extend the existing local centre to the immediate north-east of the site will be explored, as well as alternative forms of public housing and partnership opportunities with private developers.

Beaconsfield has been identified as a priority precinct by the Housing Authority to stimulate a greater diversity of housing stock in accordance with the Draft Central Sub-Regional Framework and other key State Government strategic documents. The future planned redevelopment aligns with the Housing Authority’s Aiming Higher Action Plan 2020. While the Housing Authority anticipates that a portion of public housing will be retained, it is not anticipated that this will exceed 11% across the redeveloped precinct. This aligns with more recent developments the Housing Authority has undertaken across the state.

The redevelopment of this site will be undertaken in conjunction with a broader master planning and revitalisation process (led by the City of Fremantle) which includes the future Fremantle College, the South Metropolitan TAFE site, adjoining Bruce Lee Reserve and the Lefroy Road Quarry Structure Plan area to the south-west. This Amendment is being progressed concurrently with this master plan exercise to ensure the timely delivery of the redevelopment.
1. SITE DESCRIPTION

1.1. LOCATION AND CONTEXT

The Amendment area (site) is located in the suburb of Beaconsfield and is bound by South Street to the north, Lefroy Road to the south, Fifth Avenue to the east and Caesar Street to the west. The site is located approximately 15km south-west of the Perth CBD and 2km south-east of the Fremantle City Centre and is located immediately south of the suburb of White Gum Valley.

The site is surrounded by low density residential development to the east and a high level of community and educational facilities including Bruce Lee Reserve (to the west), the South Metropolitan TAFE and Catering College, and the South Fremantle High School (future Fremantle College) to the south-west. More broadly, the Lefroy Road Quarry Structure Plan area is located to the south-west which is under the joint ownership of the WA Planning Commission, City of Fremantle and Main Roads WA and anticipates future residential development (at a density range of R15 – R100) and public open space.

Figure 1 illustrates the location of the site in a regional context.

Figure 1 – Location Plan
1.2. LAND TENURE AND SITE DETAILS

There are 41 residential lots subject to this Amendment, with a majority under ownership by the Housing Authority, as shown in Figure 1 below (with the exception of 3 strata lots which are owned in freehold, to the south-east of the site). An open space reserve is located centrally within the site (Davis Park) which comprises Crown land. A description of each lot within the amendment area is provided at Appendix A.

Figure 2 – Cadastral Plan
1.3. EXISTING USE AND PHYSICAL CONDITION

The subject site comprises approximately 220 dwellings, with a mix of 1, 2, 3 and 4 bedroom units and approximately 40% comprising aged accommodation. Approximately 45% of existing housing stock comprises 3 or more bedroom dwellings.

The current site layout is predominantly a grouped dwelling/unit style arrangement with the housing stock generally considered rundown and in need for refurbishment and/or redevelopment. The site generally slopes towards the west and comprises a number of mature trees. Davis Park is located centrally within the site which was upgraded in 2015 to include new recreational facilities (scooter path, playground and nature play), upgraded lighting and basketball facilities.

A childcare (Fremantle Early Learning Centre) is located south of Davis Park and caters for 0 to 5 year olds. The centre is a community based, not-for-profit centre and is envisaged to remain as part of the future redevelopment.

1.4. SURROUNDING LAND USE AND DEVELOPMENT

The subject site is bound by South Street to the north, Lefroy Road, the South Fremantle High School and residential development to the south, residential development to the east and Bruce Lee reserve (with sports playing fields) and the South Metropolitan TAFE and Catering College to the west.

The Department of Education has recently announced the merging of the South Fremantle and Hamilton Hill High School to create Fremantle College, which will open in Semester 1 2018 (catering for Years 7 to 12).

1.5. HISTORICAL USES

The site was developed by the Housing Authority (then the State Housing Commission) in the late 1940’s for the purposes of post-war residential housing for migrants (refer historical imagery below), known as the Davies Park Estate. Previous to this, the site comprised the broader Mulberry Farm which was established in the 1860’s and comprised 3 acres of vineyard and orchard uses.

Figure 3 – Historical Imagery – 1953 and 2016 (Source: Landgate 2016)
1.6. ENVIRONMENTAL CONSIDERATIONS

A high level environmental review of the Amendment area was undertaken by GHD (October 2016) to determine any environmental constraints that impact the site and will need to be given due consideration as part of the structure planning process. A copy of the review is included at Appendix B with a summary provided below:

- There are no significant features of ecological significance with the potential exception of mature trees located throughout the site.
- A review of published environmental geological mapping of the site indicates that the geology beneath the site comprises sand described as pale yellowish brown, medium to coarse grained and subangular to well rounded. The sand is reported to overlay limestone, commonly known as Tamala Limestone.
- Groundwater beneath the site is at an elevation of approximately 1m AHD.
- No sites within the amendment area are reported as contaminated sites. The nearest reported contaminated site is located approximately 500m south-west of the site. However, localised instances of groundwater contamination are noted in the area.
- There is however evidence to suggest that there will be contamination issues associated with the demolition process given asbestos materials were commonly used in buildings built before 1990.

Further investigation into these matters and impacts on the design will be considered through the structure plan process.

1.7. HERITAGE CONSIDERATIONS

There are no sites within the Amendment area listed on the State Heritage Register or City of Fremantle local heritage register, however it is noted that Bruce Lee Reserve and the Fremantle Technical College (to the immediate east of the site) are included on the local heritage register.

