DAVIS PARK PRECINCT STRUCTURE PLAN

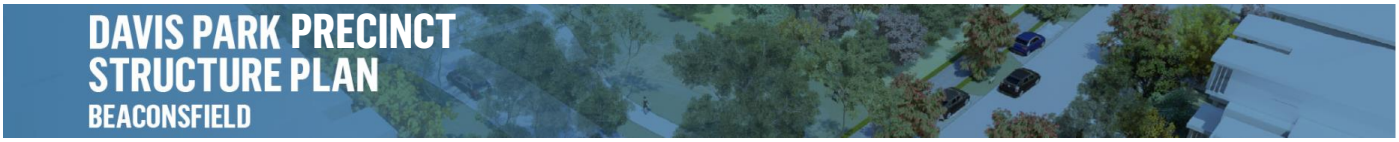
BEACONSFIELD

PREPARED FOR

DEPARTMENT OF COMMUNITIES

MAY 2021

URBIS



Government of **Western Australia**
Department of **Communities**

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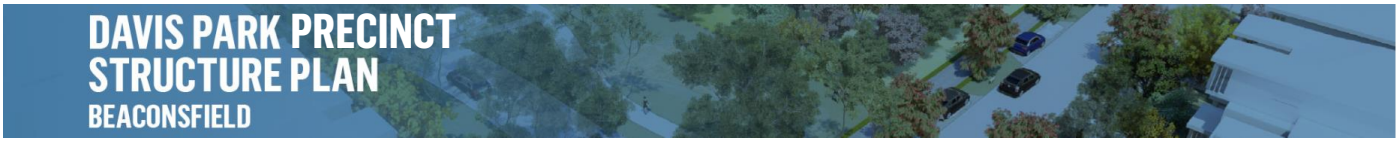


DEVELOPER

Department of Communities

PROJECT TEAM

Project Management – **GMPM**

Planning & Urban Design – **Urbis**

Civil Engineering – **Pritchard Francis**

Landscape Design – **Place Laboratory**

Traffic & Transport – **GHD**

Environmental – **GHD**

Arboricultural – **The Arbour Lab**

Local Water Management – **GHD**

Retail Assessment – **Urbis**

AMENDMENT TABLE

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	Reversal of 'Local Centre' and 'Neighbourhood Centre' designations.	Minor	21 April 2022

This structure plan is prepared under the provisions of the City of Fremantle Local Planning Scheme No. 4.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **14 MAY 2021**

Signed for and on behalf of the Western Australian Planning Commission

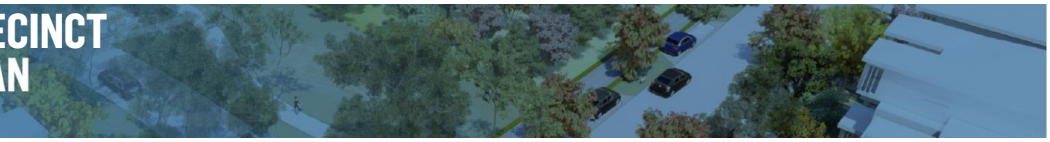
an officer of the Commission duly authorised by the Commission pursuant to Section 16 of *the Planning and Development Act 2005* for that purpose, in the presence of:

Witness

14 MAY 2021 Date

14 MAY 2031 Date of Expiry

View of Green Link



EXECUTIVE SUMMARY

The Davis Park Precinct Structure Plan applies to 10.18 hectares of land bounded by South Street, Lefroy Road, Caesar Street, and Fifth Avenue, Beaconsfield. The structure plan has the potential to deliver a range of residential densities and building typologies

The structure plan provides for the realisation of the vision for the Davis Park Precinct:

> ***The redevelopment of Davis Park Precinct will support high quality residential and commercial development in a vibrant and sustainable urban setting, consolidating the South Street Neighbourhood Centre as a transport-oriented development node on the South Street corridor whilst maintaining a scale and character complementary to its context.***

This will be achieved though an expansion of the existing South Street Neighbourhood Centre to support higher-density living alongside a mixture of businesses to service the needs of the local community. A range of dwelling types will be accommodated within the precinct to provide for a variety of housing options that reflect the diverse population of Beaconsfield and the wider City of Fremantle.

The precinct will facilitate a strong north-south connection from South Street through an expanded Davis Park reserve and an extension of a high quality Green Link through the site to Lefroy Road, Fremantle College and the wider 'Heart of Beaconfield' beyond. Integration of new and established vegetation across the site symbolises an embedded sustainability and contributes to character and identity.

STRUCTURE PLAN SUMMARY TABLE

ITEM	DATA	SECTION
Total area covered by the structure plan:	10.18Ha	Section 2
Area of specific land uses: Residential Mixed Use Neighbourhood Centre Education	Ha 6.28Ha 0.295Ha 0.612Ha 0.28Ha	Section 5.2
Estimated residential site density	85 dwellings per Ha	Structure Plan Map Part I
Estimated number of schools	Nil	N/A
Estimated area and percentage of public open space	9,642sqm or 10.90%	Section 5.4
Estimated number of dwellings	591-779 (minimum 550)	Section 5.2
Estimated Population	1320 - 1870	
Estimated Commercial Floorspace	3,500sq.m NLA (retail floor space)	Section 5.3

LEFROY ROAD
CAESAR STREET
PUBLIC ACCESS WAY
FREMANTLE EARLY LEARNING CENTRE
EXISTING FACILITIES
FIFTH STREET
DAVIS PARK EXTENSION
MAIN STREET
SOUTH STREET

PART ONE – IMPLEMENTATION

1. IMPLEMENTATION OF THE STRUCTURE PLAN

1.1. STRUCTURE PLAN AREA

The subject of this structure plan is the land bound by South Street, Lefroy Road, Caesar Street, and Fifth Avenue, being the land contained within the inner edge of the structure plan boundary line shown on the Structure Plan Map.

1.2. STRUCTURE PLAN OBJECTIVES

The purpose of this structure plan is to:

- Provide guidance on the subdivision and development of the structure plan area.
- Facilitate orderly and proper planning of the structure plan area within the context of the site's opportunities and constraints.

Its overarching objective is to facilitate outcomes consistent with the Davis Park Precinct vision. Specific objectives of each Sub-Precinct are as follows:

South Street Sub-Precinct

- Provide for an extension of the existing South Street Neighbourhood Centre to the east of the sub-precinct.
- Facilitate a mix of commercial and residential development along South Street, with a minimum building height of two storeys with an active frontage, and consideration of greater height in the eastern portion of the sub-precinct, providing for businesses and services which service the local community.
- Provide for higher-density multiple dwelling development up to six storeys along South Street.
- Promote the retention of mature vegetation, and the integration of this into site planning and built form outcomes.
- Achieve a minimum dwelling target of 214 dwellings.

Transition Sub-Precinct

- Provide for residential development that maintains a streetscape along Fifth Avenue that complements the existing single residential dwellings to the east, minimises building bulk and traffic impacts and provides an appropriate transition to higher density development in the remainder of the Structure Plan area.
- Provide for two storey terrace housing products fronting Fifth Avenue (rear loaded) with allowance for up to three storey built form to the rear/west of sub-precinct, addressing Davis Park.
- Promote the retention of mature vegetation, and the integration of this into site planning and built form outcomes.
- Achieve a minimum dwelling target of 60 dwellings.

Innovative Housing Sub-Precinct

- Provide flexibility to accommodate a range of non-conventional medium-density housing typologies, to a maximum height of six storeys, including provision for alternative and innovative built form outcomes. These may include, but not limited to the following:
  - small/micro housing;
  - maisonette-style housing;
  - affordable housing;
  - aged and dependant persons housing;
  - shared/communal (e.g. Baugruppen) residential development.
- Promote the retention of mature vegetation, and the integration of this into site planning and built form outcomes.
- Achieve a minimum dwelling target of 106 dwellings.

Lefroy Sub-Precinct

- Provide for residential development up to four storeys in height that addresses Lefroy Road and the pedestrian access way through the sub-precinct.
- Promote the retention of mature vegetation, and the integration of this into site planning and built form outcomes.
- Provide a landscaped pedestrian access way from Davis Park to Lefroy Road, of at least 12 metres in width, designed in accordance with Crime Prevention through Environmental Design (CPTED) principles.

- Achieve a minimum dwelling target of 170 dwellings.

1.3. OPERATION

In accordance with Clause 22 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015,* this Structure Plan will come into operation on the day in which the structure plan is approved by the Western Australian Planning Commission (WAPC). Once approved, decision-makers shall have due regard to the contents of this Structure Plan when making decisions on the subdivision and development of land within the structure plan area. This structure plan has an effective period of 10 years commencing from the day of endorsement unless otherwise rescinded prior.

1.4. STAGING

The staging of the structure plan is primarily influenced by the preferences and intentions of land owners, the desire to introduce the South Street Sub-Precinct Sub-Precinct amenity early in the project, market drivers, interfaces and practical considerations.

Staging is anticipated to be undertaken as follows:

- Stage 1: South Street Sub-Precinct (north eastern corner)
- Stage 2: Transition Sub-Precinct
- Stage 3: Lefroy Sub-Precinct (Department of Communities owned land only)
- Stage 4: Innovative Housing Sub-Precinct
- Stage 5: South Street Sub-Precinct (north western corner)
- Stage 6: Lefroy Sub-Precinct (Privately owned)

1.5. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

The Structure Plan Map designates the land use zones applicable to the structure plan area. The decision-making authority is to have due regard to the zoning, subdivision and development requirements contained within this structure plan when making planning decisions.

Land use and development within the structure plan is to be consistent with the prescribed zonings and reservations as detailed on the structure plan Map as defined under the City of Fremantle's Local Planning Scheme No. 4.

Subdivision and development is to be undertaken in accordance with the *R-Codes Volumes 1 and 2* unless varied by a local development plan.

Retail floorspace in the South Street sub-precinct as defined by the structure plan is to be capped at 3,500sq.m NLA.

Minimum residential densities are to be in accordance with the Part I Structure Plan Map.

A minimum yield of 550 dwellings is to be achieved across the Structure Plan Area.

Sustainability Schedule for Lower Density Development (R40 or less)

Where development is proposed at a residential density of R40 or less, all of the following criteria shall be satisfied:

(a) Each dwelling shall demonstrate a Nationwide House Energy Rating Scheme (NatHERS) star rating one star in excess of the current energy efficiency requirement of the Building Codes of Australia for class 1A buildings. The star rating shall be certified by a NatHERS accredited assessor; and

(b) Provision of a minimum 2.0kw photovoltaic solar panel system per dwelling; and

(c) Provision of a minimum 3000L capacity rainwater tank per dwelling, or alternatively an approved grey-water reuse system that collects grey water from the laundry and bathroom and re-directs it for irrigation and/or ground water recharge; and

(d) A minimum of one existing mature tree per dwelling shall be retained on site, or alternatively a minimum of one mature tree per dwelling (minimum 100 Litre bag) shall be planted on site prior to occupancy of development in a location nominated and approved on the development application.

1.6. LOCAL DEVELOPMENT PLANS

Local Development Plans (LDPs) are required to be prepared for each sub-precinct, lodged with subdivision applications and approved prior to development. LDPs are to address the objectives of the Structure Plan and sub-precinct and the matters identified in Table 2 below:

Table 1 – Local Development Plan requirements

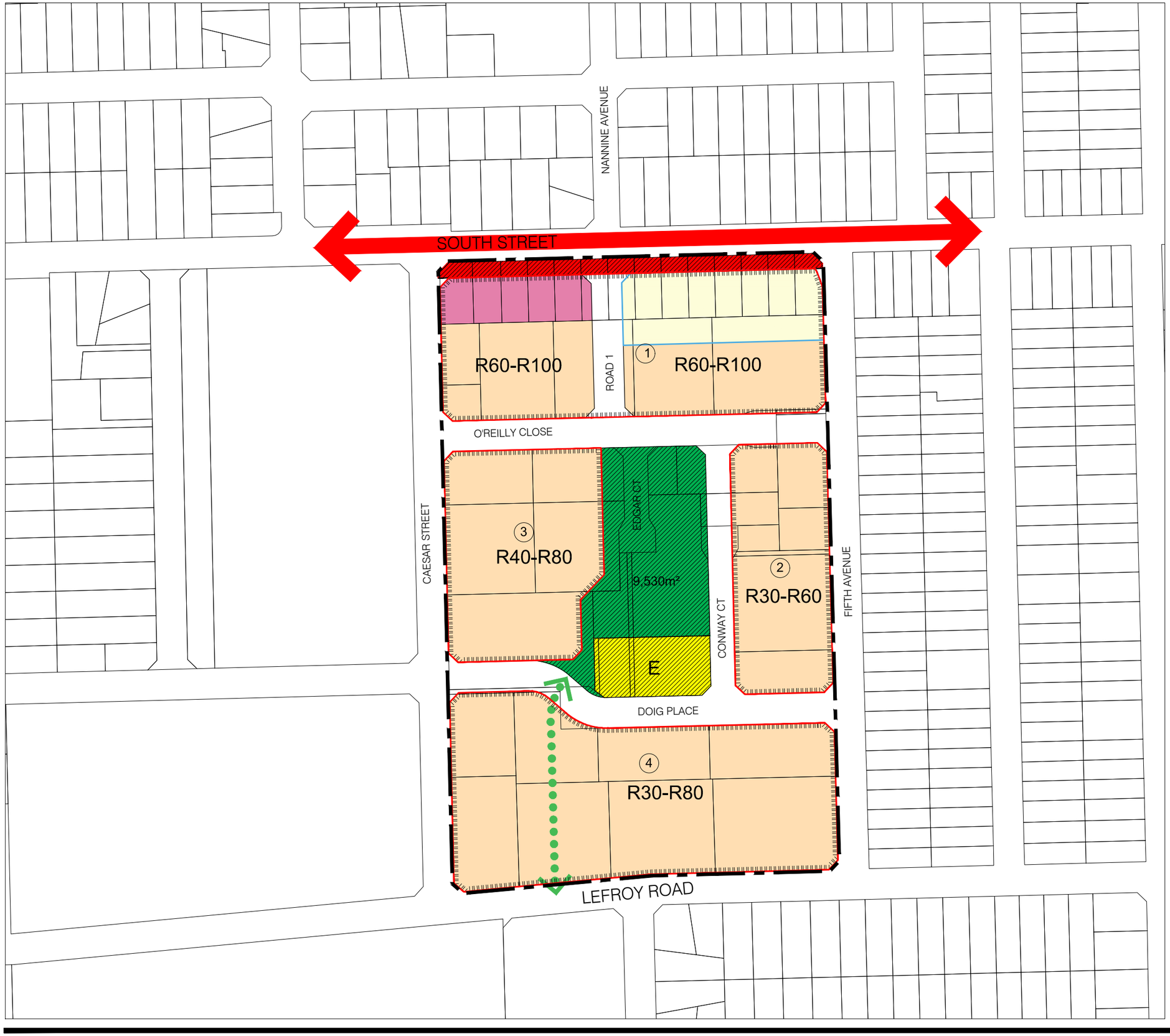
PRECINCT	DESCRIPTION	CONSIDERATIONS (INCLUDING BUT NOT LIMITED TO)
1 SOUTH STREET SUB-PRECINCT **A – Neighbourhood Centre/Residential** **B – Mixed Use/Residential**	South Street Sub-Precinct fronting South Street	– Interface with South Street and surrounding development context (including adjoining neighbourhood centre and adjacent residential) – Transport Noise – Interface with adjacent residential – Access and servicing considerations – Public transport integration and stop provision – Built form controls including building height, setbacks, indicative servicing/ storage areas and any other building design features considered relevant – Land use mix and allocation of retail floorspace
2 TRANSITION SUB-PRECINCT	Residential Sub-Precinct interfacing with Fifth Avenue and adjacent residential	– Interface with Fifth Avenue and surrounding development context (including adjacent residential) – Access considerations – Built form controls including building height, setbacks, indicative servicing/ storage areas and any other building design features considered relevant – Tree retention
3 INNOVATIVE HOUSING SUB-PRECINCT	Residential Sub-Precinct fronting Davis Park	– Interface with Davis Park, Caesar Street and surrounding development context (including adjacent residential) – Access considerations – Housing typologies, diversity and innovation and R-Code variations necessary to facilitate these – Built form controls including building height, setbacks, indicative servicing/ storage areas and any other building design features considered relevant – Tree retention
4 LEFROY SUB-PRECINCT	Residential Sub-Precinct fronting Lefroy Road	– Interface with Education site (Fremantle Early Learning Centre) – Interface with adjacent residential (Lefroy Road, Caesar Street and Fifth Avenue) – Green Link location and design – Green Link interface – Built form controls including building height, setbacks, indicative servicing/ storage areas and any other building design features considered relevant – Tree retention

