



Lots 18 and 19 Lefroy Road, Lots 20, 252, 254
and 255 Mather Road and Lot 5 Strang Street,
Beaconsfield
Structure Plan

January 2019



TITLE: Lots 18 and 19 Lefroy Road, Lots 20, 252, 254 and 255 Mather Road and Lot 5 Strang Street,
Beaconsfield Structure Plan

AMENDMENT PREPARED FOR: 77 Belmont Ave Properties Pty Ltd

REFERENCE: BIR POR

STATUS: Final

REVISION: C

DATE OF RELEASE: January 2019

AUTHORS: Dan Pearce

APPROVED BY: Dan Pearce

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Amendment No. 1 to the Lefroy Road Quarry Local Structure Plan has been approved by the Western Australian Planning Commission on 14 February 2019.

A handwritten signature in black ink, appearing to read 'Rigali', is written over a horizontal line.

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005

table of amendments

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	<ul style="list-style-type: none">• Inclusion of Lot 5 Strang Street, Beaconsfield and applicable development requirements• Update format of Structure Plan to accord with Planning and Development (Local Planning Schemes) Regulations 2015	Major	14 February 2019

table of density plans

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

executive summary

The approved Structure Plan report (applying to Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road, Beaconsfield) was prepared on behalf of LandCorp and the City of Fremantle for the landowners, being the City of Fremantle, Main Roads Western Australia (MRWA) and the Western Australian Planning Commission (WAPC) in support of a Structure Plan (SP) for the Lefroy Road Quarry site.

The proposed Amendment is prepared on behalf of the future owners of Lot 5 Strang St, Beaconsfield and is lodged with the consent of the current owner seeking the incorporation of Lot 5 Strang Street into the SP area with relevant controls to facilitate development of the site.

With the inclusion of Lot 5 the SP area comprises approximately 11.58ha and is zoned 'Development' in the City of Fremantle Local Planning Scheme No.4 (the Scheme).

The Scheme requires the preparation and endorsement of a Local Structure Plan for land zoned 'Development' prior to subdivision and development. The SP has been prepared based on a comprehensive review of relevant town planning, environmental and engineering considerations which confirm that the proposal is consistent with the State's strategic planning framework and the City of Fremantle's strategic objectives for this locality.

The original SP was the result of extensive public consultation and technical review, which laid the foundation for a distinctive new community with an extensive network of open space and a design that responds to the site's unique topographical and landscape characteristics.

Future development will provide a variety of lifestyle options promoting a diverse local community, including, with the addition of Lot 5 Strang St, opportunities for aged and dependent living and aged care that are not currently available to this locality.

ITEM	DATA	SECTION NUMBER REFERENCED IN PART 2 OF SP REPORT
Total area covered by SP	11.58 hectares	2.1
Residential area	4.86 hectares	3.4
Estimated lot yield	334 lots / dwellings	3.3
Estimated residential density:		
Dwellings per gross hectare as per Directions 2031	28.84 du / gross hectare	3.3
Dwellings per site hectare as per Liveable Neighbourhoods	68.72 du / site hectare	3.4
Estimated population @ 2.8 pp / household	935 people	3.3
Estimated number and area: Neighbourhood / Local Park	4.06 hectares	6.0

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3. Transport Assessment (Shawmac, August 2011) and Addendum (Shawmac, December 2017)
4. Engineering Services Report (VDM Consulting, August 2011)
5. Desktop Environmental Assessment (Golder, June 2018)
6. Design Report (Birch Group & Plus Architecture, June 2018)



part one
implementation

part one - implementation

1.0 STRUCTURE PLAN AREA

This Structure Plan (SP) applies to the land contained within the inner edge of the line denoting the SP boundary shown on the Structure Plan Map (Plan No.1) comprising Lots 18 and 19 Lefroy Road, Lots 20, 252, 254 and 255 Mather Road and Lot 5 Strang Street, Beaconsfield.

2.0 OPERATION

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the WAPC.

3.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

3.1 Land Use Zones and Reserves

- a. The Structure Plan Map (Plan No. 1) outlines land use, zones and reserves applicable within the Structure Plan area.
- b. For Lot 5 Strang Street, the following land uses shall be considered as Additional Uses, with an 'A' use permissibility, where proposed as incidental uses forming part of a comprehensive aged care and/or aged and dependant persons development and provided primarily to service residents of the facility:
 - Hospital
 - Consulting Rooms
 - Medical Centre
 - Health Studio
- c. For development applications proposing any use that is not specifically mentioned in the zoning table of Local Planning Scheme No. 4 (the Scheme) and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category, then in addition to the requirements of Clause 3.4.2 of the Scheme, the Council will have due regard for the land use definitions provided at Part 2, Section 9.3 of this Structure Plan.

3.2 Residential Density

- a. Residential densities applicable to the Structure Plan Area shall be in accordance with the residential densities shown on the Structure Plan Map.
- b. Where a site is identified as having a split density coding of R40/100, the higher code may only be applied where a Local Development Plan has been prepared and approved by the City of Fremantle.

3.3 Development Standards Applicable to Lot 5 Strang Street

- a. A 15m wide open space area should be provided along the western boundary of Lot 5 Strang Street. The open space shall be landscaped, lit, incorporate a continuous footpath and passive surveillance in accordance with an approved plan, and shall be subject to an enduring Easement in Gross.
- b. Satisfactory retention and adaptive reuse of the original 1890's Healy residence identified on the City's Municipal Heritage Inventory and Heritage List.
- c. A density of R25 applies to this site unless the Criteria listed in Table 1 below are satisfied, in which case the Additional Development Standards apply:

Table 1: Additional Development Requirements and Standards

CRITERIA TO BE MET IN ORDER FOR ADDITIONAL DEVELOPMENT STANDARDS TO APPLY	ADDITIONAL DEVELOPMENT STANDARDS
<ol style="list-style-type: none"> 1. A single development application for the whole of Lot 5, or development in accordance with an approved Local Development Plan addressing the matters detailed at Table 1 and Table 2 of this part. 2. All buildings shall be set back a minimum of 6.0 metres to the eastern and southern boundaries of the site and a minimum of 25m to the south-east corner of the lot. 3. A minimum of 50 percent open space provided across the site, including a minimum of 1 deep soil zone with a minimum dimension of 6.0 metres and comprising a minimum 12 percent of the site area (or as otherwise defined in State Planning Policy 7.3). 4. Agreed restoration of the original fabric of the original 1890's Healy residence identified on the City's Municipal Heritage Inventory and Heritage List. 5. New development shall maintain views of the retained Healy residence from the north and north-east. To achieve this, the buildings situated on the eastern side of the retained heritage building shall be set back a minimum of 25.0 metres from the northern boundary or otherwise demonstrate how the design maintains open and unimpeded views of the front portion of the residence (from the belvedere forward) from the north and north-east to maintain the building's visual prominence and landmark attributes from surrounding areas. 6. Development applications for the site require referral to the City's Design Advisory Committee and must demonstrate high quality design taking into account the matters outlined in Clause 78B – Advisory Committees of Local Planning Scheme No. 4 and any associated policy, as well as the additional site-specific design outcomes outlined in Table 2 below. 	<ol style="list-style-type: none"> 1. Maximum building height of 27.5m (top of external wall) and 30m (top of pitched roof). 2. Residential density code R160. 3. Other aspects of development in accordance with the provisions of the R-Codes for the applicable R160 density code.

Note 1: For the purposes of this Structure Plan a 'Deep Soil Zone' means "an area of soil within a development that is unimpeded by buildings or structures above and below ground and has a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas."

- d. The proposal should demonstrate achievement of high quality design. When assessing the proposal's demonstration of high quality design, regard will be given to the general provisions outlined in Clause 78B of Local Planning Scheme No. 4 and associated planning policy, as well as the site-specific outcomes detailed in Table 2 below:

Table 2: High Quality Site Specific Design Outcomes

HIGH QUALITY SITE SPECIFICS DESIGN OUTCOMES Additional criteria to supplement Local Planning Policy 1.9: Design Advisory Committee and Principles of Design
<p>Character</p> <ul style="list-style-type: none"> • Responds to existing residential development on Mather Road and Butterworth Place without significant impact on amenity, whilst accommodating an increase in building height and scale, reflecting the infill nature of the site. • Delivers a design which recognises the high visibility of the site from surrounding areas and contributes positively to the outlook from around the site, particularly from the north and east where views of the site are most prominent. • Integrates the original 1890s Healy residence identified on the City's Municipal Heritage Inventory and Heritage List into the development scheme in a sympathetic manner, maintaining prominent views of this building from the north and east.
<p>Quality of the Public Realm</p> <ul style="list-style-type: none"> • Contributes to the amenity of the area's public realm through appropriate interfaces to public areas (existing or planned) including pedestrian routes and public open space (taking into account Crime Prevention Through Environmental Design principles), and the design and treatment of publicly accessible areas (including on-site pedestrian connections). • Contributes to a well-functioning and amenable network of public open space, streets, pedestrian routes and green linkages within the locality that enhance the pedestrian experience.
<p>Adaptability</p> <ul style="list-style-type: none"> • Includes the conservation and adaptive re-use of the original 1890s Healy residence identified on the City's Municipal Heritage Inventory and Heritage List to enhance the heritage value of the place
<p>Sustainability</p> <ul style="list-style-type: none"> • Development achieves a star rating of at least one star in excess of the current energy efficiency requirement of the National Construction Code (Building Code of Australia), as certified by an independent accredited energy assessor. • Water use to demonstrate consideration and implementation of sustainable systems for potential re-use, grey water techniques, consumption minimization methods and water wise landscape practices.

3.4 Building Height

With the exception of Lot 5 Strang Street (see Clause 3.3 above), building heights for multiple dwellings within the Structure Plan area are as follows:

- a. At density up to and including R60, as per the maximum height for R60 development specified in Table 4 of the Codes; and
- b. At density over R60 up to and including R100, as per the maximum height for R100 development specified in Table 4 of the Codes.