Notwithstanding no formal heritage listings are applicable to the site, 7 Housing Authority dwellings adjoining South Street have been identified as having some heritage significance (registered on 2 February 2016). This includes properties located at 171-195 South Street (Place Number 25579). All properties have been identified as ‘RPH – Does not warrant assessment’. Further investigation into these properties will be undertaken as part of the structure plan process.

There are no sites of Aboriginal heritage significance located within the Amendment area, however it is acknowledged that Indigenous occupation rates of existing housing is high. Given this context, an Indigenous heritage consultant will be engaged to identify any sites of potential cultural significance which should be considered as part of the structure plan process.

1.8. SERVICING CONTEXT

The servicing infrastructure context of the site has been investigated by GHD (refer Appendix C) to determine likely future upgrades to service the future development. A summary of the existing servicing context of the site is highlighted below:

- Wastewater – there are 2 existing 150mm diameter gravity sewer pipes that service the subject site, 1 of which may require relocation and realignment as part of any future redevelopment. A sewer pressure main runs along the southern verge of South Street.
- Water – the subject site is serviced by 150mm diameter mains which run along South Street and Caesar Street. The 100mm diameter mains service Fifth Avenue and Lefroy Road, with an additional 610mm distribution main running along the southern verge of Lefroy Road.
- Stormwater Drainage – the existing stormwater infrastructure is unlikely to have sufficient capacity to cater for stormwater flows within the subject site.
- Gas – a large 225mm diameter main exists to the south of the site along Lefroy Road, with further mains providing residential distribution of 100 to 110mm along South Street, Caesar Street and Fifth Avenue. Additionally, 100mm diameter mains are present along O’Reilly Close and Doig Place.
- Power – the site is currently serviced via the Edmund Street zone substation which supplies the site with an 11kV overhead network.
Telecommunications – there is an existing NBN Co. network which runs along the northern side of South Street.

Various infrastructure upgrades will be required as part of the redevelopment of the site. A preliminary outline of these upgrades is provided at Section 5.4.

1.9. TRAFFIC AND ACCESS CONTEXT

The amendment area is bound by South Street to the north, Lefroy Road to the south, Fifth Avenue to the east and Caesar Street to the west. South Street is a primary distribution road under Main Roads WA Functional Hierarchy and Primary Regional Road reserve under the Metropolitan Region Scheme.

South Street is currently a single carriageway road that connects key employment, health, rail and education services and infrastructure in Fremantle and Murdoch. Existing traffic volumes on South Street (21,000 vpd) currently exceeds the threshold (8-12,000 vpd) for a single carriageway road with 1 lane in each direction. The State Government has identified South Street as an important route for future rapid public transport, which will include widening to 6 lanes inclusive of 2 priority bus lanes. A 10m wide road widening area is shown on the Metropolitan Region Scheme for future widening, impacting on the northernmost lots in the subject site.

Lefroy Road to the south is a local distributor road under the Main Roads WA Functional Hierarchy, connecting Carrington Street to the east with Hampden Road to the west. Both Fifth Avenue and Caesar Street are both access roads.

Internal roads comprise O'Reilly Drive, Doig Place, Edgar Court and Conway Court. A majority of these internal roads are cul-de-sac configuration which will require review as part of the structure plan.
2. BEACONSFIELD MASTER PLAN PROCESS

A Master Plan process has recently commenced and is being led by the City of Fremantle (in conjunction with the Housing Authority, Department of Education/South Fremantle High School and LandCorp) to develop a comprehensive and coordinated plan for the development of the broader Beaconsfield area identified at Figure 4.

Overall, it has been recognised that there is merit in a broader Master Plan process to ensure integration and synergy across the various landholdings, with the redevelopment of the Housing Authority land being a critical component of its success.

Specifically, the following opportunities and considerations have been identified for the broader Master Plan area to set the broader context and vision in which this Amendment request sits:

- Comprehensive redevelopment of Housing Authority land (subject to this Amendment) through the creation of a new urban community which explores opportunities for higher residential densities and the extension of the South Street local centre. Opportunities to strengthen road connections have been identified and will be investigated as part of a future structure planning process.

- Opportunities for rationalisation of Bruce Lee reserve to exclude the southern portion, acknowledging that the northern sports playing fields are highly valued and utilised by the local community and will be retained.

- Closure of the Beaconsfield/South Metropolitan TAFE will enable a significant redevelopment opportunity with direct synergies o the Housing Authority land, noting the potential retention of the catering school to the north-west of this site (relocation opportunities however currently being explored).

- The future Fremantle College to the south will occur in 2018 as a result of the amalgamation of South Fremantle and Hamilton Senior High School at the end of 2017. A number of refurbishments are currently occurring, with investigation being undertaken for potential reconfiguration and redevelopment of school facilities. The shared use of recreation facilities is also being explored.

- The Lefroy Road Quarry Structure Plan (approved by the WAPC in 2012) to the south-west of the high school (south of Lefroy Road) proposes a range of residential densities (R15-R100) with public open space areas.

- An opportunity for provision of a green link has been identified from the Lefroy Road Quarry site through to Bruce Lee Reserve. Given the proposed increase in density within the Housing Authority site, opportunities to increase amenity through provision of active and passive recreation and open areas will be critical.