1.7. ADDITIONAL INFORMATION

The following technical information is required to be undertaken at future planning stages:

Table 2 – Subdivision and development requirements

ADDITIONAL INFORMATION	PURPOSE	APPROVAL STAGE	CONSULTATION REQUIRED
Urban Water Management Plan	To detail drainage construction works, monitoring and maintenance arrangements in accordance with the WAPC's Better Urban Water Management Guidelines.	Condition of subdivision approval.	Department of Water.
Landscape Design and Open Space Management Plan	To detail landscape design and planting (including adherence to water-wise principles) and the ongoing management and maintenance arrangements of landscaping and public open space areas	Condition of subdivision approval.	City of Fremantle
Arboricultural Report and Tree Management Plan	To detail the vegetation identified for retention or transplanting. To provide detail of specific management, mitigation and tree retention methods to be implemented at both the construction and development stage.	Condition of subdivision approval.	City of Fremantle
Traffic Management Plan	To provide technical specifications relating to road upgrades, construction management arrangements and broader traffic requirements.	As required.	City of Fremantle Main Roads WA (if required).
Geotechnical Report	To detail the specific design and construction recommendations and requirements.	Condition of subdivision approval.	City of Fremantle
Road Realignment / Closure Approval	To realign / close roads where required.	Condition of subdivision approval.	Department of Planning Lands and Heritage.
Local Development Plans	Preparation of Local Development Plans to guide detailed built form outcomes across the project area in accordance with the provisions of Clause 1.6.	Condition of Subdivision of Development Approval.	City of Fremantle.



LEGEND

- STRUCTURE PLAN AREA

ZONES

- RESIDENTIAL
- MIXED USE
- NEIGHBOURHOOD CENTRE

RESERVES

- PUBLIC OPEN SPACE
- E — EDUCATION
- PRIMARY DISTRIBUTOR ROAD
- LOCAL ROAD

OTHER

- GREEN LINK (PEDESTRIAN ACCESS WAY)
- REGIONAL ROAD AND STRATEGIC HIGH-FREQUENCY TRANSPORT CORRIDOR
- R20 — R CODES
- SUB-PRECINCT BOUNDARY

		DENSITY RANGE	MINIMUM TARGET
1	SOUTH STREET SUB-PRECINCT	R60-R100	R60
2	TRANSITION SUB-PRECINCT	R30-R60	R30
3	HOUSING INNOVATION SUB-PRECINCT	R40-R80	R60
4	LEFROY SUB-PRECINCT	R30-R80	R40

NOTES

1. LOTS SHOWN ON STRUCTURE PLAN MAP REFLECT EXISTING CADASTRAL BOUNDARIES OF LOTS WITHIN THE STRUCTURE PLAN AREA AT THE TIME OF THE STRUCTURE PLAN APPROVAL, PRIOR TO AMALGAMATION AND RE-SUBDIVISION.

URBIS

DAVIS PARK PRECINCT STRUCTURE PLAN MAP

Structure Plan Part II

Level 14, The Quadrant, 1 William Street | Perth WA 6000 Australia | +61 8 9346 0500 | URBIS Pty Ltd | ABN 50 105 256 228

DATA SOURCE
MNG and Landgate

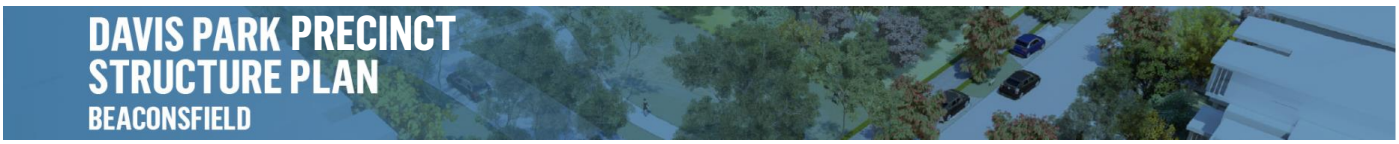
PROJECTION
MGA Zone 50

CLIENT
Department of Communities

1:2,500 @ A3
0 10 20 50m

PROJECT NO. PA1371
DATE 05.05.2021
DRAWING NO. 18.1
REVISION A

PART TWO – EXPLANATORY SECTION



1. INTRODUCTION AND PURPOSE

This part of the report provides an explanation of how the structure plan was developed considering the site, its characteristics and the planning framework. It provides detail on the structure plan's form, function and key attributes. It also provides guidance on how the structure plan should be interpreted and implemented, inclusive of future reporting.

The purpose of the structure plan is to provide a framework that will guide future subdivision, development and land use within the structure plan area. This includes future reporting and approvals required to support more detailed planning for the land.

The structure plan will facilitate the development of the Davis Park Precinct for a range of residential typologies and a supporting commercial node whilst maintaining the existing Davis Park open space.

This document provides all necessary information and addresses the reporting requirements of The City of Fremantle Local Planning Scheme No. 4 (LPS 4) and the requirements of the Planning and Development (Local Planning Scheme) Regulations 2015, including the Western Australian Planning Commission's Structure Plan Framework (August 2015).

1.1. DAVIS PARK PRECINCT VISION

Early in the process a visioning exercise was undertaken with the Department of Communities and the project team to identify the vision and process for setting the strategic direction for the future of the Davis Park Precinct.

> ***The Davis Park Precinct is focused on diversity in both people and housing choices. The eclectic neighbourhood includes cultural and community facilities and a mixed use heart providing access to a range of amenities. New and established vegetation integrated across the site symbolises an embedded sustainable approach to living and contributes to a strong sense of community and identity that is distinctly Beaconsfield.***

The delivery of the vision is to be through providing a Structure Plan and design outcomes which addresses:

Character: a place for everyone which recognises the eclectic community which has shaped Beaconsfield's character. This should ensure the Davis Park Precinct allows for housing stock that meets the needs of a wider demographic through providing a range of housing and lifestyle choices for differing family structures and community gatherings whilst retaining the character and sense of place.

Natural: a place set amongst the trees which maintains the visual and physical relationship to existing vegetation and greenery across the site. Development which sits among the trees and is oriented to provide access to natural light and air will improve the liability of a higher density development on the site.

Live/Work/Play: providing the daily needs of residents through the expansion of the South Street Neighbourhood Centre - providing opportunities for retail and commercial goods and services, eating and drinking places, community gathering places and community services creating a sense of ownership and community within the Davis Park Precinct. Providing a range of housing choice and high quality passive and active recreation spaces will ensure the Davis Park Precinct offers the complete package.

Connected: creating the ability to get to and from the Davis Park Precinct and the surrounding locality and further afield with ease. A focus on walkability and legibility of the site, and connections to the high frequency bus route ensures that additional amenities and services are easily accessible in the immediate surrounds and wider destinations such as Fremantle.

1.2. THE HEART OF BEACONSFIELD MASTERPLAN

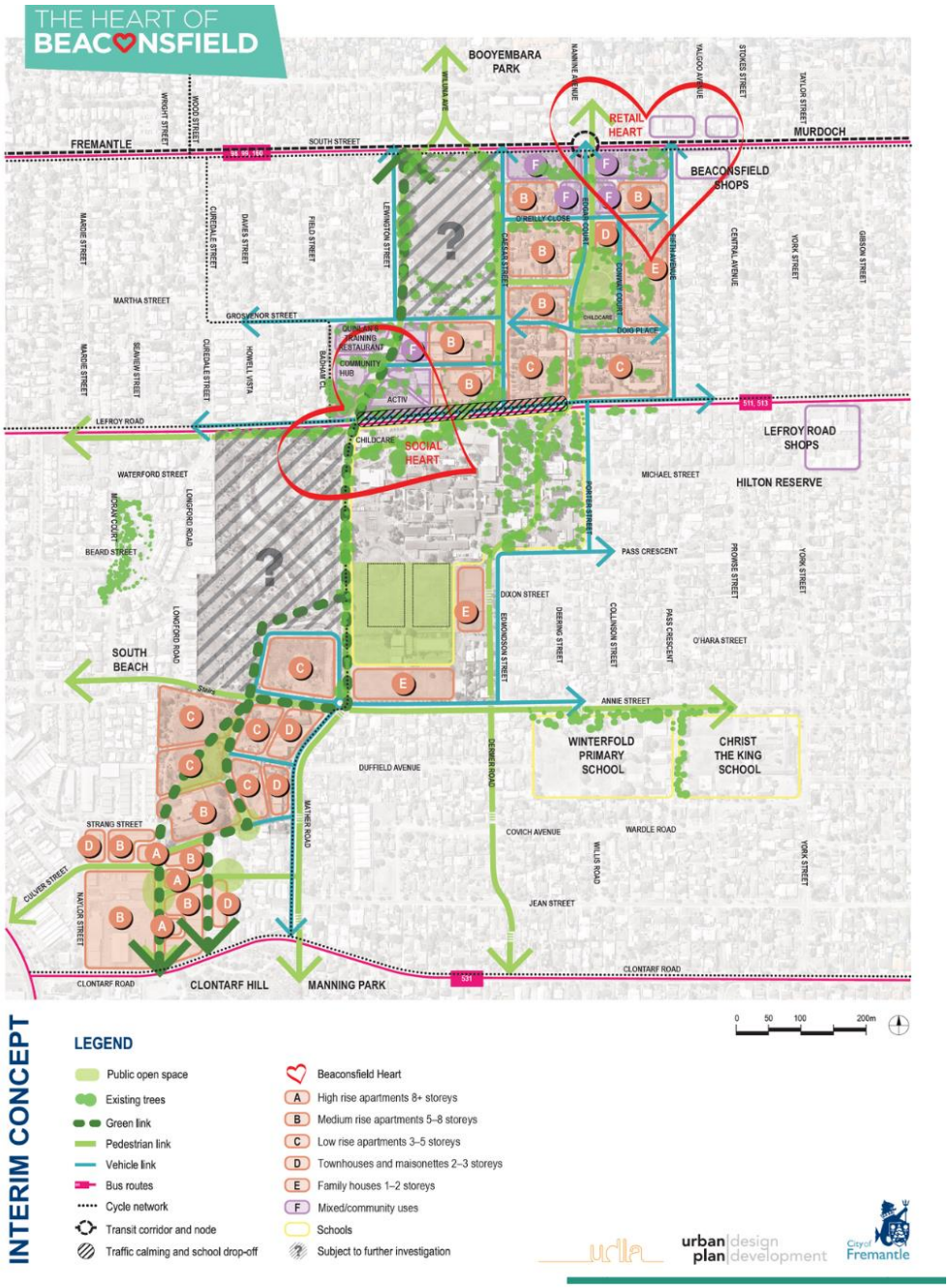
The Heart of Beaconsfield project is a City of Fremantle project which responds to the changes occurring within Beaconsfield locality and ensuring regeneration continues to occur in a co-ordinated manner. The objective is to work with the local community to develop an over-arching Master Plan to guide the future development.

The project has undergone community engagement and the concepts and ideas are being tested regarding feasibility and achieving a consolidated approach prior to the Masterplan being released for feedback.

An interim concept plan has been released to provide a visual consolidation of outcomes from the initial community engagement.

The outcomes from the community consultation for the Masterplan have been incorporated into the planning and design for the Davis Park Precinct Structure Plan, including the 'Retail Heart.'