4.0 LOCAL DEVELOPMENT PLANS

Local Development Plans are to be prepared in accordance with Part 6 of Schedule 2 – Deemed Provisions for Local Planning Schemes, Planning and Development (Local Planning Schemes) Regulations 2015, prior to any subdivision and/or development (as applicable) that is affected by the following considerations:

- a. Lots directly abutting public open space.
- b. To demonstrate the suitability of development to achieve the R100 density code for lots coded R40/100.
- c. In relation to Lot 5 Strang St, prior to approval of a development application that does not comprise the whole of Lot 5, in accordance with the requirements of Table 1 and Table 2 of Clause 3.3 above.

Local Development Plans may address (but are not limited to) consideration of fencing abutting POS, street setbacks, lot boundary setbacks, boundary walls, setbacks of garages and carports, restrictions to vehicle access, building heights, parking standards, dwelling orientation, outdoor living area and open space, overshadowing and visual privacy.

5.0 ADDITIONAL INFORMATION

ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
Environmental Management Plan addressing issues including (but not limited to) unexpected finds, asbestos, air quality, noise, fauna and weed management for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road	Accompanying subdivision application	City of Fremantle with advice from Department of Water and Environmental Regulation
Urban Water Management Plan	Condition of subdivision approval	City of Fremantle
Intrusive investigation (Cone Penetration Testing or borehole testing) into composition, variability and composition of material underlying the site	Condition of subdivision or development approval	City of Fremantle with advice from Department of Water and Environmental Regulation
Transport impact assessment	Subdivision or development approval	City of Fremantle and Main Roads WA



Lefroy Road connection subject to engineering feasibility and detailed design.

Existing Shared Path.

LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- LOCAL ROADS

PROPOSED ZONES

- RESIDENTIAL *
- R CODE

OTHER CATEGORIES

- STRUCTURE PLAN BOUNDARY
- EXISTING LOT BOUNDARIES
- FUTURE INVESTIGATION AREA
- INDICATIVE SHARED PATH AND / OR PEDESTRIAN CONNECTION
- HEALTHY RESIDENCE

* DENOTES ADDITIONAL USES PROVIDED FOR (REFER CLAUSE 3.1 b)

RASTER INFORMATION
SOURCE: ROBERTSDAY
YYMDD: 120201
DWG REF: LANBEAUD3110G
PROJECTION: NA

SIZE A3
1:2000
0 metres 20 40 60 80 100

C VARIOUS MODS TO LOT 5
B ARROW LEGEND AND R25
A BASE PLAN LANBEA UD3 110G
REV DESCRIPTION

190201 SB DP
180627 MT DP
171220 SB DP
YYMDD DRAWN APPRD

LEFROY ROAD QUARRY STRUCTURE PLAN - PLAN No.1
Lot 5 Strang St & Lots 18, 19 Lefroy Rd & Lots 20, 252, 254, 255 Mather Rd, Beaconsfield
City of Fremantle

REF NO. **BIR POR** DRAW NO. **RD1 001** REV. **C**

The background consists of several rectangular blocks of color. In the top-left corner, there is a vertical orange bar. To its right is a vertical grey bar. The top-right area is a large light grey rectangle. Below the top-left orange bar is a light grey rectangle. The middle-right section is a large orange rectangle. The bottom-left corner features a vertical grey bar. The bottom-right area is white, containing the text.

part two
explanatory

1.0 INTRODUCTION

The approved Structure Plan report (applying to Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road, Beaconsfield) was prepared on behalf of LandCorp and the City of Fremantle for the landowners of those sites, being the City of Fremantle, Main Roads Western Australia (MRWA) and the Western Australian Planning Commission (WAPC) in support of a Structure Plan (SP) for the Lefroy Road Quarry site.

The proposed Amendment is prepared on behalf of the future owners of Lot 5 Strang St, Beaconsfield and is lodged with the consent of the current owner seeking the incorporation of Lot 5 Strang Street into the SP area with relevant controls to facilitate development of the site.

With the inclusion of Lot 5 the SP area comprises approximately 11.58ha and is zoned 'Development' in the City of Fremantle Local Planning Scheme No.4 (the Scheme). The Scheme requires the preparation and endorsement of a Local Structure Plan for land zoned 'Development' prior to subdivision and development. This SP report addresses the requirements of the Scheme including a description and analysis of the land, details about the development and confirmation that the proposal is consistent with the State's strategic planning framework and the City of Fremantle's strategic objectives for this locality.

The SP is the result of many years of site analysis, design and community engagement. The SP addresses the major constraints to development on Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road arising from former use of the site of those sites for landfill, as well as establishing a strategy for the safe and effective remediation of any contamination.

Figure 1: Contextual Analysis



Commercial



Residential



Public Open Space



Public Transport



400m Pedshed



Education

2.0 SITE CONTEXT + ANALYSIS

2.1 Site Description + Local Context

The Structure Plan area comprises approximately 11.58ha of land, being Lots 18 and 19 Lefroy Road, Lots 20, 252, 254 and 255 Mather Road and Lot 5 Strang Street, Beaconsfield. Lot 5 Strang St has an area of 8,094sqm. The land is owned by the City of Fremantle, MRWA, WAPC and the WA Portuguese Club Inc. respectively. Certificates of Title detailing land ownership are provided at Appendix One.

The site is located approximately 2 kilometres southeast of the Fremantle City Centre (Figure 2). Surrounding development is predominantly residential. The Strang Court Mixed Use area is located to the south-west.

The site is abutted on its eastern boundary by the South Fremantle Senior High School. The interface between the two sites comprises the school's playing fields.

Vehicle access to the site is taken from Clontarf Road via Mather Road to the south. Steep embankments from Lefroy Road to the north and Salentina Ridge to the west prevent access from these directions. Vehicle access to Lot 5 is taken from Strang St.

The land is well serviced by public transport with existing services in walking distance on Lefroy and Clontarf Roads respectively.

Until 1978 Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road were used as a limestone quarry. From the 1970's onwards to the present day, the land has been progressively filled with municipal landfill, comprising mostly soil and inert waste.

The Portuguese Club has operated from Lot 5 Strang St since 1976. The Club occupies the former Healy residence constructed in 1890 which is identified on the City's Municipal Heritage Inventory (listed September 2000). The Statement of Significance notes its historic significance *"for its previous form as a grand Federation Queen Anne house of the Healy family. The place has historic and social significance for its use by the New Zealand America's Cup Syndicate during 1986-87. The place has undergone significant alterations."*

Figure 2: District Context



Figure 3: Local Context



2.2 SITE ANALYSIS LOTS 18 AND 19 LEFROY ROAD AND LOTS 20, 252, 254 AND 255 MATHER ROAD

The following summary outlines the site's existing environmental conditions applying to Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road and is taken from the Geotechnical and Environmental Information Report (GEIR) provided at Appendix Two to this report that supported the original SP application. The assessment below is not applicable to Lot 5 Strang St.

Geotechnical investigations were carried out on Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road in conjunction with environmental assessment for the presence of landfill gas and for assessment of soil and groundwater quality. The environmental assessment was carried out in general accordance with the Department of Environment and Conservation's (DEC) Contaminated Sites Management Series. The results of the investigation indicated that the waste is predominantly inert waste comprising construction rubble/demolition waste. Two areas of deep fill were encountered and some voids were also detected in a few locations. Asbestos was observed in fragment form on the site's surface and at depth within the fill material. The site will be managed as an asbestos impacted site if no further delineation of the extent of asbestos fragments is to be undertaken.

Based on the residential development scenario proposed in the SP for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road, geotechnical site preparation and importing of clean fill will be required to minimise exposure to the underlying construction rubble/demolition waste for residential and passive recreational land use (for further detail see Section 8.1 of this report).

Groundwater results generally indicated that the groundwater quality is comparable across Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road and with surrounding groundwater quality, with one exception which indicated the presence of impacts consistent with leaching of contaminants from the soil contamination. Further groundwater monitoring both onsite and offsite has been recommended for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road to evaluate this contamination. In addition, further groundwater information for the overall site will be collected to assess baseline groundwater quality prior to site development consistent with the Commission's requirements set out in its Better Urban Water Management Guidelines (October 2008).

Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road are a highly modified ecosystem and no native fauna were observed.

To ensure that any potential for unacceptable impacts to the community are mitigated, the GEIR recommends the preparation of a comprehensive Environmental Management Plan for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road, which is identified at Part One as additional information to accompany a future application for subdivision. This includes a range of sub-plans summarised as follows:

- Unexpected Findings Plan
- Asbestos Management Plan
- Air Quality Management Plan
- Noise Management Plan
- Urban Water Management Plan
- Fauna Management Plan
- Weed Management Plan

Therefore, subject to the proposed remediation and management measures detailed above (which may include a memorial on title), Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road are considered suitable for residential development and the risk to human health and environment is considered to be low.

2.3 SITE ANALYSIS LOT 5 STRANG ST

Site analysis for Lot 5 Strang St is the subject of a Desktop Environmental Assessment (June 2018) prepared by Golder. This environmental assessment comprised a review of information on the site history and setting (desktop review) and a site visit.

This concludes that given the historic use since 1890 of Lot 5 for residential and then community purposes, that contamination, environmental and geotechnical issues relating to the former quarry component of the SP are not likely to be applicable to Lot 5 and are not required to be addressed as they are for the balance of the site.

Based on the lines of evidence obtained during the desktop review, historical information reviewed and observations from the site visit, there does not appear to be potentially contaminating activities during the history of, or currently at the site. The desktop study results indicated that the original structure of the building was constructed in 1890, prior to the commencement of the landfill activities in circa 1970. Based on the information obtained by Golder, we consider that there is unlikely to be significant historical waste landfilling at the site. However, due to the surrounding land uses, there may be potential for fill material to encroach on the site, particularly at the batters.