This Amendment is the first critical step in revitalising the broader Beaconsfield area to become a more connected and integrated area with enhanced urban amenity.
Figure 4 – Opportunities and Constraints Plan (Source: Urbis 2016)
3. **ENVISAGED PROCESS AND DEVELOPMENT**

This Amendment proposes to rezone the site to a Development zone as provided by the Scheme, with future subdivision and development to be guided by a local structure plan. The Housing Authority see considerable benefit in this approach for the following reasons:

- State and local strategic planning documents identify South Street as a key future activity and transit corridor suitable for higher density residential and mixed use development. A coordinated approach to the delivery of density will be beneficial through inclusion of appropriate built form and design controls through a structure plan and/or local development plan.

- A structure plan process (and the benefit of single ownership) will provide an opportunity to comprehensively review the configuration of development sites to achieve maximum efficiency from a land assembly, yield and access perspective.

- Consideration and coordination of service infrastructure upgrades holistically, rather than on an ad-hoc basis.

- It will enable facilitation of community and stakeholder engagement holistically to inform the structure plan design.

- The site has multiple street frontages and therefore there is a need to provide for a coordinated approach to access and parking as well as improve access and linkages internally within the site. Removal of cul-de-sacs (Edgar and Conway Court) and strengthening north-south linkages from South Street to Lefroy Road has been identified as a key opportunity.

- Consideration of appropriate interface treatments, internally between potential commercial land uses and residential as well as with external development such as Bruce Lee Reserve and South Street.

- Consideration of the staged delivery of the redevelopment, with a focus on delivering a strong interface and development on South Street as part of the initial stages.

To demonstrate the potential land use mix and configuration of the site, a preliminary concept plan has been prepared and is included at Figure 5 below. Broadly the plan illustrates medium density development within the southern portion of the site, with opportunities for higher densities and multiple/mixed use dwellings adjoining South Street.

As highlighted previously, the redevelopment is aligned with the Housing Authority’s overall strategy to reduce the agglomeration of public housing in particular localities and disperse more broadly. On this basis, while a portion of State housing will be retained as part of the redevelopment of the site, the remainder will be distributed more broadly in the Fremantle area.

Opportunities to diversify the housing product will be explored, such as the delivery grouped and multiple dwellings and alternative single dwelling product (smaller lot and laneway product). Further, the potential to extend the South Street local centre within the north-eastern portion of the site and deliver mixed use development (ground floor retail and upper floor residential) has been identified as a key opportunity.
Figure 5 – Preliminary Concept Plan (Source: Urbis 2016)
4. PLANNING CONTEXT AND ASSESSMENT

4.1. METROPOLITAN REGION SCHEME

The Amendment area is zoned Urban under the Metropolitan Region Scheme (MRS), as shown in Figure 6 below. This allows for a variety of land uses including residential, commercial and light industry. South Street is located directly north of the amendment area which is reserved as a Primary Regional Road under the MRS. A portion of the northernmost lots are impacted by this reserve which encroaches onto the lots for the purpose of future road widening (approximately 10m).

The proposed Amendment (and future structure plan) acknowledges the proposed future widening of South Street, and the broader site will be redeveloped for residential (and potentially commercial) purposes which is consistent with the Urban zoning of the site.

Figure 6 – Metropolitan Region Scheme Extract
4.2. **STATE GOVERNMENT STRATEGIC POLICY**

A summary of the level of compliance with relevant State Government strategic policy is provided in the table below.