Figure 1 – 'The Heart of Beaconsfield' Concept



2. LAND DESCRIPTION

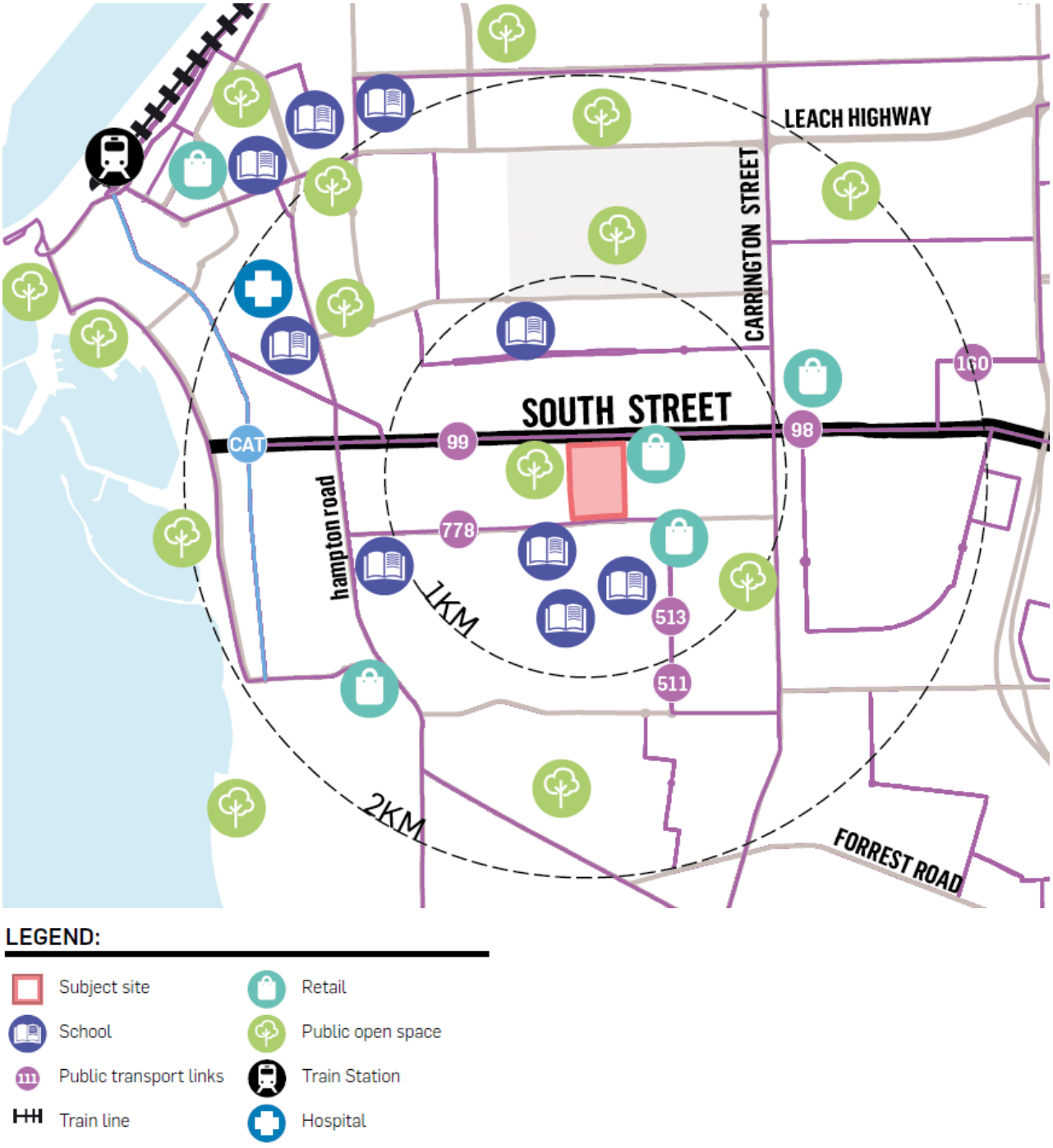
2.1. LOCATIONAL AND REGIONAL CONTEXT

The structure plan area 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 structure plan area 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.

Figure 2 illustrates the location of the structure plan area in a regional context.

Figure 2 – Location and Context Plan



2.2. LOCAL CONTEXT

At present, the overall structure plan area measures 10.18ha and is made up of 51 lots, comprising 266 dwellings.

The structure plan area 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 and Fremantle College to the south-west. To the east, several commercial uses border South Street.

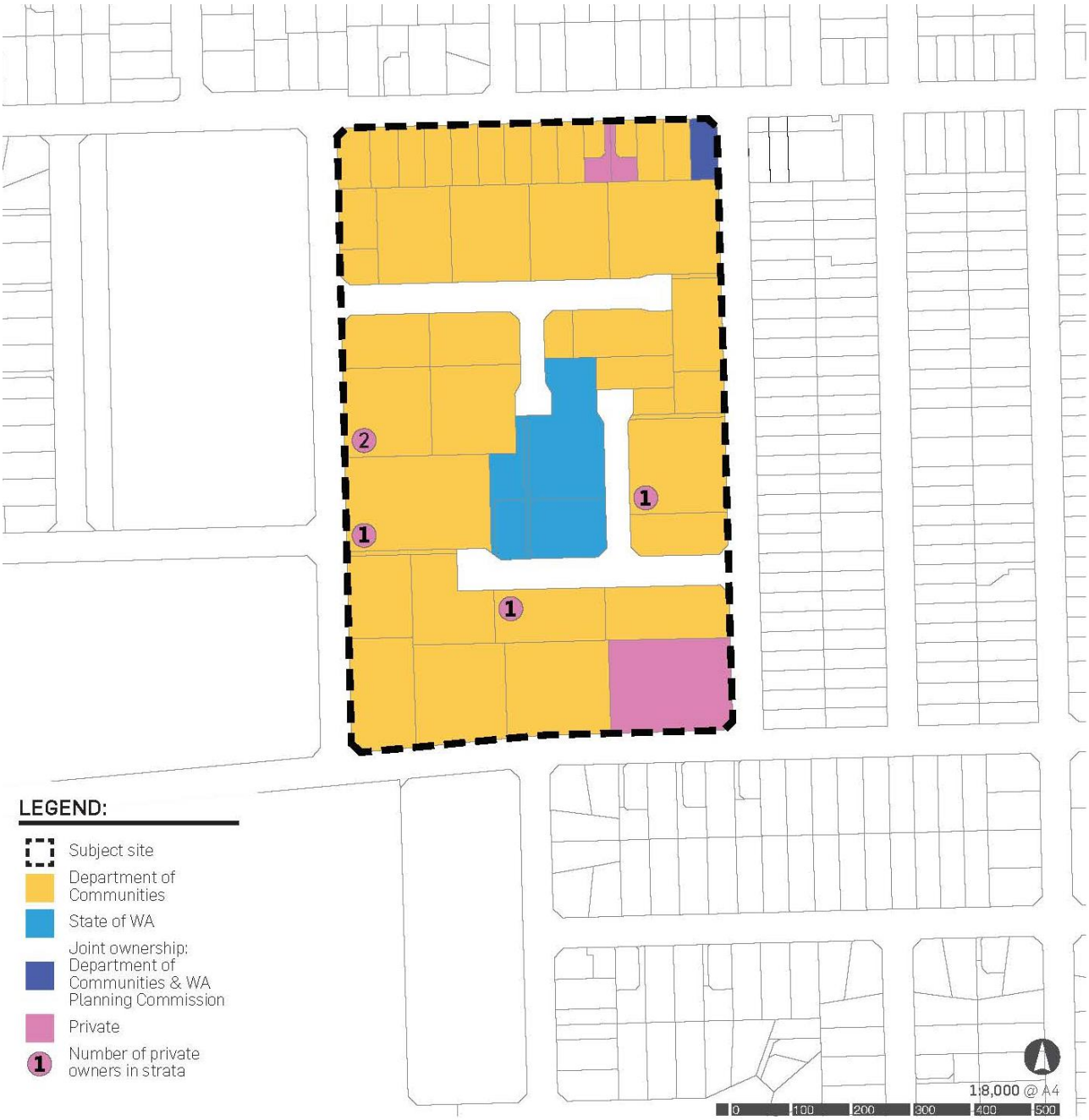
Figure 3 – Aerial Plan

2.3. LEGAL DESCRIPTION AND OWNERSHIP

The structure plan area is largely in the ownership of the Department of Communities (previously known as the State Housing Commission).

A summary of the lot details is provided in **Appendix A**, with a graphical representation provided in **Figure 4.**

Figure 4 – Land Ownership as at April 2019



2.4. HISTORY

The Davis Park Precinct 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 Davis 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.

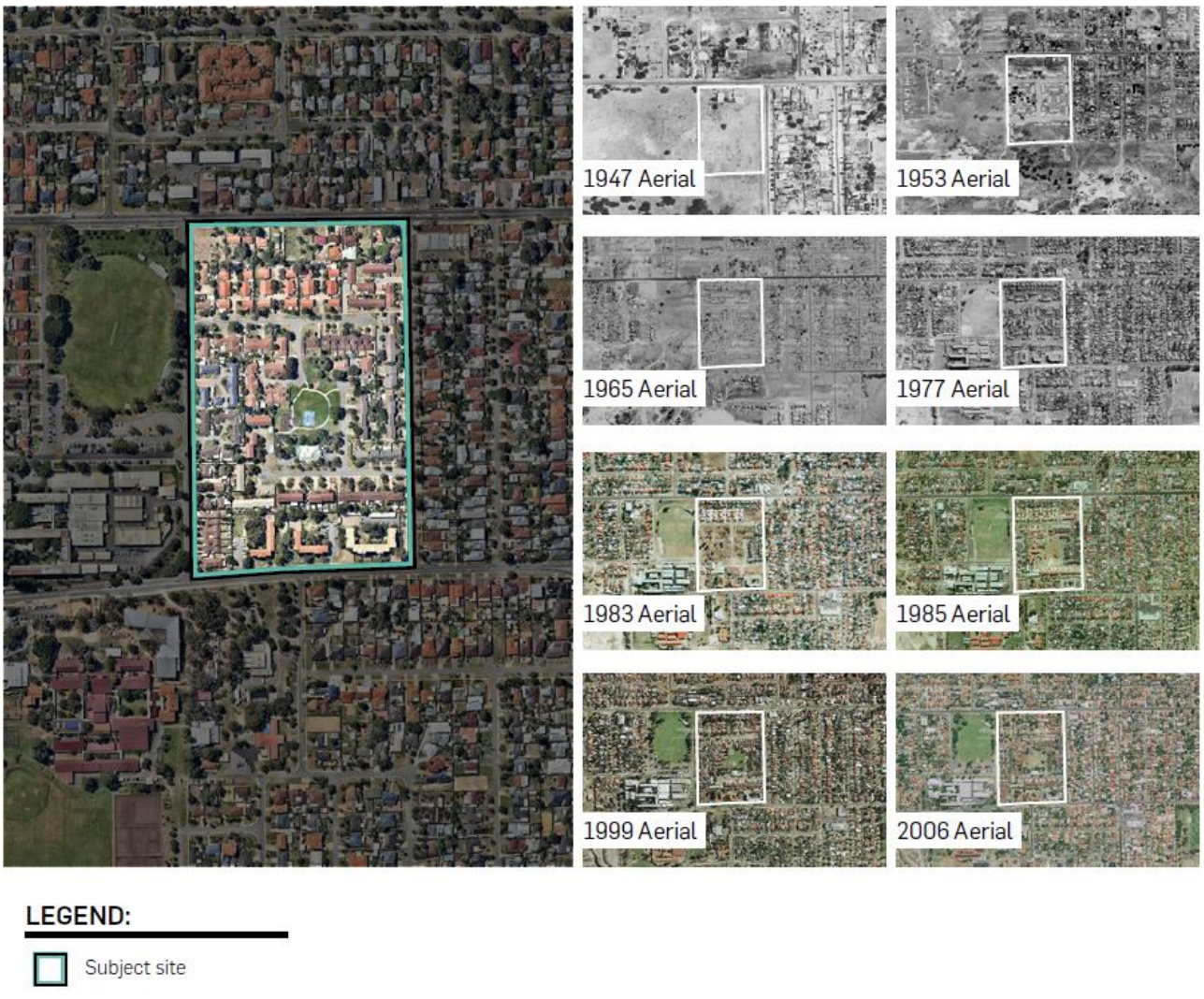
Notwithstanding, no formal heritage listings are applicable to the structure plan area, 7 Housing Authority dwellings adjoining South Street have been identified as having some heritage significance (registered on 2 February 2016). This includes properties located at 171-195 South Street (Place Number 25579). All properties have been identified as 'RPH – Does not warrant assessment'.

There are no sites of Aboriginal heritage significance located within the structure plan area, however it is acknowledged that Indigenous occupation rates of existing housing is high.

It is noted that several changes and a relatively large-scale redevelopment of the site have previously been seen on the site. In particular it is noted a large-scale redevelopment in the late 1970s/early 1980s closed off connections to Fifth Avenue and Caesar Street, created the Davis Park public open space and introduced higher density built form across the site.

A depiction of the historical development of Davis Park is set out in **Figure 5**.

Figure 5 – Historic Development



2.5. LAND USE

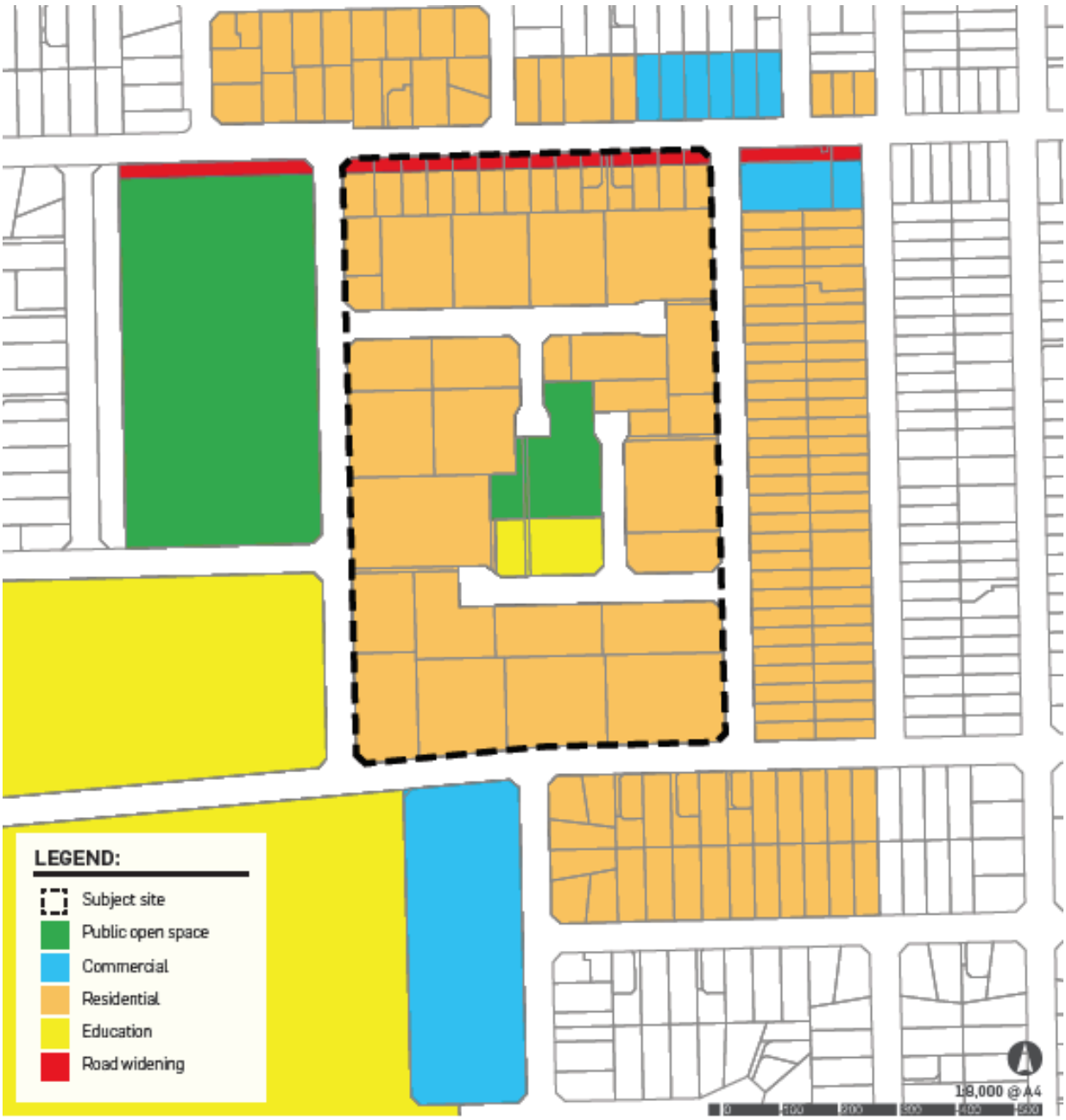
The structure plan area comprises approximately 266 dwellings, with a mix of 1-, 2-, 3- and 4-bedroom units. Approximately 45% of existing housing stock comprises 3 or more-bedroom dwellings.