Land surrounding the site is currently predominantly used for residential and commercial purposes, which considered to be limited potential for contamination. However, historically areas of oil storage and market gardens were identified, which are considered as potentially contaminating activities. The presence of landfill to the north of the site is also considered as potential source of contamination. Consequently, it is considered by Golder that there is a potential for contamination from surrounding activities to have impacted groundwater at the site, although extensive contamination in soils above the groundwater is considered unlikely. There is no known current groundwater use at the site and given the depth of groundwater (19 m bgl) and based on site observations, it is unlikely that groundwater will be extracted for non-potable use or for drinking water at the site.

Consequently, based on the information and current level of understanding, there is unlikely to be the potential for unacceptable risks to current users of the site. If groundwater is to be used in the future, in line with Department of Health advice, any groundwater should be tested to confirm its quality prior to any use. Any future development of the site should adopt an unexpected finds procedure in the event that there is any localised waste buried or disposed of on site.

The presence of dense vegetation on the surfaces of the slopes made observations of the composition of the slope challenging, however the material observed on the surface of the slopes to the southeast and north-west of the site suggest that the slopes are composed of sandy Fill. No in situ limestone was visually observed in the surface material in any of the slopes. It is recommended that intrusive investigation be undertaken to confirm the composition, variability and density of the material underlying the site. This investigation would comprise Cone Penetration Testing (CPT) or borehole drilling.

The findings of the high-level assessment are recommended to be reviewed once more information is known in relation to the proposed development and construction methods.

3.0 PLANNING CONTEXT

3.1 Metropolitan Region Scheme

The site is zoned 'Urban' in the Metropolitan Region Scheme (MRS) (Figure 4).

Surrounding land is also zoned 'Urban'. Adjacent land to the northeast is reserved for 'Public Purposes – High School' and land north of Lefroy Road 'Public Purposes – Technical School'.

3.2 Local Planning Scheme No.4

3.2.1 Subject Site

The SP Area is zoned 'Development' and 'Development Area No. 7 – Lefroy Road Quarry' (DA7) in the Scheme (Figure 5). Lot 5 was included in the 'Development' zone and DA7 as part of Amendment No. 43 (gazetted 28th August 2015) which rezoned the land from 'Community Facility'.

Amendment No. 43 also rezoned the surrounding Strang Street area from 'Development' zone to 'Mixed Use' R25, Residential R25 and R40, and introduced a new Sub-Area 4.3.5 containing specific development criteria to incentivise additional development potential (see Section 3.2.2 below).

Preparation of the SP and accompanying technical reporting (which propose a regime for remediation of contaminated land in the precinct) satisfy the Scheme requirements for DA 7 which include:

1. A structure plan is to be prepared and adopted for this development area before any future subdivision or development is undertaken.
2. Investigation of potential site contamination to the satisfaction of the DEC.
3. Development and subdivision shall be in accordance with the Lefroy Road Quarry Structure Plan.

The land is also included in 'Local Planning Area 5 – Beaconsfield' (LPA5). LPA5 notes that for residential development "All requirements as per the R-Codes and special applications clause 4.4". LPA5 provisions also provide direction to Council for the consideration of building height. In this regard, structure plan provisions would be considered a relevant matter.

3.2.2 Surrounding Land

Surrounding land is predominantly zoned 'Residential' with a range of residential densities. Of relevance to the amendment, the residential land to the south and south-west is allocated a residential density code of R25, but pursuant to the provisions of Sub-Area 4.3.5 (see Figure 6) of the Scheme has the following additional development standards:

- Residential density code of R160;
- Building height up to 24m (approximately 7-8 storeys) in Area 4; and
- Building height up to 7.5m in height (approximately 2 storeys) in 4a.

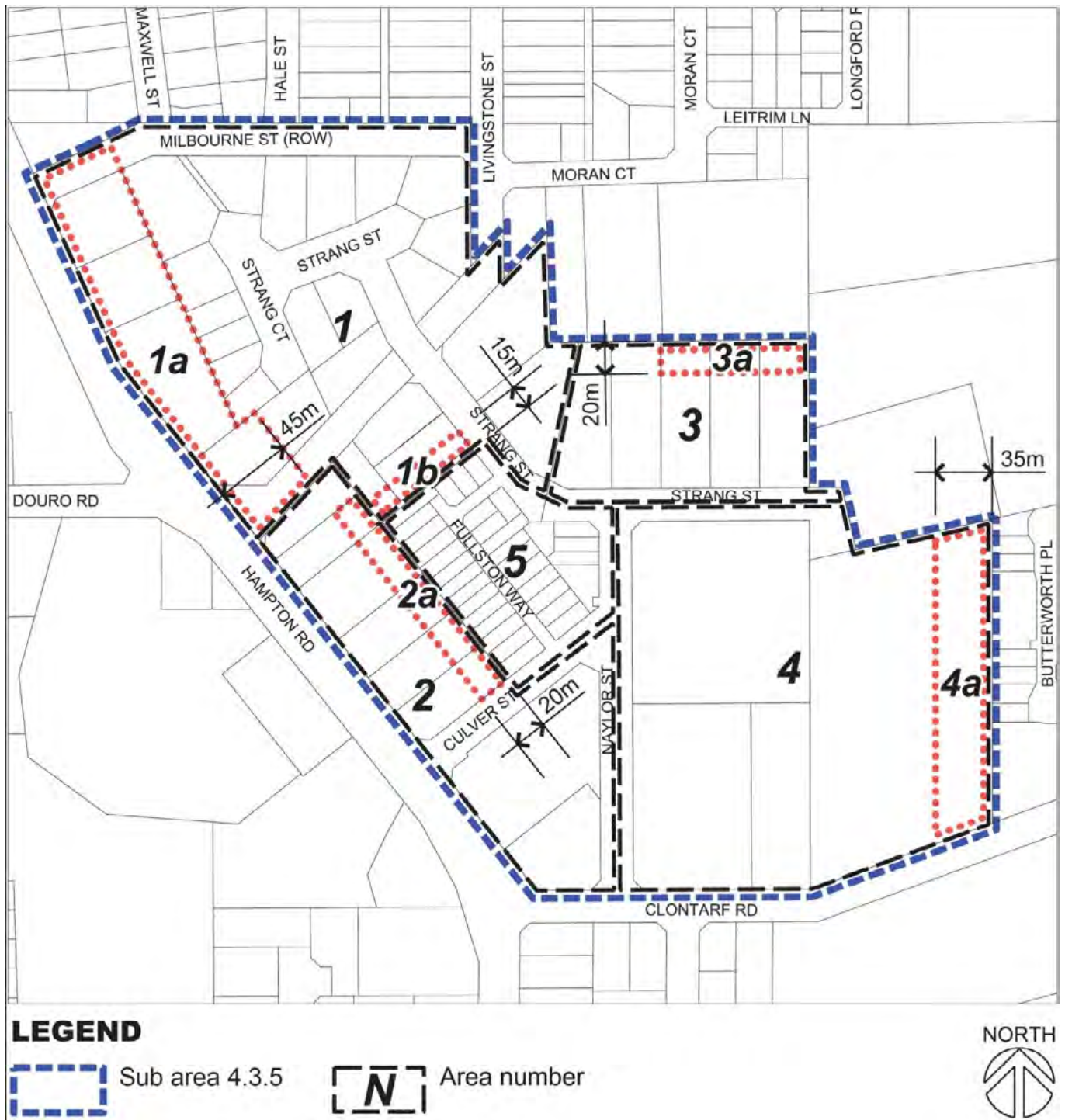
The additional development potential is subject to the satisfaction of five (5) criteria specific to the relevant site, being:

1. *The development site comprises of a minimum land parcel of 10,000 sqm within Area 4 (including Area 4a).*
2. *Non-residential land uses are restricted to the ground floor unless it is demonstrated to Council's satisfaction that the non-residential land use meets the local needs for commercial services.*
3. *Development provides active frontages to public street(s) and public open space. Residential development with frontage to Clontarf Road is to include openings and pedestrian access directly to Clontarf Road.*
4. *The location and design of new road(s) and footpaths shall demonstrate a high standard of vehicular and pedestrian connectivity with the existing road and footpath network.*
5. *A portion of the lot area, not less than 7.5m in width, to be provided for the length of the lot adjacent to the common boundaries of 1 Naylor St, 2 Clontarf Rd (Lot 72) and 4 Clontarf Rd. This portion of land shall be transferred at no cost to the City of Fremantle to provide a north-south linkage between Strang St and Clontarf Rd for the purpose of public open space and/or a landscaped dual use pathway, to integrate with the existing areas of public open space at Clontarf Hill and future public open space within Development Area 7 – Lefroy Road Quarry.*

Council has also prepared Local Planning Policy 3.19 – Clontarf Road Area (LPP3.19) to assist in the consideration of development applications that seek the exercise of discretion in accordance with the additional development standards.

Adjacent land to the northeast is reserved for 'Public Purposes – High School' and land north of Lefroy Road 'Public Purposes – Technical School' consistent with the MRS designation.

Figure 6: Sub Area 4.3.5



3.3 Perth And Peel @ 3.5 Million (WAPC, 2018)

Perth and Peel @ 3.5 million provides a long-term growth strategy for land use and infrastructure provision for the Perth and Peel regions. Perth and Peel @ 3.5 million is supported by a series of sub-regional planning frameworks, including the Central Sub-regional planning framework, which includes the full extent of the City of Fremantle and the structure plan area. The Central Sub-regional planning framework projects additional dwelling targets for the City of Fremantle of 4,120 dwellings by 2031.

The subject site is identified at Appendix 3 of the Sub-Regional Strategy as 'Lefroy Rd – DA7' accommodating a projected dwelling yield of 170 dwellings (which currently excludes Lot 5).

Full development of the new SP area can yield between 334 – 506 dwelling units (upper limit assumes development of split-coded lots at R100 density), achieving a minimum density of 28.84 du / gross hectare and potential population of 935 people.

3.4 Liveable Neighbourhoods (WAPC, 2007)

Liveable Neighbourhoods (LN) is the WAPC's current operational policy guiding the design and approval of structure plans. The objective of LN is the delivery of new developments that provide high quality living, working and recreational environments, thereby contributing to the successful implementation of the State Planning Strategy and State Sustainability Strategy.