Table 1 – Summary of Relevant State Strategic Documents

<table>
<thead>
<tr>
<th>Document</th>
<th>Summary</th>
<th>Assessment</th>
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<tbody>
<tr>
<td>Draft Central Sub-Regional Planning Framework May 2015</td>
<td>The framework focuses on achieving higher densities of employment and residential development (including infill development and consolidation). The framework identifies South Street as a ‘Corridor’ which aims to transition key transport corridors into multi-functional corridors and high amenity. It also notes that existing or planned high-quality public transport is an important consideration in determining whether a corridor is suitable for more compact and diverse urban form.</td>
<td>The proposed scheme amendment is aligned with the sub-regional framework in that it aims to redevelop existing housing stock as part of a broader urban renewal process and contribute towards the City of Fremantle’s infill dwelling target of 7,100 dwellings. Specifically the amendment will enable a structure planning process to facilitate higher density residential development (R60 and above) and the potential expansion of the local centre along a significant transit route and activity corridor (South Street). The State Government has identified South Street as an important route for future rapid public transport which can support higher residential densities and the agglomeration of employment uses.</td>
</tr>
</tbody>
</table>
| Draft Perth Transport Plan 2050 | The Draft Plan provides a framework for Perth’s future transport network. The following proposals are relevant to this scheme amendment: **Road** The Plan states that by 2050, South Street will be upgraded to 6-lane divided standard for its full length to Hampton Road in Fremantle (comprising 2 dedicated bus lanes and 4 traffic lanes). **Public Transport** The Plan also highlights the potential for bus rapid transit or light rail (on-road infrastructure) beyond 3.5 million people. **Cycle** The plan illustrates the on-road cycling lanes on South Street from Stock Road through to Fremantle. | The amendment (and future structure plan) will take into account all transport proposals to and beyond 3.5 million in accordance with the Plan. Specifically, it considers:  
- The proposed road widening on South Street, with the extent of proposed Development zone sitting outside of the proposed road widening area.  
- The structure plan will consider pedestrian and cycle connectivity, from South Street through the site and to adjoining public open space and community facilities.  
- The proposal for South Street as a future bus rapid transit route will enable opportunities for higher densities and mixed use development. These opportunities will be explored through the structure plan process. |
<table>
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<tr>
<th>Document</th>
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<tr>
<td>Public Transport Plan in Perth in 2031</td>
<td>The document sets out a plan for Perth’s public transport for the next 20 years which includes increasing the capacity of the existing public transport network and expanding the current network. South Street is identified as a valuable east-west link to connecting the 3 strategic centres of Fremantle, Murdoch and Cannington, 3 railway lines, 2 major hospitals (Fiona Stanley and Fremantle) and 2 universities (Murdoch and Notre Dame). Accordingly the plan indicates that South Street will be a future rapid transit route that is projected to have BRT infrastructure by 2031.</td>
<td>As stated above, the Amendment acknowledges the proposed future role of South Street as a future rapid bus route. The structure plan process will consider the existing public transport services and opportunities to enhance services to cater for future residents, recognising its central location in proximity to the strategic metropolitan centre of Fremantle and specialised centre of Murdoch.</td>
</tr>
<tr>
<td>State Planning Policy No.2 – Environment and Natural Resources</td>
<td>This policy sets out a planning response to environmental and natural resource management issues within the framework of the State Planning Strategy. Specific policy areas of relevance to this subject scheme amendment include those relating to water resource management, air quality, soil and land quality, biodiversity and landscapes.</td>
<td>It is considered that the rezoning of the land from ‘Residential R30’ to ‘Development’ will not have any significant adverse impact on the local environment. Preliminary investigations has identified that the site does not contain any significant features of ecological significance however notes the presence of various mature trees located throughout the site. Any potential environmental impacts can be managed and mitigated through the preparation of a structure plan and implementation of any appropriate management plans. Further, opportunities to retain significant mature tree species will be considered through the structure plan, based on arboriculture advice.</td>
</tr>
<tr>
<td>State Planning Policy No.3 – Urban Growth and Settlement</td>
<td>State Planning Policy No. 3 – Urban Growth and Settlement (SPP 3) sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia.</td>
<td>The proposed amendment is consistent with the objectives of the Policy as it builds upon an existing residential community that is strategically positioned in close proximity to established and future transport routes, public transport, activity centres and employment opportunities.</td>
</tr>
<tr>
<td>State Planning Policy No.3.1 – Residential Design Codes</td>
<td>The purpose of the R-Codes is to provide a comprehensive basis for the control of residential development throughout Western Australia. The R-Codes set out a variety of residential density codes, from R2 through to R-AC0, reflecting different densities of residential development and different</td>
<td>In accordance with the WAPC’s Structure Plan Preparation Guidelines, Part 1 of any future structure plan will identify the broad R-Codes densities applicable to the subject land and the structure plan will provide justification for the range of densities proposed across the site.</td>
</tr>
<tr>
<td>Document</td>
<td>Summary</td>
<td>Assessment</td>
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<tr>
<td><strong>State Planning Policy No.5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning</strong></td>
<td>This policy aims to protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals.</td>
<td>Appropriate mechanisms to protect future residents from transport noise on South Street will be explored through the structure planning process. This may include specific design requirements or appropriate setbacks to mitigate noise issues.</td>
</tr>
<tr>
<td><strong>Development Control Policy No.2.4 – School Sites</strong></td>
<td>This policy statement contains the WAPC’s general requirements for school and TAFE college sites in residential areas, and recognises the need to consider any requirements for higher education facilities.</td>
<td>Preliminary liaison with the Department of Education has been undertaken to determine the need and demand for additional primary school sites cater for the projected population of the scheme amendment area. Further information regarding these preliminary discussions is contained at Section 5.2.</td>
</tr>
</tbody>
</table>
| **Liveable Neighbourhoods** | Liveable Neighbourhoods is the WAPC’s current operational policy guiding the design and approval of structure plans. The objective of Liveable Neighbourhoods is the delivery of new developments that provide high quality living, working and recreational environments, contributing to the successful implementation of the State Planning Strategy and State Sustainability Strategy. | The structure plan will be designed based on the principles of Liveable Neighbourhoods, in particular the following:  
  - An improved urban structure based on interconnected, safe and walkabout street blocks aimed at reducing car dependency. In this regard, a review of the existing cul-de-sacs will be undertaken to ensure a more connected urban environment.  
  - Creation of a sense of community, identity and place.  
  - Provision of a greater variety of lot sizes and dwelling types to cater for a more diverse community. Consideration of higher densities that can support local services and public transport.  
  - Maximising land efficiency wherever possible. |
4.3. **CITY OF FREMANTLE LOCAL PLANNING SCHEME NO.4**

The subject site is primarily zoned Residential R30 under the City of Fremantle Local Planning Scheme No.4 (LPS 4) (refer Figure 7 below). An Open Space local scheme reserve and Community Facility local scheme reserve is also located centrally within the site, comprising Davis Park and the Fremantle Early Learning Centre. An MRS Primary Regional Road reserve encroaches onto lots adjoining South Street to the north to facilitate future road widening.