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.

Figure 6 – Land Uses

The structure plan area generally slopes towards the west and comprises a number of mature trees. Davis Park Public Open Space 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 ages 0 to 5-years. The centre is a community based, not-for-profit centre and is envisaged to remain as part of the future redevelopment.

A summary of land uses within the structure plan area are set out in **Figure 6**.



2.6. POPULATION AND DEMOGRAPHICS

Beaconsfield comprises approximately 4,985 residents as of the 2016 census (ABS).

The community profile is characterised by:

- A median age of 41
- Children aged 0-14 years of age make up 17.4% of the population
- People aged 65 years and over make up 18.2% of the population
- Average household size of 2.4 persons
- 1,345 families with an average of 1.7 children per family
- Employment rate of 86% (inclusive of full time and part time work) which is reflective of the rates across Western Australia
- Income levels – median weekly income of $1,483.00
- A relatively equal proportion of owner occupier and rented housing

Surrounding suburbs of White Gum Valley, Hamilton Hill, South Fremantle and Hamilton Hill display characteristics generally similar to that of Beaconsfield.

2.7. TRAFFIC AND ACCESS CONTEXT

The structure plan 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 (21,000vpd) currently exceeds the threshold (8-12,000vpd) 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 may potentially 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 structure plan area.

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. Many of these internal roads are cul-de-sac configuration.

3. PLANNING FRAMEWORK

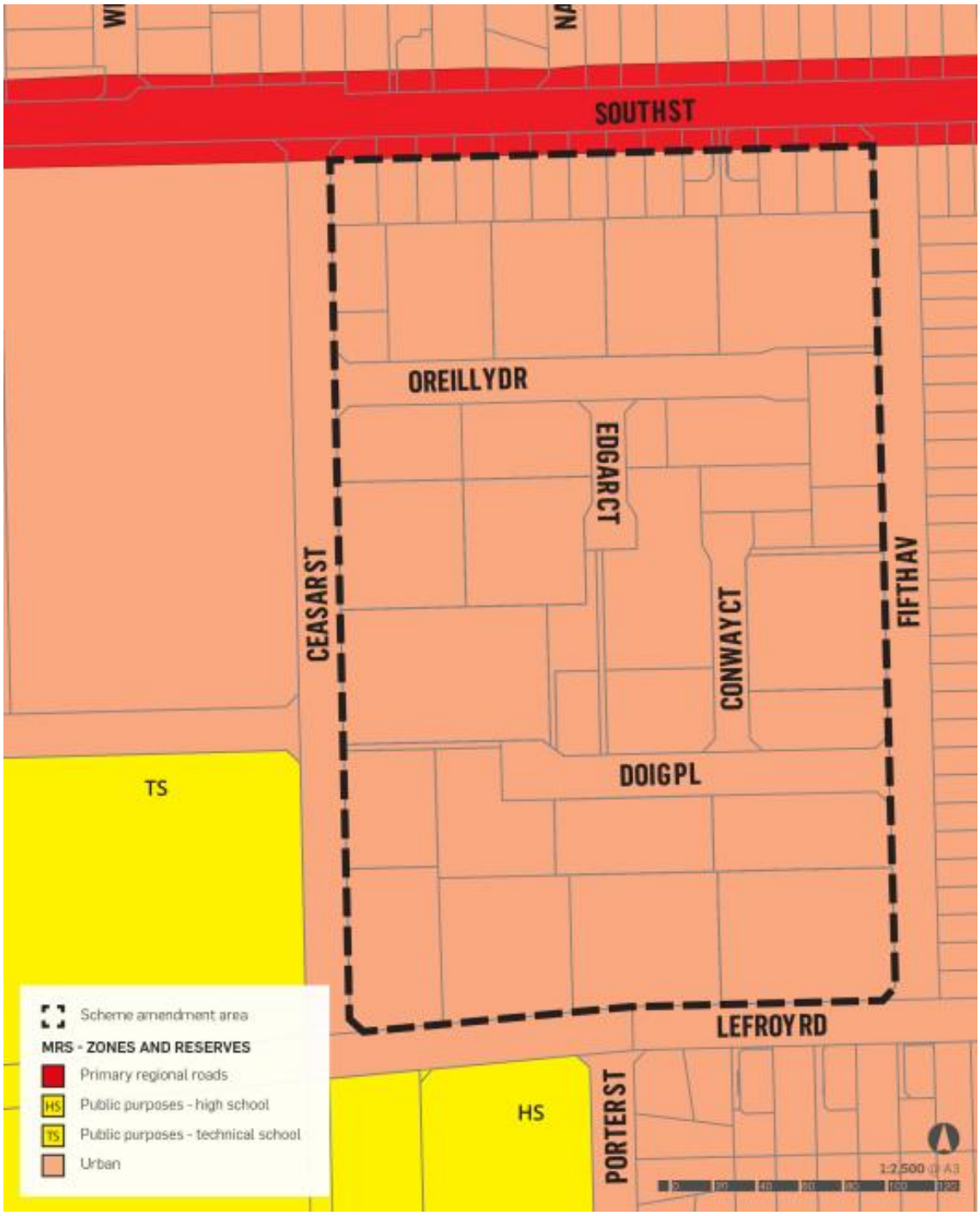
3.1. ZONING AND RESERVATIONS

3.1.1. Metropolitan Region Scheme

The structure plan area is zoned Urban under the Metropolitan Region Scheme (MRS), as shown in **Figure 7** 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).

Figure 7 – MRS Zoning Extract

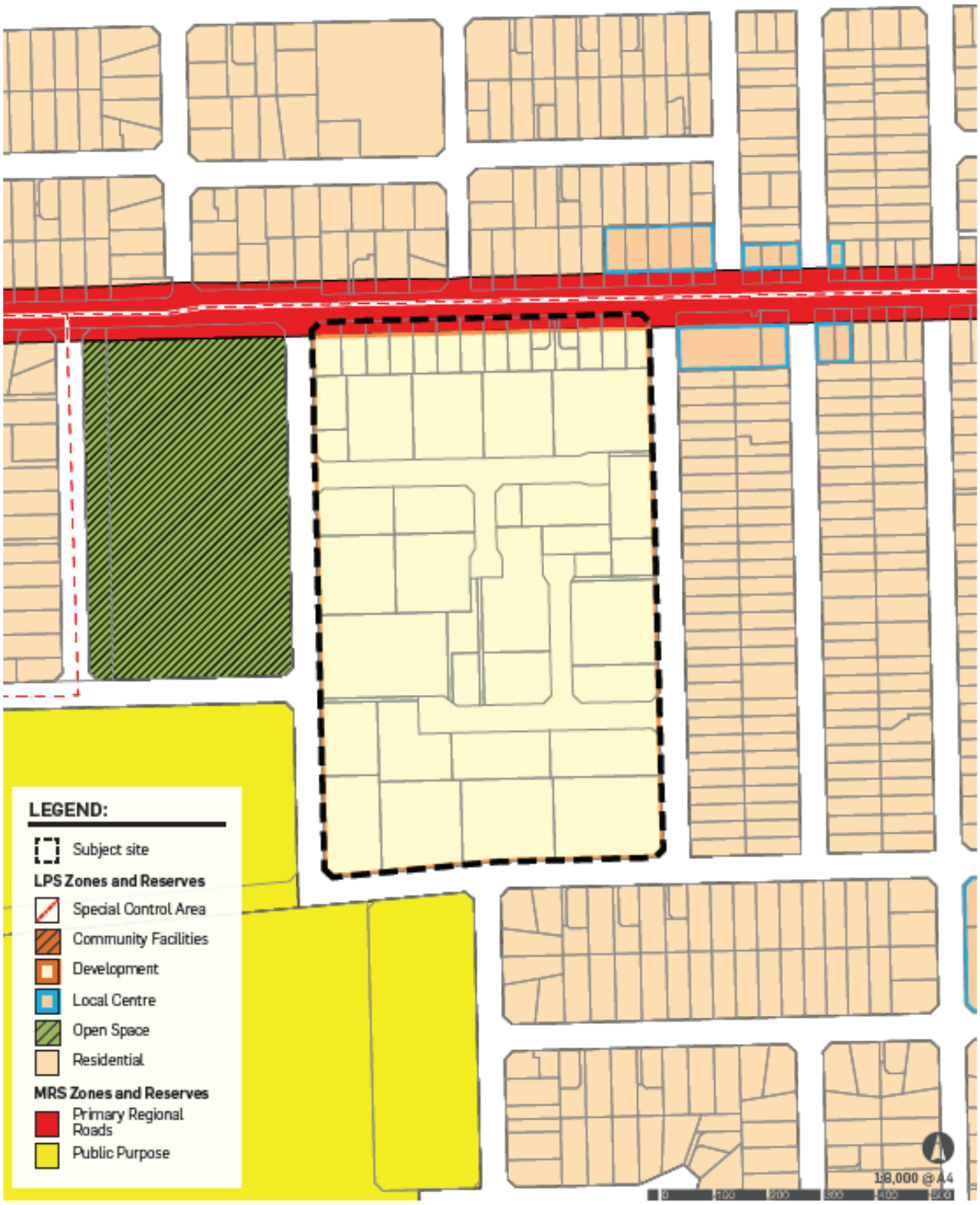


3.1.2. Local Planning Scheme

The structure plan area is zoned Development zone under the City of Fremantle Local Planning Scheme No.4. This zoning was established in 2016 by way of a Scheme Amendment (No.72) in order to allow for a structure plan to be established over the subject area.

The specific zones proposed by this Structure Plan are outlined in section 5.2.

Figure 8 – LPS Zoning Extract



3.2. REGIONAL AND SUB-REGIONAL STRUCTURE PLANS

The Central Sub-Regional Planning framework aims to provide an integrated planning and infrastructure framework to guide infill growth. The below table provides a summary of provisions relevant to the structure plan area and discusses how the structure plan has addressed these.

Table 3 – Regional and Sub-Regional Structure Plan Considerations

Document	Summary	Discussion
Central Sub-Regional Planning Framework March 2018	The framework focuses on achieving higher densities of employment and residential development (including infill development and consolidation). The framework identifies South Street as an 'Urban 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.	The structure plan 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 structure plan facilitates higher density residential development resulting in a minimum of 550 dwellings (R40 and above) and the provision of mixed use along a significant transit route and activity corridor (South Street). The density associated with the structure plan is considered to significantly contribute to the City's infill targets, providing at a minimum an additional 324 dwellings. 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.

3.3. STATE PLANNING

A range of state planning policies are considered applicable to the development of the structure plan area, primarily those pertaining to built form and access. The below table provides a summary of provisions relevant to the structure plan area and discusses how the structure plan has addressed these.

Table 4 – State Planning Considerations

Document	Summary	Discussion
State Planning Policy No. 3 – Urban Growth and Settlement	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.	The structure plan 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

Document	Summary	Discussion
		transport, activity centres and employment opportunities
State Planning Policy No. 3.1 – Residential Design Codes	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 development contexts.	The structure plan provides for a range of R-Code densities reflective of the zoning, location and amenity attributed to various portions of the structure plan area. The proposed densities range between R40 and RAC-100 providing for a range of dwelling typologies including single residential dwellings. The design ensures future residential development can be developed in manner which is generally in accordance with the R-Codes.
State Planning Policy 4.2 – Activity Centres for Perth and Peel	SPP4.2 sets out a network/hierarchy of activity centres in Perth and Peel, having regard to the distribution, function, land use and urban design elements of centres.	The South Street Sub-Precinct, with a maximum retail floor space cap of 3,500sq.m constitutes a neighbourhood centre under SPP4.2. The function of this is to provide for the weekly household shopping needs and community facilities. The structure plan builds upon the existing neighbourhood centre on South Street, incorporating land uses consistent with the intentions of SPP4.2.
State Planning Policy No. 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning	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.	Appropriate mechanisms to protect future residents from transport noise on South Street will be required through the LDP process and Development Applications relating to specific development. It is considered that development within the structure plan area will achieve appropriate noise levels.
State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments	The purpose of the R-Codes Volume 2 is to provide guidance and controls for the development of multiple dwellings (apartments) within Western Australia. These refer to all development coded R40 or higher. The policy seeks to provide development which is appropriate for the intended purpose, responsive to the site characteristics and local context.	The structure plan includes a range of R-Codes greater than R40 and has been designed to ensure the applicable sections of SPP 7.3 can be appropriately met in the development of multiple dwellings on the site.
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	The structure plan has been developed around the principles of Liveable Neighbourhoods, in particular the following:

Document	Summary	Discussion
	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.	▪ 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.

3.4. LOCAL PLANNING

A range of local planning policies are considered applicable to the development of the structure plan area, primarily those pertaining to built form and access. The below table provides a summary of provisions relevant to the structure plan area and discusses how the structure plan has addressed these.