The SP meets the requirements of LN with a particular focus on the following key aims:

- An urban structure based on interconnected, safe and walkable neighbourhoods that is aimed at reducing car dependency;
- Creating a sense of community, identity and a sense of place;
- Providing a variety of lot sizes and housing types to cater for the diverse housing needs of the community at densities that can support local services and public transport; and
- Maximising land efficiency wherever possible.

Full development of the 4.86 ha of residential land identified in the SP can yield achieves a minimum density of 68.72 du / site hectare.

3.5 Local Planning Strategy (City Of Fremantle, 2001)

The Strategy was intended to provide a strategic framework for the City's development for 10 to 15 years. Its purpose is to:

- Set out the framework of State and regional policies and interpreting these for Fremantle;
- Provide the planning context for the zones, reservations and statutory provisions contained in the City Planning Scheme; and
- Provide the strategic direction of future population and employment; the broad strategies for housing, employment, shopping and business activities; and proposals for transport, parks, regional open space and other public uses.

The Strategy identifies the SP area as a Development Area for residential development and open space with a nominal density of R35/40. The Strategy notes that site remediation and structure planning are required. These requirements are reiterated in the Scheme.

Given the age of the Strategy and its intended timeframe of 10 – 15 years, it is considered that due regard for the future development of the Structure Plan area should now be taken from contextual planning developments in the area, including the approved Structure Plan for the site and recent Scheme amendments, policy and strategic direction relating to surrounding land in the precinct (such as Sub Area 4.3.5).

3.6 Greening Fremantle: Strategy 2020 / Urban Forest Plan (City Of Fremantle)

The Greening Fremantle Strategy 2020 replaces the Green Plan 2001 and has the principal objective of “increasing the quality and distribution of green areas in City, while improving the linkages, vegetation and the quantity of flora and fauna”.

In relation to the subject site the Strategy includes a recommendation for the “Investigation and identification for accessing public open space in the priority areas of Hilton, O’Connor, White Gum Valley, North Fremantle and Beaconsfield”.

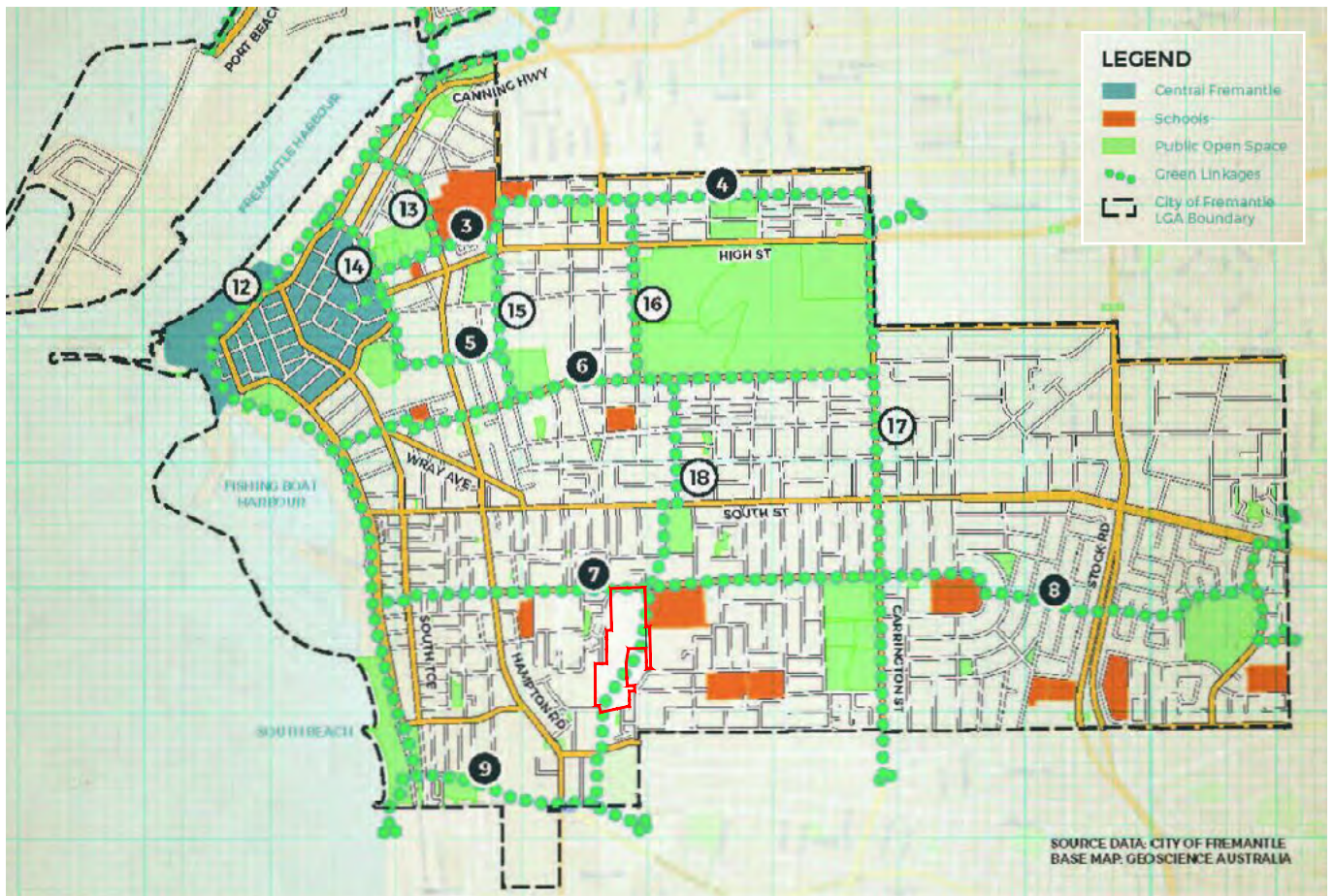
The Urban Forest Plan is prepared in accordance with the recommendations of the Strategy. Its vision is “to protect the existing green spaces and trees and progressively grow and diversify the City’s tree population for adaptive climate management and amenity; to collaborate effectively to plant, plan, design and sustainably fund programs to create a resilient urban forest.”

The wider Beaconsfield area is identified in Area 4: South which describes a series of priority actions which include including addressing fragmented canopy cover along identified City Green Links and the provision of public open space in new development areas (such as the subject site) (see Figure 7).

The SP aligns with these objectives by:

- Contributing to the City’s network of green spaces and linkages providing the necessary ‘green’ connectivity through the extensive linear open space area comprising almost 35% of the SP area:
- Incorporating strong green linkages through the use of vegetated, shady streets and excellent pedestrian connections to adjoining residential areas, despite the challenging topography; and
- Providing a pedestrian linkage through Lot 5 linking the proposed POS within the SP through to the large POS reserve at Clontarf Hill and then to adjacent open space to the south of Clontarf Hill within the City of Cockburn. The pedestrian linkage is likely to be protected by an access easement to ensure public access is maintained.

Figure 7: Greening Fremantle: Strategy 2020



3.7 HEART OF BEACONSFIELD MASTERPLAN (CITY OF FREMANTLE)

The City of Fremantle is currently coordinating a masterplanning and community consultation exercise called “The Heart of Beaconsfield” (HOB).

The Masterplan comprises five major areas, including the Lefroy Road Quarry Structure Plan site, Fremantle College, the Activ site, the Davis Park precinct and South Metropolitan TAFE.

The purpose of the exercise is to provide an overarching vision and masterplan to guide future plans for the different sites and to actively engage the community in the creation of the vision and the masterplan. While the masterplan is not a formal planning tool, it is intended to ensure that future development can be considered in a coordinated way.

The masterplanning exercise recognises that there are a number of major changes happening in the area, including:

- South Fremantle High School becoming Fremantle College.
- TAFE is moving (except for the Quinlan’s Training Restaurant), which provides an opportunity for redevelopment of the site.
- The Housing Authority would like to update and build new homes in the Davis Park precinct - with the first step being a proposed Scheme Amendment.
- Activ Foundation is looking at updating facilities on its site.

The Masterplan acknowledges that there is an approved structure plan for the subject site, but notes that changes to the high school and the need for greater housing diversity may present opportunities to review planning for the approved Lefroy Rd SP.

The City released two design concepts for community feedback (submissions closing 11th December 2017), however, there is as yet no agreed Masterplan. The planning for the site is continuing to evolve, with the next step being to confirm a Draft Masterplan for formal public advertising. No timeline for formal advertising is yet known.

Salient to this Amendment request, specifically the inclusion of Lot 5 Strang St, the Concept Plans released for public comment considered the following options:

- Concept A – Various amendments to the approved design for the balance of the Lefroy Rd Quarry, and depicting a D typology for Lot 5 Strang St - currently correlating to 2-3 storey townhouses and maisonettes.
- Concept B – More substantial revisions to the approved design for the balance of the Lefroy Rd, including options for pedestrian and vehicle connections through Lot 5. Depicts a C typology for Lot 5 Strang St - currently correlating to 3-5 storey low rise apartments.
- The incentivised development standards and indicative design concept for Lot 5 Strang St more closely correlates with the A or B typologies depicted in the HOB working papers, equivalent to 5 – 8 + storey medium-high rise apartments.

As detailed in this report, while as a planning unit Lot 5 Strang St forms part of the Lefroy Rd Quarry DA7 area, the site physically forms a part of the adjacent Clontarf Rd which is identified for significant redevelopment. Accordingly, this amendment includes comparable development standards that facilitate future development consistent with the scale of adjacent development in the Clontarf Road Sub-Area.