Figure 7 – Scheme Map (Source: WAPC 2016)
Clause 4.2.1(h) of the Scheme outlines the objective of the Development zone which is to:

‘...provide for future residential, industrial, commercial or other uses in accordance with a comprehensive structure plan or detailed area plan prepared in accordance with the provisions of the Scheme’.

In accordance with this requirement, the Housing Authority proposes to prepare structure plan for the site to guide future subdivision, land use and development.

The Amendment is also located within Local Planning Area 5 (Beaconsfield) of the Scheme, with Schedule 12 listing matters to be considered in applying general and specific height requirements. The relevance and suitability of these requirements to the future development of the site will be considered as part of the structure planning process.

### 4.4. SCHEME AMENDMENT NO.65

Scheme Amendment No.65 was initiated by the City of Fremantle in 2015 and was subsequently updated and re-advertised in 2016. The amendment proposes to amend Schedule 12 – Local Planning Areas (Local Planning Area 5 – Beaconsfield) by including additional areas (including a portion of the Amendment area) and allowing additional height and density along South Street (up to R60) subject to any proposed development meeting specific development and design criteria. It is understood that following Statutory Planning Committee (SPC) consideration on the 11 October 2016, the Amendment is currently with the Minister for final approval and gazettal.

It is understood based on a review of the draft amendment adopted by Council in January 2016 that the north-eastern portion of the Amendment area impacts 4 Housing Authority lots forming part of this current Amendment request.

While not entirely inconsistent with the intent of this current Amendment, it is considered a far cleaner approach to exclude the Housing Authority lots from Amendment No.65. Given this position, Urbis (on behalf of Housing Authority) made representation to the SPC on the 11 October 2016 to communicate this request.

At the time of preparing this Amendment request, the recommendation of the SPC and decision of the Minister for Planning was unknown.

Should the Minister decide to proceed with Scheme Amendment No.65 inclusive of the Housing Authority lots, this current Amendment (once approved) will supersede this amendment to enable a broader structure plan process. The provisions approved under Scheme Amendment No.65 will be considered as part of this process.

### 4.5. RELEVANT LOCAL PLANNING POLICIES

#### 4.5.1. Local Planning Policy 3.5 – Local Planning Area 5 (Beaconsfield)

As described above, Scheme Amendment No.65 proposes to modify the provisions of Local Planning Area 5 (Beaconsfield) to include 4 Housing Authority lots. Although a request has been requested to remove these lots as part of the Ministers final approval, it is acknowledged that at the time of preparing this amendment request, the proposal is considered a seriously entertained planning proposal. On this basis, a broad assessment against the proposed provisions which relate to the site has been undertaken.

The sites are included within Area B of the local planning area which proposes the following development criteria in order to achieve the maximum density (otherwise, the base R30 coding will apply):

- Residential density up to R60 (noting densities up to R80 on local centre sites).
- Development sites comprising a minimum of 1,000sq.m.
- Building heights as per the Residential Design Codes.
- No residential land uses at ground floor with frontage to South Street, to ensure activation of development frontages.
- Vehicle parking at the alternative public road (to South Street) where possible and only provided at the rear of buildings and/or below ground level.
- Various setback and open space requirements.
While specific residential densities and development and design criteria will be subject to a structure plan process and potentially future local development plans/policies, the above is not considered inconsistent with the intent for the redevelopment of the area. Specifically, the proposes structure plan will investigate opportunities for higher density mixed use development closer to the South Street local centre and will aim to limit access form South Street given its status as a regional road.

4.5.2. Other Relevant Local Planning Policies

A summary of other relevant local planning policies is provided in the table below.

Table 2 – Summary of Local Planning Policies

<table>
<thead>
<tr>
<th>Policy</th>
<th>Summary</th>
<th>Assessment</th>
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<tbody>
<tr>
<td>2.2 – Split Density Codes and Energy Efficiency and Sustainability Schedule</td>
<td>Clause 5.3.4 of the Scheme prescribes the matters on which the Council is required to be satisfied in order to grant a higher density code to land having a split code.</td>
<td>Through the structure plan process, there will be a need to consider the merit in the provision of split density codes and the relevance of the following requirements in accordance with the Scheme:</td>
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<tr>
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<td>- Provision of ‘low income housing’</td>
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<td>- Buildings designed in accordance with Councils energy efficiency and sustainability schedule.</td>
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<tr>
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<td>- Removal of a non-conforming use.</td>
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<tr>
<td>2.9 - Residential Streetscape Policy</td>
<td>The provisions of this policy applies to all residential development and addresses items including setbacks, building orientation and building height and scale.</td>
<td>This structure plan process will consider the applicability of the residential streetscape policy provisions through the structure planning and design process. Should variations be required, these can be delivered through the structure plan and in future, local area provisions in the Scheme.</td>
</tr>
<tr>
<td>2.10 - Landscaping of Development and Existing Vegetation on Development Sites</td>
<td>The objective of this policy is to provide guidance on the requirement and assessment of landscape plans and where Scheme and Policy requirements can be varied in relation to planning applications which contain tree(s) and vegetation considered worthy of conservation.</td>
<td>Opportunities for tree retention and landscape enhancement will be considered as part of the structure planning process. Importantly, the interface with the adjoining Bruce Lee reserve and internally with Davis Park will be considered, as well as opportunities to enhance green spaces, increase the quality and distribution of green spaces, increase biodiversity and water efficiency and encourage greening of private property, in accordance with the City’s Green Plan 2020.</td>
</tr>
<tr>
<td>2.13 – Sustainable Buildings Design Requirements</td>
<td>All mixed use and multiple dwellings as well as commercial developments in excess of 1,000sq.m GLA require buildings to be designed and constructed in such a manner so as to achieve a rating of not less than 4 Star Green Star using the relevant Green Building Council of Australia Green Star rating tool.</td>
<td>Through the structure plan and detailed design process, opportunities to maximum sustainable built form outcomes will be considered. Further, the structure plan process will consider appropriate street layouts and solar orientation in order to maximise solar access.</td>
</tr>
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</table>
4.6. FREMANTLE PLANNING STRATEGY