Table 5 – Local Planning Considerations

Document	Summary	Discussion
Local Planning Policy 2.9 - Residential Streetscape Policy	The provisions of this policy apply to all residential development and addresses items including setbacks, building orientation and building height and scale.	Streetscape typologies within the structure plan have been influenced by the Design WA built form drivers and the landscaping outcomes sought for the structure plan area. Setbacks, building orientation and height and scale for the built form will be in accordance with the LDPs prepared for the four identified sub-precincts.
Local Planning Policy 2.10 - Landscaping of Development and Existing Vegetation on Development Sites	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.	Opportunities for tree retention and landscape enhancement have been considered as part of the structure planning process. Importantly, the interface with the adjoining Bruce Lee reserve and Davis Park have been considered, as well as opportunities to enhance green spaces and increase the quality and distribution of green

Document	Summary	Discussion
		spaces in accordance with the City's Green Plan 2020. Opportunities for the retention of vegetation have influenced the locations of proposed roads and the pedestrian linkage in southern portion of the site. The requirement for a landscaping management plan at the development application stage has been incorporated into Part One for the structure plan.
Local Planning Policy 2.13 – Sustainable Buildings Design Requirements	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.	The structure plan design has considered street layout and solar orientation in order to maximise solar access and promote development of sustainable built form. Further consideration of sustainable building design will be undertaken at the development application level.
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 the structure plan area, include: • The South Street Neighbourhood 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 neighbourhood centre. • A higher density code should be applied to the South Street Neighbourhood Centre and Lefroy Road shops to encourage shop-top housing variety (residential only permitted above ground floor).	The structure plan supports the outcomes sought by the Fremantle Planning Strategy. The location of the neighbourhood centre, mixed-use zoning and R80-R100 coding (allowing for higher densities) to South Street, adjacent to the South Street Neighbourhood Centre promotes the use of the centre as a community hub and provides opportunity for the existing centre to leverage off the future development. The range of R-Codings and Design WA codings across the site provide for additional dwelling types and innovation in built form outcomes. The setbacks, heights, scale and design considerations will be further detailed by way of LDPs to the four identified sub-precincts within the structure plan area.

Document	Summary	Discussion
	• 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 e.g. open front setbacks (no high fences, carports/garages), single-storey dwelling frontage to the street, plentiful open space about dwellings.	The establishment of a minimum of 550 dwellings
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. Given this context, the Plan identifies Beaconsfield as a priority area for investigating and identifying options for accessing public open space.	The structure plan has sought to ensure the quality and quantity of green space within Davis Park is maintained and where feasible enhanced. This has included the addition of a green link (pedestrian access way) linking Davis Park to Lefroy Road in the south. Further, the introduction of additional road connections within and to/from the site enhances the connectivity of Davis Park with the wider Beaconsfield locality.
Bike Plan	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.	The structure plan does not impede the ability for South Street and Lefroy Road to act as key cyclist linkages.

3.5. PLANNING SPECIFIC TO DAVIS PARK

3.5.1. Scheme Amendment

Scheme Amendment 72 to the City of Fremantle Local Planning Scheme No.4 was gazetted on 28 March 2018.

The amendment implemented a change in zoning over the Davis Park Precinct from Residential and Public Open Space to Development Zone. This rezoning allows for the preparation of a structure plan to guide the future redevelopment of the structure plan area.

3.6. PRE-LODGEMENT CONSULTATION

The submission of this Structure Plan has been preceded by consultation with various agencies. Further, Department of Communities and the project team have been active members in the Heart of Beaconsfield master plan process preceding and informing the structure plan.

The consultation included liaison with the City of Fremantle and Department of Planning Lands and Heritage. The consultant team has engaged with agencies relevant to their discipline. A consultation register has been provided at **Appendix B**, which provides an outline of the consultation that has

been undertaken and where appropriate how matters have been responded to.

4. SITE CONDITIONS AND CONSTRAINTS

Based on the background and planning context outlined above, the following section describes the key site opportunities and constraints that have informed and impacted on the structure plan layout and anticipated built form outcomes.

4.1. BIODIVERSITY AND NATURAL AREA ASSETS

An Environmental Assessment Report has been prepared by GHD over the subject site (refer **Appendix C**) and an Arboricultural Review undertaken by The Arbor Centre (refer **Appendix D**).

The structure plan area is located within the South West Botanical Province of WA within the Swan Coastal Plain. This area is characterised by the low-lying coastal plan covered with heath, tuart woodlands, banksia woodlands, Jarrah woodlands or Marri woodland dependant on the soil typology.

The structure plan area has been subject to a range of clearing and development during its history and as such no conservation significant flora were recorded during the site visit or are anticipated to be located on the site.

Native vegetation within the project area consists of isolated Peppermint and Marri trees with a River Gum identified as a potential roosting habitat for birds. The remainder of the vegetation is identified as exotic residential gardens, planted street trees and scattered trees within Davis Park. There is no conservation significant vegetation within the structure plan area.

The arboricultural assessment undertaken in October 2018 identifies vegetation within the public realm (streets and Davis Park). It is acknowledged that an assessment of vegetation on private property was not able to be undertaken and further assessment of this vegetation is recommended prior to development.

The arboricultural assessment notes a number of significant trees on site which warrant retention or transplanting. A Tree Management Plan is recommended to ensure significant trees can be accommodated by the design or are appropriately relocated to ensure mature vegetation is retained on site to realise both environmental and social benefits of a mature tree canopy.

The structure plan area supports limited fauna due to the historic uses. Potential breeding habitat for Cockatoos (Forest Red-tailed Black Cockatoo and Carnaby's Cockatoo) was identified as potential roosting habitat however no evidence of breeding activity was recorded.

4.2. LANDFORM AND SOILS

The structure plan area slopes from the north eastern corner of Fifth Avenue/South Street (26m AHD) westward towards Bruce Lee Oval (12m AHD).

The structure plan area is located within the Spearwood Dunes landform. A review of published environmental geological mapping 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.

The structure plan area has low to extremely low acid sulfate soil disturbance risk

No sites within the structure plan area are reported as contaminated sites. The nearest reported contaminated site is located approximately 200m south-west of the site within the former Lefroy Road landfill site.

4.3. GROUNDWATER AND SURFACE WATER

The subject site is located within the Perth Groundwater area and City of Fremantle South subarea. Groundwater beneath the site is at an elevation of approximately 1m AHD, approximately 14m – 23.8m below the current ground level of the structure plan area. Regional groundwater flow is generally in a westward direction towards the Indian Ocean.

Groundwater allocations within the locality are noted to be fully allocated, with local allocations held by the City of Fremantle for the irrigation of the Davis Park public open space. There are no registered bores within the structure plan area.

The structure plan area is located within an area of temperate climate with dry hot summers and cool wet winters. The mean annual rainfall is 823.7mm of rainfall across an average of 83.3 rain days per year.

The surface water drainage is currently managed by onsite through infiltration via soakwells and

grassed areas. Existing stormwater drainage infrastructure includes pits and pipes along the internal roads which flow towards Bruce Lee Oval utilising the natural contours.

4.4. EXISTING MOVEMENT NETWORK

The structure plan 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 distributer road under Main Roads WA Functional Hierarchy and Primary Regional Road reserve under the MRS.

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 (21,000vpd) currently exceeds the threshold (8-12,000vpd) 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 MRS 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, and a local road under the LPS, 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 have been reviewed as part of the structure plan.

4.5. INFRASTRUCTURE AND SERVICING

The servicing infrastructure context of the site has been investigated by Pritchard Francis (refer A**ppendix E**) 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 as outlined in Section 5.8.




4.6. OPPORTUNITIES AND CONSTRAINTS SUMMARY

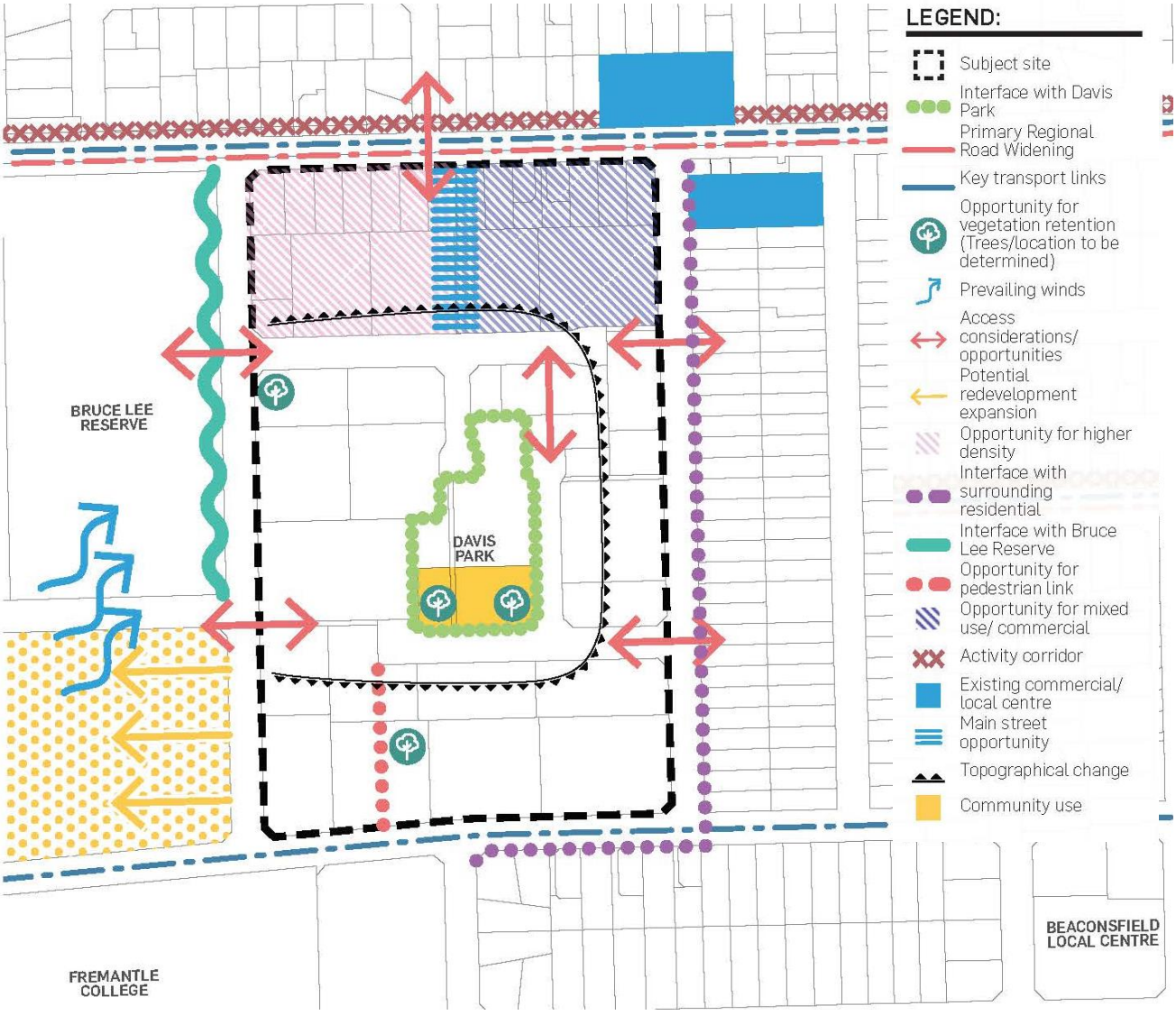
Based on the information provided in sections 2-4, below is a summary of the key opportunities and constraints, as illustrated within **Figure 9**. Section 5 of this report details how the structure plan has responded to these opportunities and constraints through concept design and planning.

Table 6 – Opportunities and Constraints

Consideration	Summary	Opportunity	Constraint
Transit Choices	• Bus services operating along South Street and Lefroy Road. • Future rapid transit along South Street • Opportunity to create a transport hub	✓	
Higher Density Development	• Capitalisation of location on South Street • Proximity to activity centres driving higher densities • Utilising site development opportunities to achieve higher density i.e. mixed use heart	✓	
Retail and Commercial	• Extension of South Street Neighbourhood Centre within the structure plan area to create a 'mixed use heart' for Beaconsfield • Inclusion of mixed use development • Establishment of main street components	✓	
Community Expectations and Perceptions	• Potential for some resistance to higher density residential • Potential for resistance to removal of vegetation • Support for consistency with the community driven Beaconsfield Master Plan	✓	✓
Public Open Space	• Opportunities to leverage off the high levels of amenity provided in Davis Park and Bruce Lee Reserve • Opportunity to integrate Davis Park into design • Potential reconfiguration of Davis Park	✓	
Demographics	• 18.2% over the age of 65 • 17.4% under 14 • Negative connotations due to anti-social behaviour		✓
Housing Typologies	• Potential to provide for a unique and innovative response • Higher densities may be suitable in proximity to amenities • Mixed use opportunities in northern portion of the structure plan area • Consideration of surrounding residential character	✓	
Vegetation	• Retention of vegetation within Davis Park and streets to be retained • Opportunities to link to existing 'green ecological corridors'	✓	
Land Ownership	• Largely consolidated	✓	
Heritage	• Opportunities to reflect the history within the redevelopment • Consideration of reuse of buildings within southern portion	✓	
Locality	• Opportunities for integration with surrounding residential, public open space, education and commercial activities.		

Consideration	Summary	Opportunity	Constraint
Road Widening	• 10m road widening reserve along South Street allowing for 6 lane divided road with bus transit		✓
Access	• Poor legibility (vehicle and pedestrian) through the structure plan area • Opportunities to improve pedestrian legibility and linkages • Opportunities to create north – south connections and east – west connections • Retention of local roads where possible	✓	✓
Carparking	• Alternative forms of car parking • Street parking options		
Expansion	• Opportunity to expand estate to the former South Metropolitan TAFE site (adjoining)	✓	

Figure 9 – Opportunities and Constraints



5. THE STRUCTURE PLAN

5.1. VISION AND DESIGN PRINCIPLES

The vision for the Davis Park Precinct sets the strategic direction for the redevelopment of the Davis Park locality:

> ***The redevelopment of Davis Park Precinct will support high quality residential and commercial development in a vibrant and sustainable urban setting, consolidating the South Street Neighbourhood Centre as a transport-oriented development node on the South Street corridor whilst maintaining a scale and character complementary to its context.***

There are several fundamental design principles which underpin the Davis Park Precinct structure plan, as summarised below:

Character – As an infill site, the structure plan for the Davis Park Precinct is looking to build off the existing character of Beaconsfield. In the past the Davis Park locality was somewhat insular in nature and did not connect with the remainder of Beaconsfield. The structure plan reconnects Davis Park to the neighbourhood while retaining the sense of community that had developed over the years as a result of its isolation. The retention of the International Childcare Centre on the edge of Davis Park is part of retaining the character and offers a readymade sense of community. The streets create an opportunity to engage with the former farm use of the site, providing verges capable of accommodating vegetable planters and the introduction of fruiting trees.

Natural – the natural topography of Beaconsfield surrounds the central open space offering an amphitheatre view of the park itself. The structure plan expands on the size of Davis Park and ensures views from each proposed block. Vegetation within the existing park can be retained and enhanced providing a lush and ready-made natural setting for the site. The proposed street network utilises the existing streets enabling the retention of mature trees along these rights of way. This ready-made natural setting helps to ensure that Davis Park blends seamlessly into the surrounding neighbourhood.