It is the expectation of the proponent that the evolving planning framework for the HOB will therefore have regard for the standards depicted in this amendment request

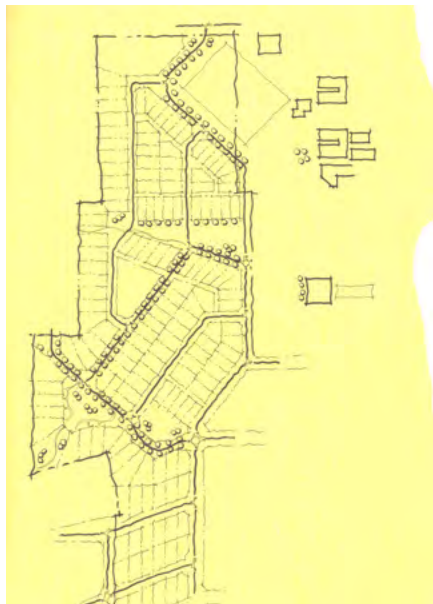


Figure 8: Concept A



Figure 9: Concept B

Figure 10: Design Concepts



20.04.2005



08.08.2005



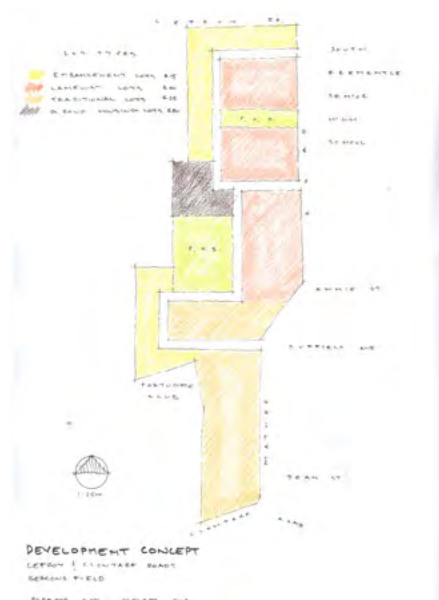
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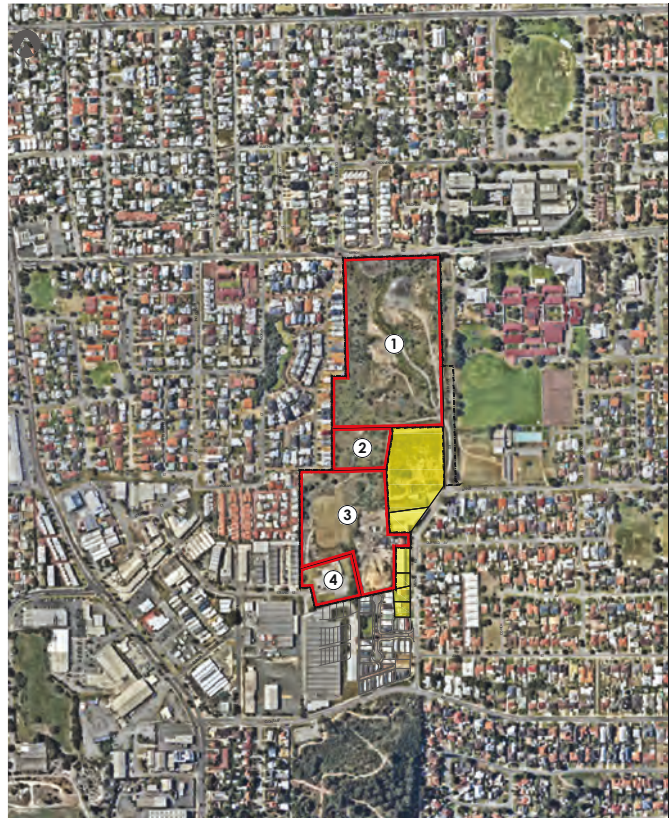
4.0 DESIGN HISTORY + COMMUNITY CONSULTATION

Preparation of the SP for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road commenced in 2006, with an investigation of potential design responses to the site's specific constraints. These included:

- Uncontrolled fill from use of site for landfill;
- Level differences across the site and to adjoining sites;
- Resolution of the batter to Salentina Ridge and the adjoining residential development to the west; and
- Future interface of development with the private residential land on Lots 21, 253, 251, 250, 9, 100 and 101, existing development on Lot 102 and the Portuguese Club (Lot 5) to the south and the South Fremantle Senior High School.

These investigations resulted in a number of different development scenarios being prepared and evaluated for practical implementation and commercial viability. An overview of these scenarios in plan form is provided at Figure 10.

Figure 11: Ownership



LEGEND

	CITY OF FREMANTLE
	WESTERN AUSTRALIAN PLANNING COMMISSION
	COMMISSIONER OF MAIN ROADS
	WA PORTUGUESE CLUB INC
	PRIVATE LANDHOLDERS

Images from Community Workshop



During design development of the original SP there have also been numerous briefings to Councillors and information sessions with the Beaconsfield Precinct Group. The culmination of this preliminary consultation was a Community Workshop held at the Winterfold Primary School on Saturday 23 May 2009, with local community members, representatives of the Beaconsfield Precinct Group, the City of Fremantle, private landowners of adjacent properties and the consultant team. The key design outcome of the workshop was a concept plan provided at Figure 13.

Further testing of the plan developed at the workshop resulted in the current SP design for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road (see Figure 14). The design has remained faithful to the original conception of a strong north-south linkage of open space throughout the site. The primary amendment to the workshop design arises as a result of the expansion of the non-developable land area, particularly in the northern half of the site. All development is now located outside of the non-developable area and the northernmost open space area

area is co-located with the open space on the high school site. Two areas for further investigation are identified where it is hoped that technological advancements may make future development feasible.

At the time the original SP was prepared Lot 5 Strang St was reserved for 'Community Facility' and was not part of the structure planning exercise. With the gazettal of Amendment 43 in 2015 rezoning Lot 5 to 'Development' zone, it is now appropriate and necessary to incorporate the land into the approved Lefroy Road Quarry Structure Plan in order to facilitate future subdivision and development consistent with the scale of development proposed in the locality, and in particular development in the adjacent Clontarf Road Sub-Area 4.3.5(4) (Figure 6).

Figure 12: Sketch of Workshop Concept Plan



Figure 13: Workshop Concept Plan



Figure 14: Current SP Design



Figure 15: Structure Plan - Plan No. 1



5.0 COMMUNITY DESIGN + LOT LAYOUT

5.1 Design Objectives

The specific objectives for the SP are aligned with LN objectives, being to:

- Design a walkable, interconnected street network that is integrated with adjoining development;
- Use built form to capitalise on the existing landform and capture the site's unique sense of place;
- Provide a mix of lot sizes and dwelling types that address topographical constraints and ensure a variety of housing choices that are appropriate to the locality; and
- Integrate open space, drainage and non-developable areas for the aesthetic and recreational value of future residents and the local community.

5.2 Design Response

As detailed at Section 4.0, the final design of the approved SP for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road has been influenced by the location of the interlinked open space areas, where geophysical constraints currently prevent development. With the addition of Lot 5 Strang St, this creates three discrete areas for development in the southern and northern parts of the site.

5.2.1 Southern Area of Original SP:

Residential density in the southern portion of the development is predominantly R40, complementing adjoining residential development to the south. A potential road connection is provided through the existing culs-de-sac consistent with the Structure Plan for Lots 4 and 102 Mather Road, Beaconsfield (see Figure 14).

Density adjacent to a portion of the northern boundary of Lot 5 Strang St is R15 to enable larger lots that are capable of incorporating the significant slope at this location. With the rezoning of Lot 5 Strang St from 'Community Facility' to 'Development', it is considered that this density code should be revisited by a future SP amendment in order for development intensity to complement that envisaged for Lot 5 and the surrounding area.

Pedestrian links (in the form of a staircase or similar) are identified up Salentina Ridge providing connection to development at the top of the embankment and south to and through Lot 5 Strang St, providing the opportunity for a connection to the large POS reserve at Clontarf Hill in accordance with the objectives of Greening Fremantle: Strategy 2020.