The City of Fremantle Planning Strategy was prepared in 2001 to support the preparation of LPS 4 and comprises a local housing strategy and other technical documents. The key items raised in the Strategy, relevant to this Amendment, include:

- The South Street Local Centre is in need of an upgrade to improve the physical environment, amenity and performance of the centre to promote it as a ‘community hub’ for Beaconsfield and White Gum Valley residents. Main Roads WA proposes road widening of South Street which hinders upgrading and redevelopment of the local centre.

- A higher density code should be applied to the South Street local centre and Lefroy Road shops to encourage shop-top housing variety (residential only permitted above ground floor).

- There is a varied mix of dwelling types within Beaconsfield which may permit future flexibility in residential design and character however there should be a few dominant ‘residential characteristics’ that should be maintained eg. open front setbacks (no high fences, carports/garages), single-storey dwelling frontage to the street, plentiful open space about dwellings.

This Amendment is not inconsistent with the strategies outlined above.

4.7. GREEN PLAN 2020

The City of Fremantle Green Plan 2020 was adopted by the City to maintain and enhance green spaces, increase the quality and distribution of green spaces, increase biodiversity and water efficiency and encourage greening of private property.

The Plan states that there is a gap in public open space within a 400m walkable catchment in Beaconsfield, which should be addressed as part of structure planning processes (refer Figure 8 below). Given this context, the Plan identifies Beaconsfield as a priority area for investigating and identifying options for accessing public open space. Although numerous sites are located in close proximity and within the amendment area (Bruce Lee Reserve, Davis Park and school ovals), the structure planning process will need to identify further opportunities particularly given the proposed increase in density.

The design of the structure plan will need to consider strong green linkages both internally and externally to surrounding open space areas, through the retention and provision of vegetation linkages and pedestrian connections to adjoining residential areas.

4.8. BIKE PLAN 2014-2018

The plan examines the current cycling environment and identifies the current facilities that the City has for cyclists and key areas for improvement. Both South Street and Lefroy Road have been identified as key cyclist linkages in the area. Opportunities to enhance cyclist connections throughout the internally and externally to these areas will be considered as part of the structure plan process.
Figure 8 – Green Plan Extract (Source: City of Fremantle 2015)
5. MATTERS FOR CONSIDERATION

5.1. PROVISION OF EDUCATIONAL USES

As part of this preparation of this Amendment, Urbis (on behalf of the Housing Authority) met with the Department of Education (on 11 October 2016) to discuss the redevelopment proposal and the potential requirement for a primary school to be considered as part of the future structure plan. While subject to the ultimate yield (confirmed through the structure plan and subdivision process), the Department advised that the need for additional facilities will be dependent on the ultimate dwelling type and mix and specifically, the proportion of 3-bedroom dwellings proposed.

Through preliminary market analysis investigations in respect of the proposed redevelopment, it is considered that the proportion of 3+ bedroom dwellings will likely form less than 5% of overall dwellings within the site, meaning that this dwelling type will reduce from the existing State housing scenario (currently 45% of existing housing stock).

On this basis, it is considered that the provision of additional school facilities is highly unlikely also given the current capacity at the nearby Winterfold and Beaconsfield Primary Schools. Notwithstanding this preliminary advice, the Housing Authority will continue to engage with the Department through the structure planning process when dwelling yields are confirmed.

5.2. INFRASTRUCTURE AND SERVICING UPGRADES

A high level investigation into the existing servicing infrastructure within the site has been undertaken by GHD (October 2016) and is provided at Appendix C. Overall, the review highlights that several critical infrastructure will require additional capacity in order to adequately service the proposed redevelopment. In particular, drainage, electrical and communications infrastructure will require significant capacity increases to cater for increased densities. Preliminary investigations indicate the following:

- **Drainage** – in the absence of an existing formal drainage system, this will likely be required by the City of Fremantle (including detention and infiltration areas), with all stormwater to be contained within the site. This will be investigated through the structure planning process.
- **Gas** – whilst gas reticulation is likely sufficient to cater for the redevelopment, some relocation of gas mains may be required to ensure they are situated in the appropriate service corridor.
- **Power** – whilst the Edmund Street zone substation currently services the site (11kV overhead lines), it is likely that the proposed redevelopment will be serviced via the Amherst Street zone substation (likely 22kV). In accordance with Western Power policies, any extension to the network will need to be an underground network.

It is likely augmentation of the high voltage power network is required in order to service the proposed redevelopment. Albeit it is expected the 22kV will be extended into the subject site and that these network upgrade works are to be staged and subject to the staging and size of power demand.

- **Telecommunications** – NBN Co. will likely need to increase the capacity of the communications network available to the site given the proposed densities. The network is likely to be based on a fibre to the node system.