Live, work, play – Diversity of use is an essential ingredient in a successful place. The Davis Park Precinct has the benefit of being surrounded by an existing range of uses and the size to accommodate land use diversity within its site boundary. The concept takes advantage of these factors and provides a balance of live, work and play opportunities. The structure plan enables a range of housing typologies to offer a diversity of living options for people across all stages of life. The housing diversity and choice is important to accommodate the wide demographic of the area. The structure plan also offers an opportunity to expand the existing retail node along South Street and provide a nucleus around which this retail can gain traction and evolve. The play component is provided through the retention of Davis Park open space and the Fremantle Early Learning Centre. These maintain an existing culture of activity and play and expand and improve connections to make it more available to the surrounding community.

Connections – The structure plan area is incredibly well connected to the surrounding area with its proximity to the beach and Fremantle city centre and this is enhanced through the reintroduction of the gridded streets similar to the surrounding context. The structure plan area is an important connection between White Gum Valley to the north and the Fremantle College to the south. Pedestrian movement through the structure plan area is prioritised by focusing on contiguous and shaded pedestrian pathways. The signalised intersection on South Street helps by providing a controlled access

point for pedestrians, particularly students, travelling north to south. The blocks within the structure plan area have been adjusted to ensure they are of a more pedestrian friendly distance further increasing permeability through the site. In fact, the park and shaded accessways will help to actively encourage movement through the structure plan area.

Innovation – the structure plan area accommodates a range of housing typologies whilst ensuring block layouts fit within the typical design metrics for development. The Innovative Housing sub-precinct located between Davis Park and Caesar Street has been provided with a depth and direct public open space interface that actively encourages an innovative approach to housing. Through the design process a number of innovative and alternate housing opportunities have been identified and tested on this site.

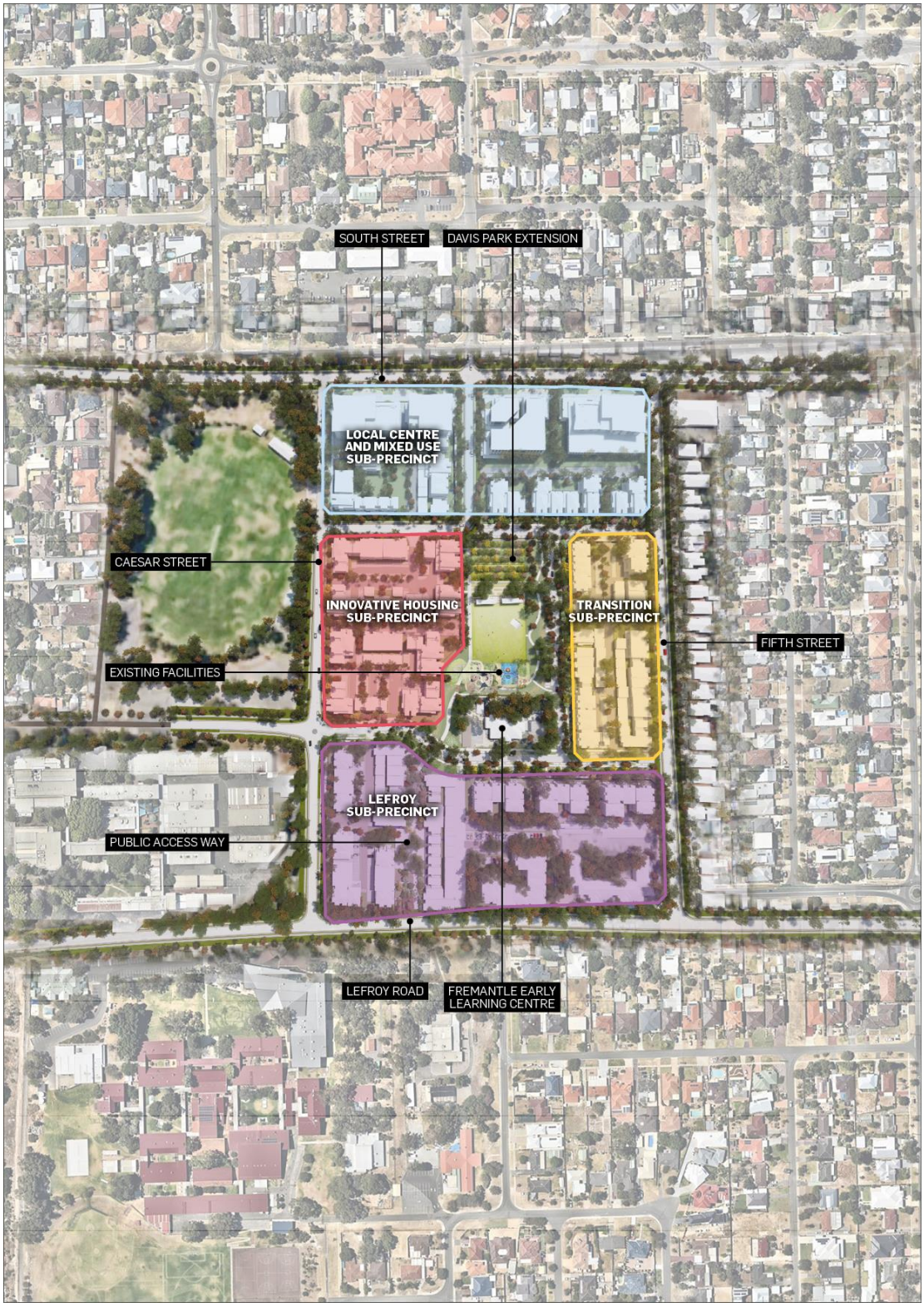
View of Davis Park open space from Mixed Use Precinct

5.2. ZONES AND SUB-PRECINCTS

The structure plan includes land use zoning across the structure plan area which establishes a Neighbourhood Centre Zone, a Mixed Use Zone and a Residential Zone to guide the future development within the structure plan area.

Recognising the unique characteristics of various locations within the structure plan area, a number of sub-precincts have been established to guide the form of development anticipated and ensure optimal built form outcomes area achieved whilst maintaining relative compatibility with existing development.

Figure 10 – Davis Park Indicative Masterplan



5.2.1. South Street – 1.50ha

The South Street sub-precinct is located to expand, leverage from and rejuvenate the existing retail enterprises along South Street to the immediate east of the project area. The South Street sub-precinct offers the opportunity to build a strong residential nucleus around which the existing and future retail opportunities can thrive. These are enhanced by integrating residences adjacent and/or above the shops to provide a ready- made customer base. An economic analysis has been undertaken that identifies an existing demand for an enhanced retail offering and supporting facilities to service the surrounding community, as discussed in section 5.3. The South Street sub-precinct location along South Street offers good exposure and the opportunity to capture passing traffic, however the development is primarily intended to service existing and future residences. The level of housing density within the Davis Park Precinct site is directly linked to the addition of the South Street sub-precinct. The combination of amenity and convenience that the South Street sub-precinct offers enables the site to meet the densities proposed.

The aspect that gains the most benefit from increased density is directly to the west along South Street and south of the Neighbourhood Centre zone. The location to the west of the Neighbourhood Centre zone has been identified to accommodate a mixed use retail component ideally located on the corner to complement the gateway entry into the structure plan area. This block accommodates higher density feeding off the connection to South Street, the views over Bruce Lee Oval and most importantly the proximity to the retail amenities. This block can accommodate 2-3 storey terraces and apartments up to 8 storeys.

South Street sub-precinct provides residential densities of 153 dwellings/Ha, equating to a minimum dwelling target of 214 dwellings within this sub-precinct.

Critically, this sub-precinct seeks a new access connection to South Street that will service both the South Street sub-precinct and the broader Davis Park local structure plan area.

In delivering a successful South Street sub-precinct, it is strongly considered a future controlled intersection may be required at some point in the future to facilitate safe vehicular and pedestrian perspective.

5.2.2. Residential – 5.95ha

The majority of the site has been identified for residential use. The structure plan identifies three residential sub-precincts within the site that perform different functions.

The structure plan provides for residential densities between R30-R60, equating to a minimum dwelling target of 336 dwellings across the residential sub-precincts or an average density of 66 dwellings/Ha.

Consistent with Department of Community developments across Western Australia it is anticipated that 11% of the development will provide for community housing.

5.2.2.1. Transition Sub-Precinct – 1.03ha

The block along Fifth Avenue has the most direct interface with existing residences. The structure plan acknowledges this and has identified a Transition sub-precinct that reflects the existing housing typologies on the eastern edge of Fifth Avenue to maintain a consistent/complementary streetscape to that existing. The existing buildings are typically front-loaded single to two storey dwellings on around 10m wide lots. The Transition sub-precinct includes similarly dimensioned lots accommodating two-storey terrace housing. Rear loading is identified within this sub-precinct to minimise traffic and visual impact along Firth Avenue and to take advantage of the topographic change. The rear of the Transition sub-precinct works within the topography and can accommodate 2-3 story buildings as they face west towards Davis Park.

A minimum dwelling target of 60 dwellings is to be achieved in the Transition sub-precinct.

5.2.2.2. Lefroy Sub-Precinct – 2.65ha

The existing built form along Lefroy Road currently houses 3-storey structures surrounded by planted parking courts. These buildings sit on the top of the ridge and offer views across to the school and the green space in front of the Active building. The existing structures are typically bulky in nature with little articulation. The structure plan provides for the redevelopment of this sub-precinct with 3-4 storey building but with the inclusion of additional articulation and interaction to enhance opportunities for passive surveillance. Opportunities to retain existing trees on site and provide more efficient parking for the buildings are identified with additional opportunities for permeability through the structure plan area provided for via a Green Link. This is a minimum of 10m in width to provide clear view lines through the site connecting Fremantle College to Davis

Park. The Green Link is located to retain some of the large trees on site.

A minimum dwelling target of 170 dwellings is to be achieved in the Lefroy sub-precinct.

5.2.2.3. Innovative Housing Sub-Precinct – 1.34ha

The Innovative Housing sub-precinct is located along Caesar Street and is of a size and scale to accommodate a range of typical housing typologies but is flexible enough to accommodate a mix of alternate housing opportunities similar to the Whitegum Valley site and may include including micro lots, mews and terraces, live work units or even a baugruppen site. This sub-precinct directly abuts Davis Park on the east and has views over Bruce Lee Oval to the west. The access to these amenities provides an opportunity to provide new ways to interface and maximise the gains from access to amenity and services. The sub-precinct is also located diagonally to the South Street sub-precinct and will benefit from the proximity, convenience and amenities that location provides.

A minimum dwelling target of 106 dwellings is to be achieved in the Innovative Housing sub-precinct.

5.2.3. Community / Education – 2.82ha

The Community/Education sub-precinct contains a legacy use that has strong ties to the surrounding community. The Fremantle Early Learning Centre is currently quite insular and surrounded by poor quality fencing. The structure plan includes opportunities to improve the interface between the centre and the open space through improved landscaping treatments and more appropriate fencing. The location adjacent to Davis Park provides an opportunity for an improved interaction between the childcare centre and the park.

5.3. RETAIL FLOOR SPACE ASSESSMENT AND RATIONALE

The significant regeneration of the Davis Park Precinct will deliver new housing typologies and enable a greater diversity of residents to live in Beaconsfield. As with all regeneration projects, there are however a number of interventions, initiatives and requirements to provide the basis for investment in delivering the aspirational vision.

One of the most significant requirements that was recognised through market sounding task is the need for quality mixed use/retail amenities[1]. The inclusion of new amenities received unanimous strong support from private sector stakeholders, with this being seen as a key driver for the success of the project. Feedback revealed that retail uses should be delivered as an early or first stage to establish the project and provide amenity to future residents and that the optimal location for this would be a site fronting South Street. Implementing amenity up front has been seen to be successful in the Port Coogee example where the neighbourhood centre acted as a catalyst for a greater uptake of higher density development. On the opposite, the lack of amenity provided within Burswood Peninsula has seen development stall after the initial stages without any amenity to drive further development.

The market sounding exercise revealed that the lack of mixed use/retail amenities would result in the inability to deliver a much denser residential outcome than is currently in place. In particular, apartment development was considered unviable in the absence of new amenity that a rejuvenated south street sub-precinct would provide. Put simply, the location alone would not drive demand for apartment living in this location, there needs to be another drawcard introduced. This has been seen in the Shoreline development where densities have been downgraded due to the lack of amenity in the locality and in the absence of the planned district centre. Similarly, The Village at Wellard saw slow development levels and very little density until the development of the neighbourhood centre was completed.

The above feedback was reaffirmed through an analysis of retail need[2]. This study found that mixed use/retail amenity provision has not kept pace with population growth and the lack of additional retail options has resulted in significant spending leakage increases – that is, expenditure not captured by stores within the trade area – from $14.2 million in 2002 to $92.5 million in 2016[3]. This level of leakage has negative impacts on the desirability of this redevelopment project, local employment opportunities and transport infrastructure efficiency. Furthermore, this study found that the existing activity centre on the corner of Fifth Avenue and South Street is fragmented which limits the ability to accommodate key anchor tenants that will catalyse new retail amenities.

Based on the background analysis, the structure plan utilises the connections to South Street and the existing adjacent neighbourhood centre to facilitate the establishment of the South Street sub-precinct.

The incorporation of the mixed use component allows for:

- Increased viability for density through enhanced amenity and services directly accessible to residents thus encouraging activity and vibrancy;
- Reduction in the need for travel with amenity being located within a walkable catchment. i.e the opportunity to ‘buy local’;
- Increased employment opportunities – in particular for younger residents and part time workers – in excess of 170 jobs;
- Increased consumer choice through additional food and beverage and grocery retailing options; and
- Rejuvenation of the existing neighbourhood centre through increased activity.

Based on the research undertaken in the Retail Sustainability Analysis, the supportable floorspace within the subject site is estimated to be 4,600sq.m as of 2022, through negotiation with the City and Department of Planning Lands and Heritage the allowable floorspace is now 3,500sq.m. Given the existing retail context within the South Street Neighbourhood Centre and surrounds the format is anticipated to be a supermarket with complementary speciality and food dining offering.

The trading impacts of the expanded neighbourhood centre are not expected to threaten the viability of existing centres within the locality due to the identified undersupply of supermarket and associated retail within the catchment and the strong future population growth outlook.