Figure 16: Residential

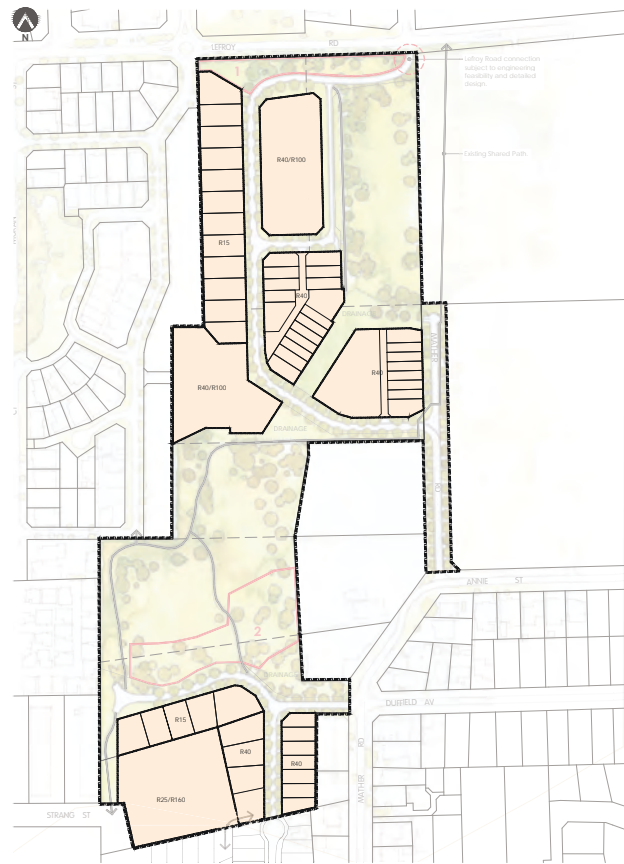


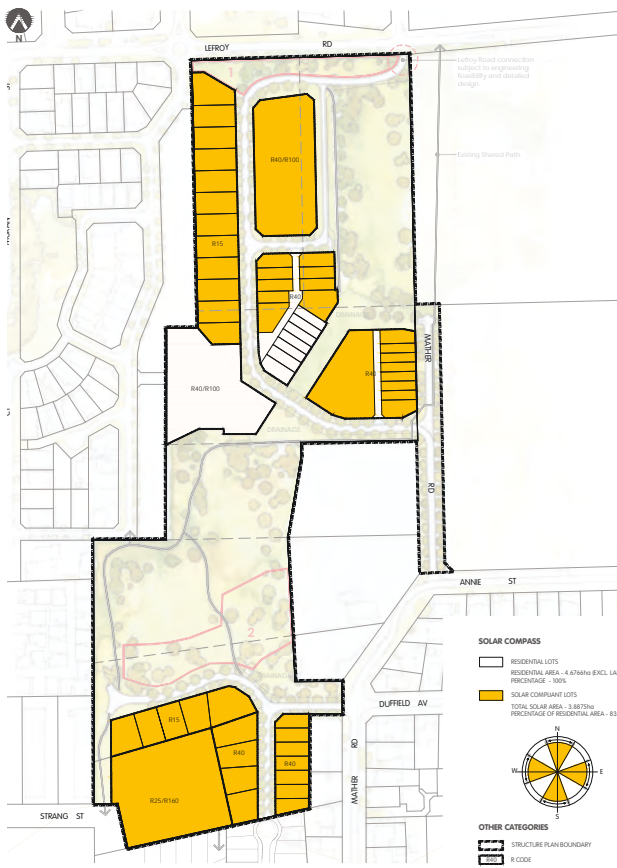
Figure 17: Mather Road Structure Plan



Figure 18: Movement Network



Figure 19: Solar Orientation



5.2.2 Northern Area of Original SP:

Residential density in the northern portion of the site is provided at densities of R15, R40 and a split code of R40/100, dependent on topography. The northern portion of the development comprises development on flatter ground, with laneway access provided to some lots and some lots with direct frontage to adjoining open space areas. Development is also proposed in a north-south alignment along Salentina Ridge, where it is anticipated that an alternative built form response will be required to typical 'slab-on ground' construction.

The use of the minimum/maximum R40/100 code is intended to facilitate the opportunity for more intensive development on the land should the technical capacity for this become available. By adopting the split code, the opportunity is retained to increase the scale of development to achieve the diversity and density targets established in Directions 2031.

The existing pedestrian linkage through the South Fremantle Senior High School to Lefroy Road is proposed to be retained and formalised (Figure 15).

5.2.3 Lot 5 Strang St:

Detailed discussion of the development controls for Lot 5 Strang St is provided at Section 9.0 of this report. In summary, Lot 5 Strang St is to be developed in accordance with the requirements of the R-Codes at a density of R25, unless coordinated development of the site occurs as a single planning unit. In this case, the Structure Plan details key development and qualitative criteria in sections 3.3 and 9.0.

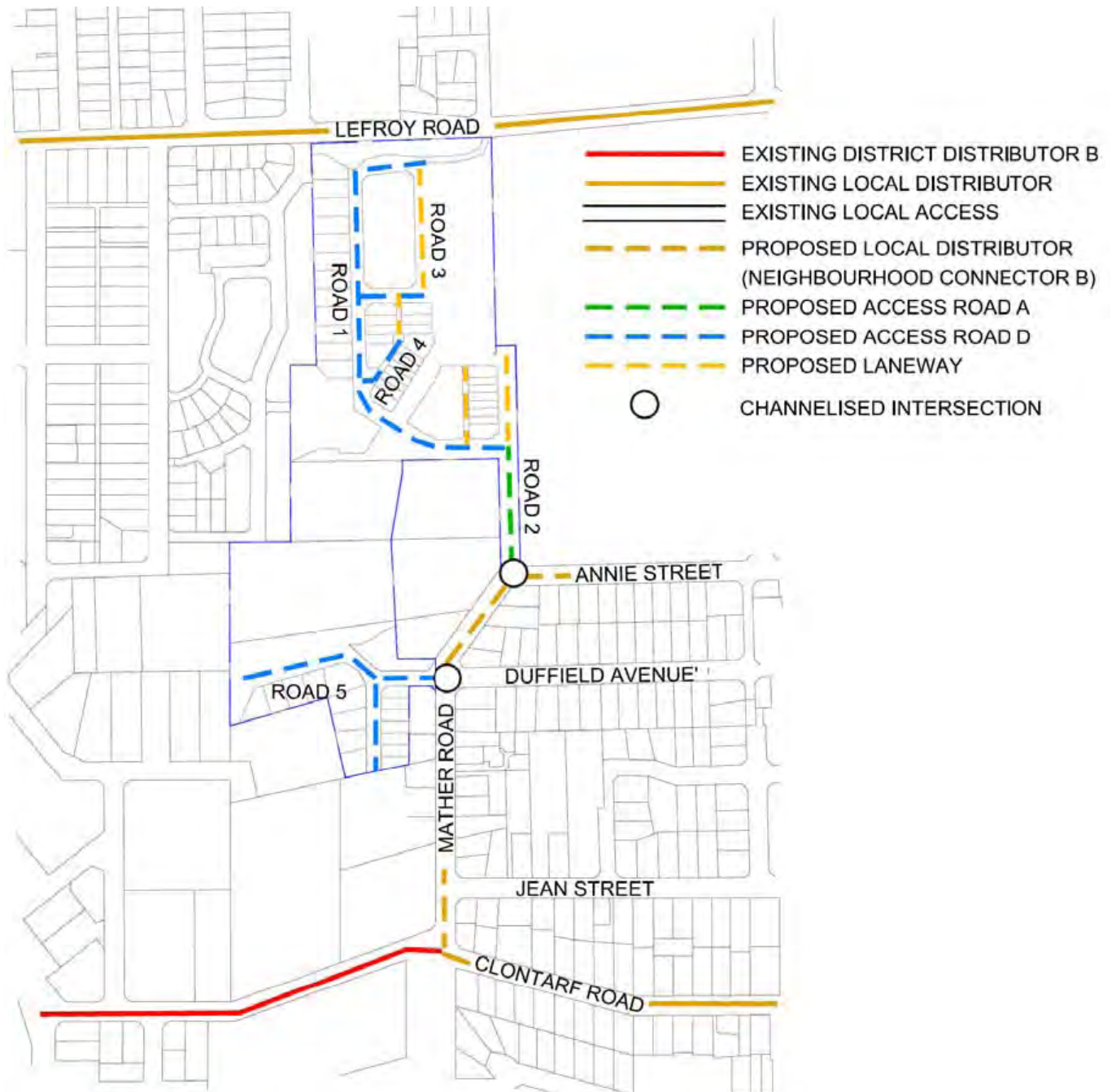
5.3 Other Design Considerations For Lots 18 And 19 Lefroy Road And Lots 20, 252, 254 And 255 Mather Road

The approved Structure Plan includes provisions to promote housing diversity requiring that in development comprising ten or more Multiple Dwellings, a minimum of 25% of the total number of dwellings must have a maximum floor area of 60 sq m or less and no more than 40% of the total number may have a floor area of 120 sq m or more. This provision has since been incorporated into the Scheme at Clause 4.4.5 and has therefore been removed from the SP to avoid duplication.

Two areas for further investigation are identified in the SP where it is hoped that technological advancements may make future development feasible. If this is not possible it is expected that these areas would be set aside as open space and consolidated, where possible, with adjoining open space reserves.

The development achieves high levels of solar orientation (see Figure 19).

Figure 20: 2011 Movement Network Assessment for Lots 18 And 19 Lefroy Road And Lots 20, 252, 254 And 255 Mather Road
 (Courtesy: Shawmac)



6.0 MOVEMENT NETWORK

6.1 Traffic Assessment For Lots 18 And 19 Lefroy Road And Lots 20, 252, 254 And 255 Mather Road

The following summary pertains to Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road and is taken from the Transport Assessment prepared in support of the SP and provided at Appendix Three. The transport assessment has been undertaken to assess the potential effect that development of Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road will have in terms of the interaction with the existing and proposed road network. The assessment focuses on the following key matters:

- The capacity of the local road network to accommodate the additional traffic generated by the proposal;
- The extent to which the additional traffic generated can be safely managed on the adjacent current and future road network;
- The provision of safe access to the proposed subdivision from the adjacent road network; and
- The safety and efficiency of the site's internal road network, and in particular the extent that the site is able to safely and efficiently accommodate alternative and sustainable transport modes including pedestrians and cyclists.

The analysis shows that traffic will be distributed to Clontarf Road via Mather Road. With the exception of the main north-south link, all streets within the subdivision are predicted to carry relatively low traffic volumes generally less than 1,000 vehicles per day, with most predicted to carry less than 500 vehicles per day.

The proposed street network will provide an acceptable range of choices for travel and ensure that traffic volumes on individual streets can be kept below threshold levels to ensure the amenity of the area is preserved and safe movement options exist for pedestrians, cyclists and local traffic.

The assessment includes recommendations for the provision of pedestrian and cyclist facilities (see Figure 20). Detailed design will incorporate pedestrian crossing points in line with those shown and may range from a minimum requirement for pram ramps to be provided at each intersection, through to median islands installed at key intersections so as to provide safe refuge. Allowance has been made to provide 1.8m wide footpaths on all roads except laneways.

As shown on Figure 16, the SP also includes provision for a future road connection from the development to Lefroy Road. The provision of this potential road connection is subject to further engineering feasibility and detailed design as it is located over the top of an area of deeper landfill which would need to be stabilised.

Overall the assessment did not identify any specific issues that present unacceptable risks to the road user or that cannot be managed through appropriate design protocols.

6.2 Traffic Assessment For Lot 5 Strang St

An Addendum prepared by Shawmac in December 2017 (included at Appendix 3) was undertaken to determine the traffic impact associated with the proposed inclusion of Lot 5 Strang Street into the SP, and what, if any, cumulative impacts are likely. The assessment concluded that:

- Traffic generated by the development of Lot 5 Strang Street is most likely to use Naylor Street to access Clontarf Road and Culver Street and Clontarf Road to access Hampton Road;
- All streets affected by the proposed development are capable of carrying the predicted increase in traffic without compromising the operational performance of those streets;
- In terms of cumulative impacts associated with the development of Lot 5 Strang Street and the previously approved SP area, only Clontarf Road will be affected by increased flows from both sites; and
- Assessment of the Clontarf Road – Hampton Road intersection confirms that under combined flow increases, the intersection will continue to operate at a high level of service.