Further investigations, including liaison with relevant service authorities, will be undertaken as part of the structure plan process.

5.3. ENVIRONMENTAL INVESTIGATIONS

As highlighted in Section 1, while there are no significant features of ecological significance on site, there is evidence to suggest that environmental constraints may exist at the site with respect to the potential presence of hazardous materials and the presence of mature trees. In order to mitigate these matters through the structure plan process and consider as part of the broader design, the following investigations will be undertaken:
- Pre-demolition surveys of existing buildings will be undertaken to identify the presence of hazardous materials requiring removal prior to demolition.
- A preliminary site investigation (PSI) will be undertaken with a particular focus on areas where former buildings were removed circa 1980 to assess potential for contamination of soils by asbestos containing materials associated with historic demolition practices and remnant infrastructure. If the PSI identifies further action is required, intrusive investigations as part of a Detailed Site Investigation (DSI) will be completed to assess the extent of contamination at the site. Where required, remediation, including validation of remediation of any contamination identified will be completed to in accordance with relevant guidelines to the satisfaction of the WA Planning Commission.
- A significant tree survey will be undertaken to advise on the significance of existing trees and opportunities and constraints relevant to the proposed redevelopment.

A copy of the Environmental Investigation Report (prepared by GHD) is provided at Appendix B.

**5.4. POTENTIAL ROAD UPGRADES**

A transport review has been undertaken by GHD (refer Appendix D) to determine potential future intersection upgrades as a result of the redevelopment. Although final upgrades will be confirmed through a comprehensive structure planning process, the following upgrades are considered likely:

- Based on a yield of 676 dwellings and up to 7,500sq.m retail/commercial floorspace, the development is likely generate in the order of 7,880 vehicles per day (vpd) and results in a net increase of 5,620vpd compared with the existing residential development.
- A preliminary crash assessment does not indicate a significant safety issue at any intersections however the lack of turn facilities may contribute to the type of crashes occurring. As traffic volumes increase, the number of crashes will increase reinforcing the need for channelisation.
- The intersections of South Street/Caesar Street and Fifth Avenue will require channelisation.
- The intersections of Lefroy Road/Caesar Street and Fifth Avenue will require channelisation.
- The intersection of South Street and the north-south road/Nanine Road will likely require traffic signals (or a roundabout).
- Impacts and provision for pedestrians and cyclists will need to be considered.

All proposed intersection upgrades and treatments will require consultation with Main Roads WA and the City of Fremantle through the structure planning process and will need to consider the broader context of transport planning in the area, including the ultimate upgrade of South Street.
6. Conclusion

The proposed complex Scheme Amendment will facilitate the development of State Government land for urban purposes, consistent with its location on South Street and proximity to nearby amenities and activity centres. The proposal is generally consistent with the State and local strategic planning framework and represents a logical and appropriate redevelopment proposal for the precinct.

It is therefore respectfully requested that the City of Fremantle and Minister for Planning approve the Amendment.
FINAL APPROVAL

Adopted for final approval by resolution of the City of Fremantle at the Ordinary Meeting of the Council held on the __________ day of ________________________ and the Common Seal of the City of Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:

__________________________________________
MAYOR

__________________________________________
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

__________________________________________
DELEGATED UNDER S.16 OF
THE PD ACT 2005

__________________________________________
DATE

Final Approval Granted

__________________________________________
MINISTER FOR PLANNING

__________________________________________
DATE
ADOPTION
Adopted by resolution of the City of Fremantle at the Ordinary Meeting of the Council held on the ___________ day of _______________ 20_____.

________________________
Mayor

________________________
Chief Executive Officer

FINAL APPROVAL
1. Adopted for final approval by resolution of the City of Fremantle at the Ordinary Meeting of the Council held on the ___________ day of _______________ 20____ and the common seal of the City of Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:

________________________
Mayor

________________________
Chief Executive Officer

2. RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

Delegated under Section 16 of the Planning and Development Act 2005

_________________________________________ Date

3. FINAL APPROVAL GRANTED

Minister for Planning Date
APPENDIX A LOT DETAILS
<table>
<thead>
<tr>
<th>Lot</th>
<th>No.</th>
<th>Plan/Diagram</th>
<th>Area</th>
<th>Registered Proprietor</th>
</tr>
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<tbody>
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APPENDIX B
PRELIMINARY ENVIRONMENTAL INVESTIGATION (GHD 2016)
Environment

A high level environmental review of the site has been undertaken to broadly determine the potential for environmental constraints relevant to the Scheme Amendment.

**Site setting**

The current site layout comprises small residential buildings, predominantly in a unit style arrangement, with a small recreational park located in the centre. The site is generally sloping towards the west, with an elevation of approximately 26 m AHD in the south east corner and an elevation of 12 m AHD at the western boundary. There are no significant features of ecological significance, with the possible exception of mature trees located throughout the site.

A review of published environmental geological mapping of the site indicated that the geology beneath the site comprises sand described as pale yellowish brown, medium to coarse grained and subangular to well rounded. The sand is reported to overlay limestone, commonly known as Tamala Limestone.