[1] *Beaconsfield Regeneration Project – Market Sounding*, Urbis / KPMG, 2016

[2] *Beaconsfield: Retail Sustainability Analysis*, Urbis, 2018

[3] *Supermarket spending (constant 2016 dollars)*

5.4. PUBLIC OPEN SPACE

5.4.1. Location and Distribution

Davis Park is located in the centre of the site and serves as the jewel in the crown. The park measures just shy of a hectare at 9,642sqm expanded by 4,571sq.m from the existing park area (5,071sq.m). The park is located at a lower elevation than its context and offers an amphitheatre setting for the surrounding residences providing excellent passive surveillance and amenity to the surrounds.

The Fremantle Early Learning Centre sits adjacent to the site along the southern boundary and offers opportunity for direct interaction between this educational use and the oval.

In the immediate context, Bruce Lee Oval is located adjacent to the subject site and currently accommodates a full-scale football/ cricket oval and parking. To the south of Lefroy Road there are school ovals associated with Fremantle College that provide additional active play space for the community.

With the proximity to Bruce Lee Oval and the school sites, Davis Park provides an opportunity for smaller scale play and passive activities to provide a suitable range of activities for the broader neighbourhood.

Figure 11 – Public Open Space

5.4.2. Form and Function

Davis Park sits within the centre of the subject site and providing amenity to the surrounding residences. The western edge has a direct interface with residential land uses providing passive surveillance over the park and enhancing a sense of ownership with the local residents. Improvements to the movement network will enhance access to this park from the broader community and transform this from an insular park to an asset for the wider community.

The Educational use, currently housing the Fremantle Early Learning Centre, sits adjacent to the southern boundary offering opportunity for interaction between these community assets. This park can serve as an additional outside play area for this educational use.

Existing vegetation and play equipment within the park can be retained and enhanced with the new approach providing immediate amenity to the surrounding residents. Additional planning and landscape treatments will provide a range of active and passive recreational opportunities for new residents and the wider existing community.

Davis Park also serves as a key pedestrian connection between the Fremantle College and South Street. A pedestrian link runs along the western edge in combination with a Public Access Way to provide a green link between Lefroy Road and South Street.

The landscaping philosophy for Davis Park (refer **Appendix G**) seeks to:

- Create a park for people of all ages and abilities – offering social opportunities
- Connect to the greater green network
- Provide places to grow food
- Allow for community events to be held

Table 7 – Public Open Space Calculation

Public Open Space Schedule			
Site Area			10.18ha
Less Environmental Protection Policy Areas Conservation Category Wetland (to be ceded)	Nil	Nil	
Restricted Public Open Space areas greater than maximum 2% provision (Non-credited)	Nil		
Total Net Site Area			0.00ha
Deductions			
Schools [1]	0.29ha	1.14ha	
Commercial [2]	0.61ha		
Dedicated Drainage Reserves	0.00ha		
Transmission corridors	Nil		
Other (Main Roads)	0.24ha		
Gross Subdivisible Area			8.80ha
Public Open Space @ 10 per cent			0.88ha
Public Open Space Contribution			
Unrestricted Required (Minimum 8%)	0.70ha		
Restricted Allocation (Maximum 2%)			
Unrestricted Provided (Greenways not including dedicated drainage reserves)			0.96ha
Restricted Provided			
Unrestricted public open space sites			
Greenway (not including dedicated drainage reserve)		0.96ha	
Public open space provision			**0.96 ha or 10.91%**

1 - Fremantle Early Learning Centre

2 - 50% Mixed Use site

5.5. LANDSCAPE DESIGN

The Landscape Design for the Davis Park Precinct has been undertaken by Place Laboratory (refer **Appendix G**).

The Landscape design seeks to build on the existing character of the wider Beaconsfield locality – recognising the historic uses on the site, being the Mulberry Farm and State Housing.

Figure 12 – Indicative Landscape Masterplan

The design seeks to create public spaces which tell the story of the Davis Park Precincts past and create the ability for a community to expand through opportunities for interactions at both the street level and within the Davis Park public open space element.

It is important to acknowledge that Davis Park currently is a significant community asset and it is proposed to be retained, celebrated and augmented to further cement its role in the community.

5.5.1. Davis Park Public Open Space

Davis Park has a long history within the structure plan area and has been retained and expanded to total 9,642sqm, an increase of 90% from the current area of Davis Park.

The landscape design provides for the retention of the key assets and the reinterpretation of Davis Park to create a space which creates a unique park that the surrounding residents are proud of and want to frequent.

The landscape approach weaves in the history of the site to ensure it maintains its roots as a social and community gathering place, offers a history of the site and creates a place for people of all ages and abilities.

The indicative design for the park seeks to:

- Retain the existing nature play, basketball court, grassed area, gazebo, pathways and vegetation
- Provide places to grow, prepare and cook food
- Facilitate connections to adjacent residential development
- Provide pedestrian access through the site linking to the neighbourhood centre and mixed use development and the Green link
- Provide pedestrian links to Bruce Lee Oval
- Provide for opportunities for nature play
- Recognise the dry creek bed and natural elements of the existing public open space

5.5.2. Streetscapes

The streetscapes have been landscaped with the following design principles:

- Encouraging occupation of verges
- Meandering streets around existing trees to slow traffic and save trees where possible/appropriate
- Treat stormwater locally
- Create asymmetrical street profiles to provide extra space and a continuous street frontage
- Retaining existing over width road reserves to create opportunities to retain trees and create public spaces.

South Street – Alfresco opportunity with green buffer within road widening as interim outcome. Future outcome results in one row of trees remaining reduced ground level landscaping once the road widening is completed

Avenues – green streets that connect people to Davis Park and Bruce Lee Oval

East-West Streets – Orchard streets with gardens and fruit trees

Conway Court – A journey through bush on the edge of the park and orchard.

Figure 13 – Streetscape Typologies

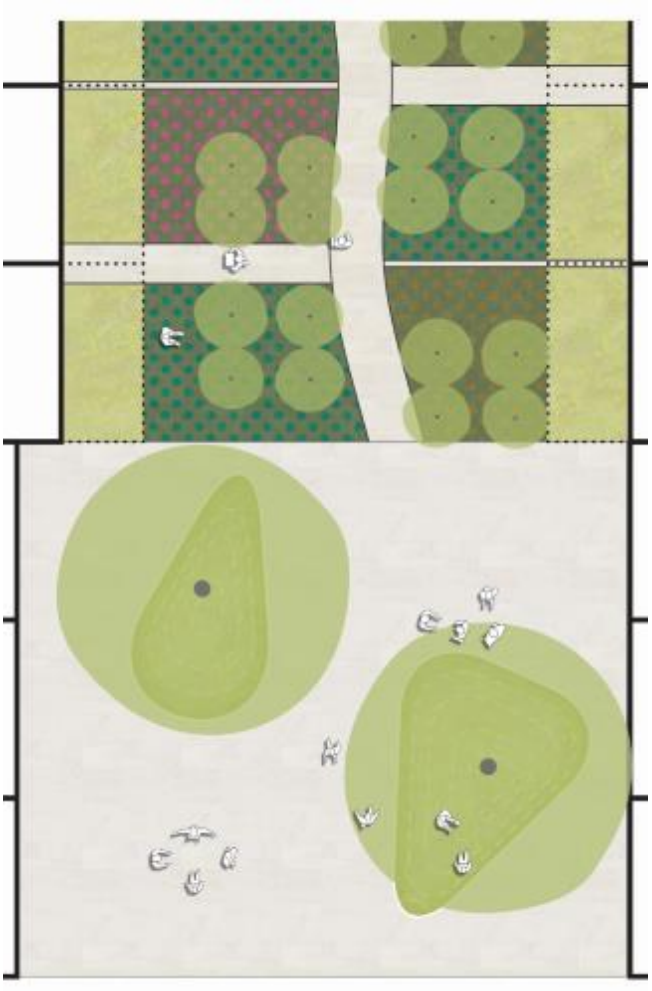
5.5.3. Green Link

The Green Link joins Doig Place with Lefroy Road, providing for greater legibility through the Davis Park Precinct and connecting to the wider pedestrian network.

The Green Link consists of 1771sq.m with a minimum width of 12m, thus allowing for a range of pedestrian movement and recreation activities.

The landscape design seeks to provide a public space which emulates a front garden walk with a paved courtyard – presenting areas for passive recreation and ensuring active and passive surveillance is achieved along the length of the Green Link.

Figure 14 – Green Link Indicative Landscaping



5.5.4. Landscape Planting, Management and Maintenance

The planting, management and maintenance for landscaping within the Davis Park Precinct differs based on the location and intended use of these areas, being Davis Park Open Space, Streetscapes and the Green Link.

A summary of the intended planting and ongoing management and maintenance is set out below. These aspects shall be further detailed within a Landscape Design and Open Space Management Plan, which takes into account any contamination issues, to be prepared at the time of development.

Davis Park

Retention of existing trees and vegetation where practicable. Planting to consist of predominantly native species. If provided, the community garden will comprise a range of fruit orchards and herbs with opportunities for indigenous foods. Where possible the use of waterwise vegetation shall take precedence.

Use of turf limited to those areas identified for active recreation / dog exercise area.

Initial upgrades to the park and maintenance to be completed by the developers. Ongoing maintenance and management to be undertaken by the City of Fremantle as a public open space reserve.

Streetscapes

Planting to consist of low density verge planting of local shrubs and a mix of native trees and Mediterranean fruit trees. Where possible the use of waterwise vegetation shall take precedence.

Maintenance and management to be undertaken by adjacent landowner, residents take ownership of verge and provide irrigation and upkeep.

Green Link

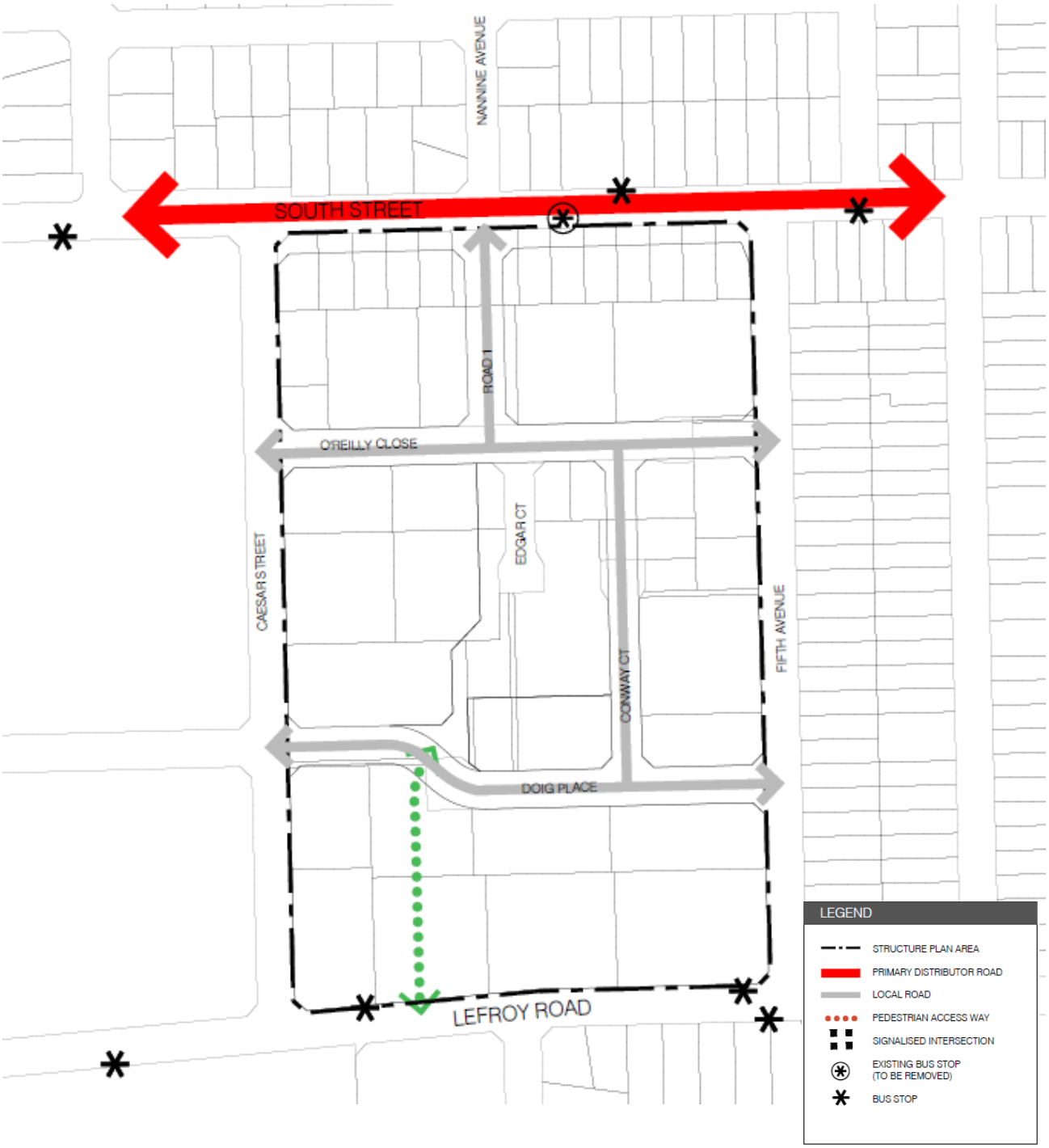
Planting to consist of low scale ground covers with trees intermixed. Where possible the use of waterwise vegetation shall take precedence.

Initial establishment of the green link to be completed by the developers with the maintenance and management to be undertaken by the City of Fremantle.

5.6. MOVEMENT AND TRAFFIC

The movement and traffic components of the structure plan are supported by the Transport Impact Assessment prepared by GHD and the subsequent Technical Note prepared by GTA (refer **Appendix G**). This outlines the details of the existing and proposed movement network, street types, and alternative transport methods such as public transport, pedestrian and cycle networks.

Figure 15 – Movement Network Plan



5.6.1. Regional Road Network

South Street is designated as a Primary Distributor Road under the relevant planning framework and MRWA classifications. South Street provides links to the Kwinana Freeway to the east and Fremantle to the west.