On this basis, the inclusion of Lot 5 Strang Street into the SP area will not introduce any major impacts and is acceptable.

Figure 21: Public Open Space



7.0 OPEN SPACE

7.1 Public Open Space For Lots 18 And 19 Lefroy Road And Lots 20, 252, 254 And 255 Mather Road

The location of open space on Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road is influenced by the geophysical constraints to development posed by the deeper landfill areas. This results in two major open space areas being provided, corresponding to the two areas where development cannot, or is not expected, to occur, given current technological limitations and costs associated with remediation (see Figure 21). Both of these open space areas will be impact compacted to achieve approximately 12% reduction in the depth of the uncontrolled fill.

Should the areas identified for further investigation prove incapable of development, it is expected that these areas would be consolidated into adjacent open space.

Even with the further investigation areas being excluded, open space significantly exceeds the minimum 10% required by Liveable Neighbourhoods, with a total open space provision 4.06ha, equivalent to 35% of the total site area (see Figure 22).

Open space areas will be remediated and developed for passive recreational use including:

- Recreational equipment (such as play areas and BBQ facilities);
- Landscaping in accordance with water sensitive design principles and relevant recommendations of the City's Green Plan;
- Integration with the pedestrian/cyclist network within the site and to external destinations, including a connection up Salentina Ridge to the adjoining development to the west and accommodating the north-south link through the site identified in the City's Green Plan; and
- Remediation as required in accordance with the requirements of an approved Site Management Plan.

Given the significant oversupply of open space that is proposed, it is recommended that the future development of adjoining private land be required to provide cash-in-lieu of open space, rather than provide additional land for this purpose. Such monies would be used for the continuing installation and upgrade of facilities in the nominated open space areas, ensuring that there is a direct nexus of value and amenity to the future residents of the affected sites.

7.2 Site Open Space For Lot 5 Strang St

Site open space requirements for Lot 5 Strang St are specified at Part One, Clause 3.3 of this Structure Plan. This identifies that approval to the Additional Development Requirements for Lot 5 are contingent on the provision of a minimum of 50% of open space provided across the site and the provision of a minimum of 1 deep soil zone.

The proposed deep soil zones are consistent with the City's recent approach of promoting the inclusion of deep planting zones within new infill proposals, in line with proposals in the WAPC's Design WA framework. This approach reflects community feedback that infill proposals require better quality landscaping, in particular improving the extent of tree canopy provided.

For the purposes of this Structure Plan a 'Deep Soil Zone' is defined as "an area of soil within a development that is unimpeded by buildings or structures above and below ground and has a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas."

Figure 22: Public Open Space Schedule

	AREA
Site Area	11.58 ha
Gross Subdivisible Area	11.58 ha
POS @ 10%	1.16 ha
POS Contribution	
Unrestricted POS	3.49ha
Unrestricted POS (drainage) – 100% credit	0.63ha
POS Provision	4.12ha



8.0 BUILT FORM STRATEGY

8.1 Remediation

Excepting Lot 5 Strang St where no remediation is expected, Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road are to be remediated using a combination of impact compaction and removal of uncontrolled fill off site. Where there is minimal uncontrolled fill, the material will be removed off site and replaced with clean fill.

To enable impact compaction, the ground will need to be prepared by levelling and placing a 350mm layer of crushed limestone. The actual compaction depths will be dependent on the type and consistency of the waste. Areas nominated for residential development, services and amenities will be compacted. Effective compaction using this technique will provide a Class P Site in accordance with Australian Standards AS 2870, Residential Slabs and Footings.

In all locations a minimum of 1m clean fill has been allowed for above the compacted controlled fill.

Residential development will be constructed over the compacted areas of shallow fill. The remainder of the site including areas of deeper fill will be used as public open space or passive recreation areas.

The range of management measures summarised at Section 2.2 of this report will be implemented to ensure that there is no off-site impact.

8.2 Built Form

The unique topography on Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road creates an opportunity to use built form to make development possible on areas of more severe slope, or those areas where ground conditions militate against traditional construction methods.

Salentina Ridge in particular is an 18 metre high, 38 degree embankment on the western boundary of the site. This is potentially a dramatic location for alternative forms of construction where built form could be used to:

- Respond to the verticality of the edge condition;
- Provide an alternative housing product to what currently exists locally; and
- Capture the easterly inland views and immediate views of the high school playing fields.

In consideration of this, the use of light weight construction on steel pole sub-frames may be appropriate both to Salentina Ridge and the slope adjacent to Lot 5. In these areas the cost impact of this style of construction may be competitive with that of a masonry home, based on savings associated with minimising remediation works of potential contamination issues in the existing uncontrolled fill. If this approach were applied to the flatter areas of the site, this could also reduce the dependence on importation of fill to achieve levels for a standard subdivision layout, significantly reducing development costs and development timeframes due to a prolonged bulk earthworks program and the availability of fill. The Engineering Services Report provided at Appendix Four provides further guidance for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road on recommended treatments for bulk earthworks for each of the residential development scenarios.

As per the approved Structure Plan for Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road building heights for multiple dwellings within the Structure Plan area (excluding Lot 5 Strang St) include a minor variation to the requirements of Table 4 of the Codes as follows:

1. At density up to and including R60, as per the maximum height for R60 development specified in Table 4 of the Codes; and
2. At density over R60 up to and including R100, as per the maximum height for R100 development specified in Table 4 of the Codes.

Built form considerations and height for Lot 5 Strang St are addressed in detail at Section 9.0 of this report.

8.3 Local Development Plans

To ensure that key principles of solar orientation, surveillance and streetscape are addressed in a uniform and co-ordinated manner, Local Development Plans (LDP's) are proposed for certain lots within the SP area, including split coded lost seeking development at the R100 code. Relevant provisions are included at Part One of the SP Report.

9.0 DEVELOPMENT OF LOT 5 STRANG STREET

9.1 Additional Development Standards

The future owners of Lot 5 Strang St propose the staged development of the site for aged and dependent persons dwellings and a 'high level residential aged care facility'. Current feasibility plans envisage development being accommodated in three residential buildings ranging in height from four to approximately eight storeys (see Design Report at Appendix 6).

The scale of anticipated development complements that of recent Scheme and Policy changes applicable to the adjacent land, in particular the development standards for the immediately adjacent Clontarf Rd Properties to the south detailed at Sub-Area 4.3.5(4) of the Scheme and the related LPP3.19.

Similar to surrounding development, Lot 5 Strang St has a base residential density code of R25. Part One of the SP details a series of basic site requirements, Additional Development Requirements (Table 1) and qualitative design outcomes (Table 2) that must be satisfied to trigger Additional Development Standards to facilitate an increase in height and density reflecting the infill nature of the site and the scale of future, surrounding development.

As detailed at Table 1 of Part One, Clause 3.3 the Additional Development Standards comprise:

1. Residential density code: R160.
2. Building Height: 27.5m (top of external wall) / 30m (top of pitched roof)
3. Other aspects of development (including plot ratio and setbacks) are in accordance with the provisions of the R-Codes for the applicable R160 density code.

9.2 Additional Development Requirements

The development controls for the surrounding Sub-Area 4.3.5 were established by Council as part of Amendment No. 43. Amendment No. 43 recognised that the Strang St Development Area was capable of supporting more development to fulfill the infill objectives of the City's Strategic Plan, but that the major barrier to broad scale redevelopment was a lack of infrastructure servicing and a high level of fragmented land ownership that precluded successful implementation of a DCP to coordinate redevelopment.

In order to address the problems of infrastructure delivery Council adopted an incentive based redevelopment framework that established pre-requisite requirements such as land assembly and the arrangement and delivery of the infrastructure necessary for development.

Accordingly, the land surrounding Lot 5 was given a base code of R25, with the provisions of Sub-Area 4.3.5 providing the criteria to incentivise development at an R-Code of R160 (see Section 3.2.2), thereby encouraging a coordinated approach to development across the area and avoiding ad hoc redevelopment of individual lots in separate ownership.

As previously stated, Amendment No. 43 also rezoned Lot 5 to the 'Development' zone and included the site in DA7. The Council report of 18th April 2012 to initiate Amendment No. 43 is silent on the basis for this decision, however Lot 5 could just as easily have been considered at this time for inclusion in Sub-Area 4.3.5 and the same range of development controls would therefore have been applicable. In this regard it is notable that Lot 5 is physically distinct from the adjacent Lefroy Rd Quarry site, taking access from Strang St and being at a comparable level to existing development in the Strang St Development Area.

In relation to Lot 5 the wider incentive to facilitate land assembly and servicing in Amendment No. 43 is not necessary, as the land is already a large parcel of 8,094sqm in single ownership. On this basis, given the historic objective to stimulate redevelopment of the precinct (of which Lot 5 physically forms a part) at a density of R160, the incentivised density for Lot 5 can also be set at R160.