Groundwater beneath the site, as indicated on the Perth Groundwater Atlas, is at an elevation of approximately 1 m AHD (with depth to water below ground level ranging from 11 to 25 m across the site). The groundwater flow direction is indicated as being westerly towards the Indian Ocean (located approximately 2 km west of the site). The geological conditions reported at the site are common for coastal areas of the Perth metropolitan area. Generally, the Perth Groundwater Atlas indicates groundwater at the site to be suitable for garden bore irrigation, with total dissolved solids reported to range between 500 and 1000 mg/L. However, localised instances of groundwater contamination are also noted in the area (as summarised below).

Acid sulfate soils (ASS) occur naturally in many areas of Western Australia and are harmless when left in a waterlogged, undisturbed environment. Serious environmental harm and contamination can occur if acid sulfate soils are disturbed without appropriate management measures in place. The Department of Environment Regulation (DER) provides ASS risk mapping for several coastal regions of Western Australia developed to assist planners in assessing whether development applications require additional conditions for sites where there is a risk of disturbing ASS. The published DER ASS risk maps indicate the site to lie within a ‘Class 3’ area i.e. ‘low to nil risk of ASS occurring within 3 m of natural surface that could be disturbed by most land development activities (ASS not known to occur below 3 m)’.

The DER provides an online database showing the locations and basic details of contaminated sites in Western Australia. Review of the DER Contaminated Sites Database indicates that no lots within the site are reported as contaminated sites at the time of search (October 2016). The database does not however show sites that are registered as ‘Possibly contaminated - investigation required’. The database indicates that:

- The nearest contaminated site is located approximately 500 m south west of the site, this site is part of a development where several lots are affected and are collectively classified as ‘Remediated for restricted use’. The group of lots is reported to have chloride contamination in the groundwater beneath the area, possibly associated with the former land use of landfilling inert demolition and construction waste. Restrictions on groundwater abstraction for domestic uses exist at these lots. The lots are located down-hydraulic gradient of the site according to regional groundwater flow direction (as described above). Contamination of groundwater at the site associated with former use of these lots is therefore considered unlikely.

- The nearest contaminated site located up-hydraulic gradient is approximately 1.5 km north east of the site, comprising limited metals impact within groundwater. Contamination of groundwater at site associated with this up-gradient source is considered unlikely.
Site development history

Based on a review of online aerial photography for the site available from Landgate, development first occurred prior to 1950 with small buildings that appear to be residential situated mostly in the centre of the site. The aerial imagery indicates that further development occurred between 1965 and 1974, with several small buildings then removed circa 1980, which were predominantly located in the centre and west of the site. Following removal, higher density buildings were erected in the same location approximately four years later (1984). No other significant changes to the site are evident from aerial photography, with the site indicated to remain in the current layout since approximately 1985.

Asbestos materials were commonly used in buildings in Western Australia that were built before 1990. Due to the age of buildings at the site and historic demolition that has occurred it is possible that hazardous materials such as asbestos containing materials are present in buildings at the site. Additionally, asbestos containing materials were commonly used within buried infrastructure (such as drainage, service conduits or irrigation) and fencing (which may still be present at the site). Remnant asbestos containing materials may also have been disturbed and inadvertently buried in soils during historic demolition work.

Constraints and mitigation measures

Based on the review of the above information sources, there is evidence to suggest that environmental constraints may exist at the site with respect to the possible presence of hazardous materials and the presence of mature trees at the Site. The planning process is the most effective mechanism for the identification and subsequent management of such matters in relation to the scheme. Broad mitigation measures considered relevant at this time are outlined below.

Pre-demolition surveys of existing buildings will be undertaken to identify the presence of hazardous materials requiring removal prior to demolition (informed by existing building plans, asbestos management plans and registers where available). The surveys are intrusive in nature and will be completed following vacation of the buildings when unrestricted access is available. Survey results including updated registers will be used in the planning and subsequent safe removal of hazardous materials such as asbestos prior to demolition in accordance with relevant regulations and codes of practice.

The National Environmental Protection (Assessment of Site Contamination) Measure 1999 (amended 2013) and DER Assessment and management of contaminated sites guidelines recommends a staged approach to the assessment and investigation of contaminated sites in Western Australia. Typically site assessments are triggered through regulatory triggers under the Contaminated Sites Act 2003, or where a condition has been applied by a planning authority for approval of rezoning, subdivision or development to ensure that the site is suitable for the proposed land use.

A preliminary site investigation (PSI) will be undertaken with a particular focus on areas where former buildings were removed circa 1980 to assess potential for contamination of soils by asbestos containing materials associated with historic demolition practices and remnant infrastructure. If the PSI identifies further action is required, intrusive investigations as part of a detailed site investigation (DSI) will be completed to assess the extent of contamination at the site. Where required, remediation, including validation of remediation of any contamination identified will be completed to in accordance with relevant guidelines to the satisfaction of the Western Australian Planning Commission.

As recommended by the Department of Water, prior to groundwater abstraction and use, groundwater should be tested and if necessary treated to ensure that it is suitable for use.

Mature vegetation exists within the site, in the form of large established trees. A significant tree survey will be undertaken to advise on the significance of existing trees, opportunities and constraints relevant to the proposed redevelopment. An environmental consultant with experience in vegetation surveys will be commissioned to complete this survey at an early stage in order to inform the redevelopment proposals. From this approach, relevant mitigation measures will be identified for implementation as part of redevelopment works.
APPENDIX C  PRELIMINARY INFRASTRUCTURE SERVICING INVESTIGATION (GHD 2016)
APPENDIX D  TRANSPORT REVIEW (GHD 2016)