Recognising that Amendment No. 43 is about incentivising better planning outcomes, this SP amendment proposes that development be incentivised by enabling additional height and development entitlements subject to the satisfaction of key development criteria, comparable to those provided for the adjoining Sub-Area 4.3.5. The applicable criteria (and explanatory comment) for Lot 5 are as follows:

1. "A 15m wide open space area should be provided along the western boundary of Lot 5 Strang Street. The open space shall be landscaped, lit, incorporate a continuous footpath and passive surveillance in accordance with an approved plan, and shall be subject to an enduring Easement in Gross."
Purpose: See Section 9.2.1 below.
2. "Satisfactory retention and adaptive reuse of the original 1890's Healy residence identified on the City's Municipal Heritage Inventory and Heritage List."
Purpose: See Section 9.2.2 below.
3. "A single development application for the whole of Lot 5, or development in accordance with an approved Local Development Plan addressing the matters detailed at Table 1 and Table 2 of this part."
Purpose: Ensures a coordinated approach to development of the site to avoid the ad hoc redevelopment of individual lots in separate ownership, consistent with Council's adopted approach for the adjacent Clontarf Rd Area via Amendment No. 43.
4. "All buildings shall be set back a minimum of 6.0 metres to the eastern and southern boundaries of the site and a minimum of 25m to the south-east corner of the lot."
Purpose: See Section 9.2.3 below
5. "A minimum of 50 percent open space provided across the site, including a minimum of 1 deep soil zone with a minimum dimension of 6.0 metres and comprising a minimum 12 percent of the site area (or as otherwise defined in State Planning Policy 7.3)."
Purpose: See Section 7.1.2 above.
6. "Agreed restoration of the original fabric of the original 1890's Healy residence identified on the City's Municipal Heritage Inventory and Heritage List" and "New development shall maintain views of the retained Healy residence from the north and north-east. To achieve this, the buildings situated on the eastern side of the retained heritage building shall be set back a minimum of 25.0 metres from the northern boundary or otherwise demonstrate how the design maintains open and unimpeded views of the front portion of the residence (from the belvedere forward) from the north and north-east to maintain the building's visual prominence and landmark attributes from surrounding areas."
Purpose: See Section 9.2.2 below.
7. "Development applications for the site require referral to the City's Design Advisory Committee and must demonstrate high quality design taking into account the matters outlined in Clause 78B – Advisory Committees of Local Planning Scheme No. 4 and any associated policy, as well as the additional site-specific design outcomes outlined in Table 2 below."
Purpose: See Section 9.2.4 below.

9.2.1 Provision of Pedestrian Access from Clontarf Rd to Lefroy Rd Quarry

The approved SP identifies a potential pedestrian linkage through Lot 5 linking the proposed POS within the SP through to the large POS reserve at Clontarf Hill and then to adjacent open space to the south of Clontarf Hill within the City of Cockburn. This route is identified in the Greening Fremantle: Strategy 2020 as a key green space and linkage, with an expectation of a high standard of pedestrian connectivity and amenity between existing and future residential land uses. Mandating provision of this linkage in exchange for height entitlements secures the final part of this important strategic, ecological linkage. The pedestrian linkage is likely to be protected by an access easement to ensure public access is maintained.

9.2.2 Heritage Considerations

A key element of current planning for the redevelopment of Lot 5 is retention and restoration of the original 1890's Healy residence, including the removal of unsympathetic additions noted in the heritage assessment. The provisions provide for the retention and adaptive re-use of the heritage building as a basic requirement for redevelopment of the site, with agreed restoration above and beyond retention and re-use as an incentive to access the additional development standards for major redevelopment of the site.

The central location of the key heritage element on Lot 5 creates a significant constraint in terms of locating surrounding redevelopment, effectively pushing this to the eastern, western and southern boundaries of the site to retain the building and protect a reasonable curtilage around it as required in the Additional Development Requirements. Retention of the building, in particular the signature tower, and provision of the required curtilage, also results in the need to redistribute plot ratio floor area elsewhere on the site, with the result that additional height needs to be considered where building is permissible.

Exercising discretion to vary development standards for heritage purposes is an accepted part of the City's planning framework, and is detailed in the City's Local Planning Policy 2.20 (LPP2.20) 'Discretion to Vary Local Planning Scheme Site or Development Requirements for Heritage Purposes'. LPP2.20 identifies the process and the criteria for which the City will have regard when considering such applications. This includes provision of a Statement of Justification supporting the request and the possible imposition of conditions such as the requirement for a legal agreement to ensure that the heritage outcome associated with the approved development is achieved. It is expected that a future development application will have regard for the requirements of LPP2.20.

For these reasons, retention and restoration of the heritage building in exchange for securing the required height concession to facilitate development represents a logical and publicly beneficial nexus.

9.2.3 Building Setbacks and Building Height

The Design Report provided at Appendix 6 provides a contextual assessment of the site considering site constraints and opportunities, views, topography and the scale of existing and proposed development surrounding the site.

What this demonstrates is that due to the restrictions placed on the site through the retention and restoration of the Healy Residence, the ability to create a viable development is greatly compromised, requiring the reallocation of development to the edges of the site, with increased building height to offset the area limitation.

Notwithstanding this constraint, the solar analysis of the indicative design provided in the Design Report demonstrates that there will be no overshadowing of the adjacent single residential properties on Mather Rd when calculated in accordance with the R-Codes (i.e. June 21, 12pm). Solar analysis for other periods shows no impact throughout the day when assessed at the March and September equinox periods, and depicts maximum overshadowing occurring at 2pm on June 21 only.

This analysis demonstrates that the combination of the available, stable ground east of the Healy residence, combined with the setbacks proposed in the Additional Development Requirements, are sufficient to protect the amenity of the 3 adjoining Mather Rd properties throughout the year.

9.2.4 Achieving High Quality Design Outcomes

Subsequent to gazettal of Amendment No. 43, the City's administration formed the view that the "underlying intent of the amendment 43 provisions for the policy area could (have been) stated more clearly." To achieve this, and help to clarify the intent of the Scheme provisions the City developed LPP3.19 for the Clontarf Rd Area to provide additional qualitative guidance to inform the exercise of discretion and ensure high quality design outcomes are achieved.

Consistent with the City's approach with LPP3.19, relevant elements of LPP3.19 are also proposed to be included at Table 2: High Quality Site-Specific Design Outcomes of Part One, Clause 3.3 of the SP to guide the exercise of discretion in granting the Additional Development Standards at Table 1 for Lot 5 Strang St.

When considered with the other Additional Development Requirements detailed at Table 1 of Part One, Clause 3.3 of the SP, the proposed qualitative criteria provide a robust decision-making framework for the City's Design Advisory Committee to ensure high quality redevelopment of the site consistent with the City's aspirations for the locality.

9.3 Land Use

The Scheme does not currently contain definitions, or appropriate correlates, for the land-uses of 'aged and dependent persons dwellings' and 'high level residential aged care facility' proposed for redevelopment of the site.

While the SP is not able to create the appropriate land use definitions, it is appropriate for the SP to note that these uses be considered as a 'Use Not Listed', pursuant to Clause 3.4.2 of the Scheme. Accordingly, Part One, Clause 3.1(b) states that:

"For development applications proposing any use that is not specifically mentioned in the zoning table of Local Planning Scheme No. 4 (the Scheme) and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category, then in addition to the requirements of Clause 3.4.2 of the Scheme, the Council will have due regard for the land use definitions provided at Part 2, Section 9.3 of this Structure Plan."

Informing this consideration, the following definitions are proposed (taken from the City of South Perth Town Planning Scheme No. 6) relating to the intent of future development on Lot 5 Strang St:

- 'Aged or dependent persons' amenities' means any land or building provided and designed in conjunction with and appurtenant to Aged or dependent persons' dwellings and used for the purpose of providing meals or social, cultural, recreational or shopping amenities.
- 'High level residential aged care facility' means a care facility which involves 24 hour nursing care, delivered by registered nursing staff to aged or dependent persons, and includes accommodation, support services (such as cleaning, laundry and meals), personal care services (such as help with dressing, eating, toileting, bathing and moving around) and may also include allied health services (such as physiotherapy, occupational therapy, recreational therapy and podiatry)."

In terms of land-use permissibility, the two uses should be considered as consistent with the objectives of the underlying residential zone, with the decision to advertise a development application being at the discretion of Council.

10.0 ENGINEERING CONSIDERATIONS 11.0 CONCLUSION

The following summary at Sections 10.1 – 10.3 below pertain to Lots 18 and 19 Lefroy Road and Lots 20, 252, 254 and 255 Mather Road is taken from the Engineering Services report prepared in support of the approved SP (Appendix 4).

An Addendum prepared by Pritchard Francis (Appendix 4) confirms the suitability of Lot 5 Strang St for incorporation into the SP area from a servicing and civil engineering perspective.

10.1 Stormwater Drainage

An urban water management plan will be prepared for managing water at the site as a condition of subdivision approval. All road reserves will be drained with a conventional piped stormwater drainage system. The site will be designed so that the lowest points are located where the drainage swales are proposed as shown on the SP. It is envisaged that a 1 in 100 year storm event can be accommodated within these proposed drainage swale systems.

An alternative to a conventional piped stormwater drainage system would be under road rain store tanks or similar. These have been used successfully on other projects in the past and can be used in combination with conventional piped stormwater drainage system.

In addition to overground stormwater drainage management, subsurface stormwater drainage will require to be designed for subject to further environmental investigations. For the purpose of this report it is assumed that subsurface drainage can be allowed for in the current plan however the extent and cost would need to be determined at detailed design stage.

10.2 Sewer And Water Reticulation

All lots will be served with a reticulation sewage system which would gravitate into the existing gravity sewer within Annie Street and Duffield Avenue.

The traditional and hillside lots will be connected to the existing DN100 water reticulation mains on Butterworth Place and Duffield Avenue. The remainder of lots will be connected to the existing DN100 water reticulation main currently terminating at the intersection of Mather Road and Annie Street. A DN100 water reticulation main loop shall be created around the middle row of rear loaded lots.

10.3 Power

Underground power is proposed to service all lots within this development. Additional transformers may be required across the site to cater for development at higher densities.

The SP Amendment has been prepared based on a comprehensive review of relevant town planning, environmental and engineering considerations which confirm that the proposal is consistent with the State's strategic planning framework and the City of Fremantle's strategic objectives for this locality.

The SP is the result of many years of site analysis, design and community engagement. The SP addresses the major constraints to development arising from former use of the site for landfill, as well as establishing a strategy for the safe and effective remediation of any contamination.

The SP lays the foundation for a distinctive new community surrounding an extensive network of open space and a design that responds to the site's unique topographical and landscape characteristics.

Future development will provide a variety of lifestyle options promoting a diverse local community, including with the addition of Lot 5 Strang St opportunities for aged and dependent living and aged care that are not currently available to this locality.