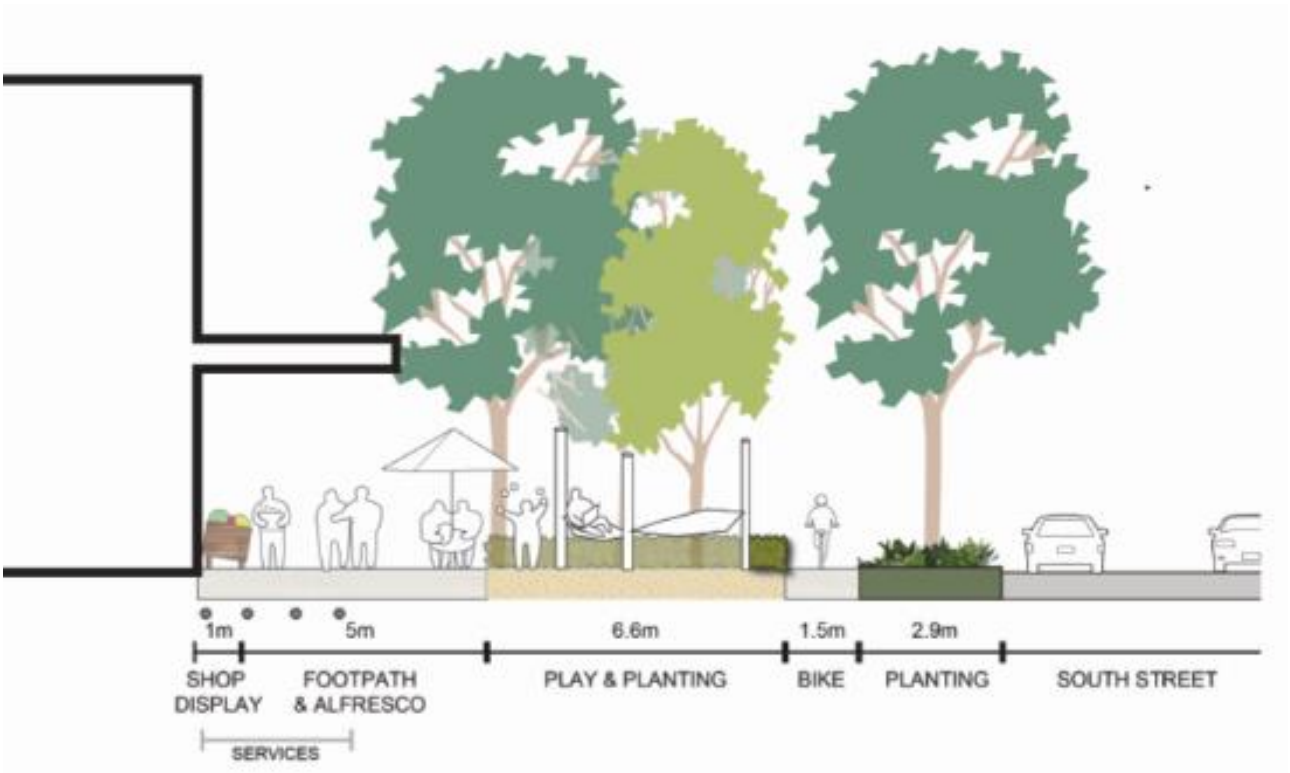
A 10m wide road widening is designated on either side of South Street for future potential bus rapid transport purposes. This road widening has been incorporated into the structure plan design.

In the interim this area has been designed to include temporary parking and landscaping to ensure an appropriate interface between the development and South Street.

5.6.2. Traffic Impact Assessment

The Traffic Impact Assessment notes that at full development of the structure plan, including the mixed use components, is anticipated to generate 8,730 vehicles per day / 985 vehicles per hour. The modelling confirms that the external and internal road capacity is sufficient to accommodate the additional vehicle movements generated by the full development of the structure plan.

Figure 16 – Streetscape Cross Section – South Street (interim without road widening)



5.6.3. South Street Intersection

The establishment of a mid-block intersection along South Street (between Caesar Street and Fifth Avenue) is critical to improving the access into the structure plan area, providing for pedestrian and cycle movements across South Street. The location of this intersection is located directly to the south of Nannine Avenue, creating a four-way intersection.

Significant assessment of the existing and future traffic movements was undertaken by both GHD and GTA in determining the optimal transportation network and intersection location and configuration.

A signalised intersection is not currently supported by Main Roads WA, however, may be required at some point to facilitate safe vehicular and pedestrian movement. Any future signalised intersection will require approval from Main Roads WA.

5.6.4. Street Types and Connections

The structure plan creates a legible, permeable network which removes a number of the cul-de-sacs currently within the structure plan area and reinstates them as through roads. This allows for greater connectivity through the site, to Davis Park and the adjacent services and amenities such as the expanded South Street sub-precinct, Fremantle College, public transport links and Bruce Lee Oval.

As highlighted in section 5.5.2 the proposed street types have been influenced by the proposed landscape outcomes for the Avenues, East/West Streets and North/South Street. Cross-sections for these street types are set out in Figures 16-18 and a breakdown of the proposed street types and connections and attributes is set out in the following indicative cross sections.

It is noted the street cross section relating to South Street reflects the interim solution for South Street. The ultimate cross section can be found within the Landscape Report (refer **Appendix G**).

Figure 17 – Streetscape Cross Section – Avenues

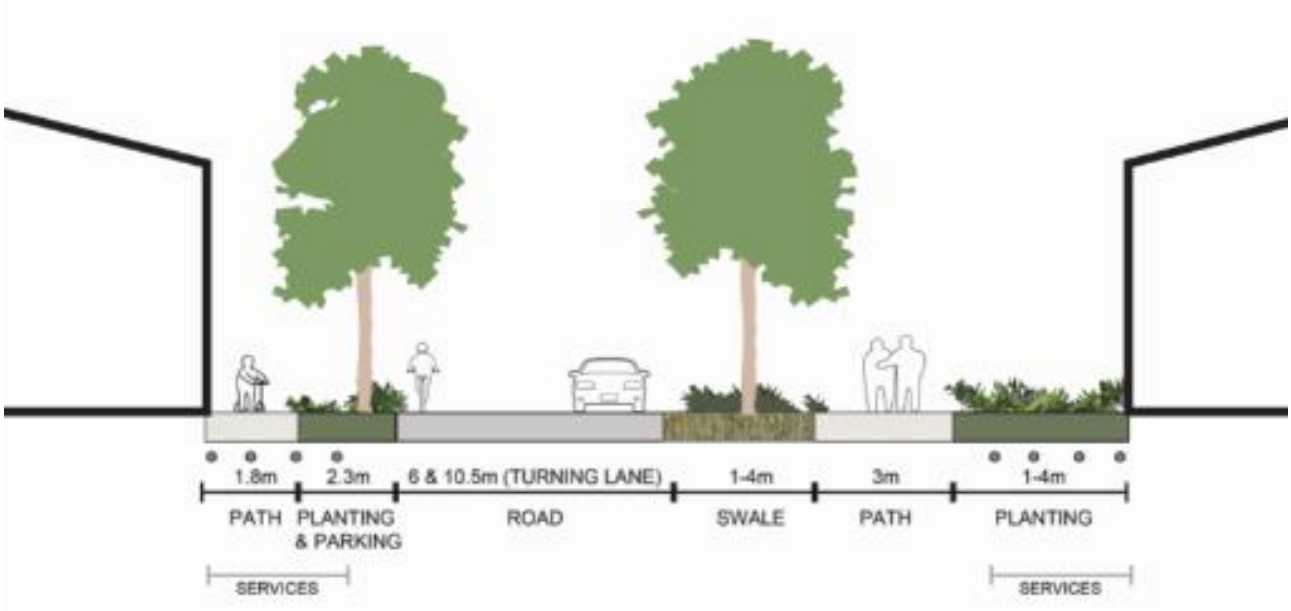
5.6.4.1. Proposed Road 1 – Avenue

A proposed access road creates a connection between South Street and O'Reilly Close in order to improve mid-block permeability and create access opportunities for the mixed-use components.

A signalised intersection is proposed between South Street and Nannine Avenue to allow for full movement to and from the structure plan area as well as allowing for safe pedestrian movements across South Street as detailed in section 5.6.5 below.

GHD has undertaken modelling on the function of South Street and has noted that without the mid-block intersection, the existing intersections to South Street (Caesar Street and Fifth Avenue) will need significant upgrades to facilitate the turning movements associated with the structure plan. The inclusion of the signalised intersection is forecast to operate satisfactorily at the complete build out of the structure plan area.

Initial discussions have commenced with Main Roads WA in relation to the introduction of the signalised intersection to South Street. Main Roads WA have provided feedback as to intersection configurations that may be considered, and this will be an ongoing discussion during the approval phase.



5.6.4.2. O'Reilly Close – East/West Street

O'Reilly Close is to extend to re-instate the connection with Fifth Avenue.

The O'Reilly Close to Fifth Avenue connection will require the relocation of a diamond slow point on Fifth Avenue to allow for a safe intersection.

5.6.4.3. Doig Place – East/West Street

The structure plan extends to the west to re-instate the connection with Caesar Street, creating a four-way intersection with Grosvenor Street.

5.6.4.4. Conway Court

Conway Court is to extend north to connect with O'Reilly Close, creating a connection between Doig Place and O'Reilly Close.

5.6.4.5. Edgar Court

The structure plan includes the closure of the Edgar Court cul-de-sac. The cul-de-sac currently provides access to a single lot (multiple dwellings) adjacent Davis Park and to the park itself.

5.6.4.6. Laneways

A number of rear/internal street block laneways are anticipated to provide for access to the rear loaded parking and servicing areas.

This treatment allows for access to the higher density built form whilst ensure appropriate streetscape interfaces are maintained and access and safety considerations are met.

Figure 18 – Streetscape Cross Section – East West Streets

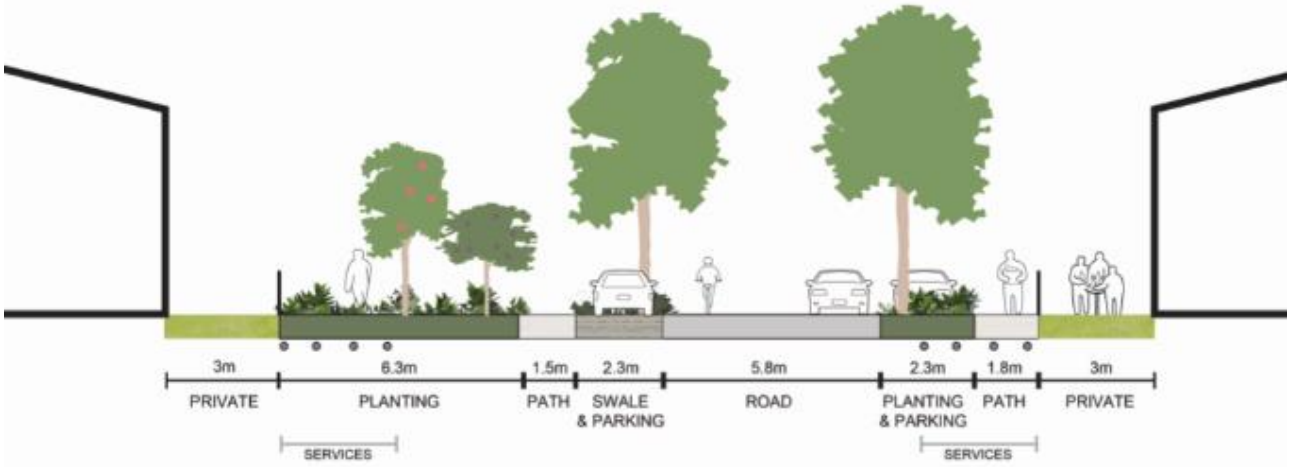
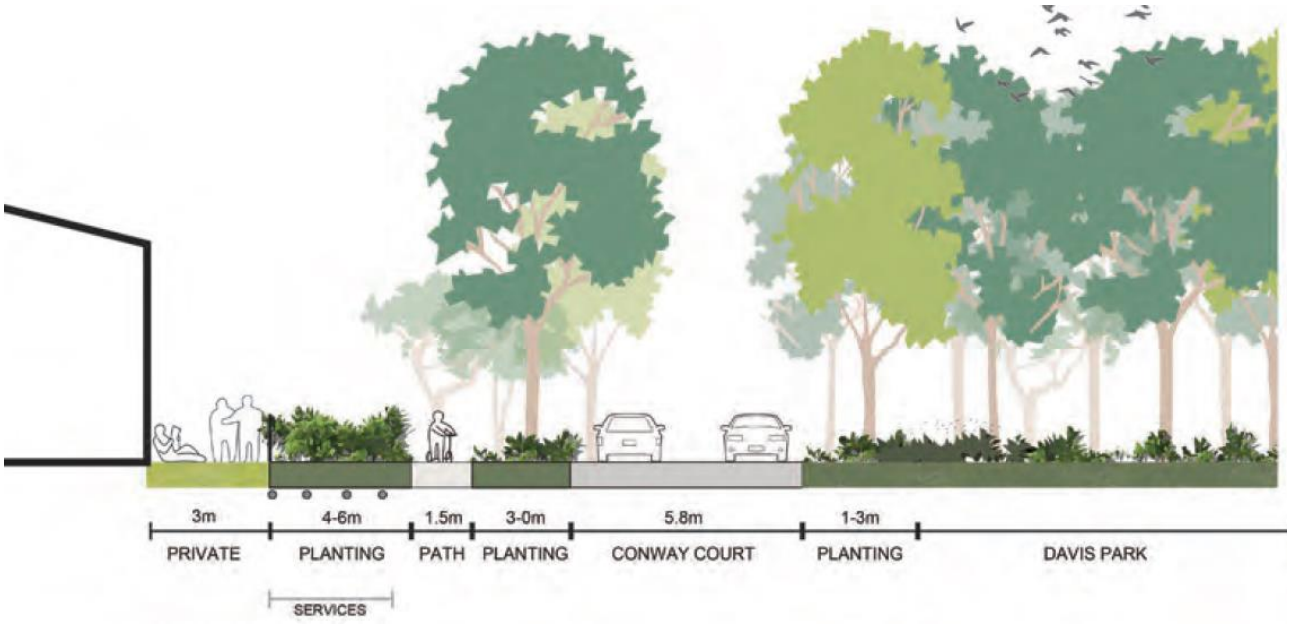


Figure 19 – Streetscape Cross Section – Conway Court



5.6.5. Public Transport

The structure plan area is serviced by high frequency bus transit with three routes running along South Street and 2 routes along Lefroy Road. The 998 and 999 circle routes connect the site to Fremantle CBD and Murdoch University, major hospitals and Murdoch train station. The South Street road reservation and widening has the capacity to provide for rapid transport such as bus rapid transport or light rail.

The existing bus stops to the east adjacent the existing South Street Neighbourhood Centre and to the west adjacent Bruce Lee Oval provide stops for the westbound buses. The existing stop outside #204 South Street will provide for eastbound buses.

The existing westbound bus stop directly adjacent the structure plan area #187 South Street will be removed in consultation with the Public Transport Authority as part of development of the South Street sub-precinct.

The existing bus stops eastbound along Lefroy Street will be retained as part of the structure plan.

5.6.6. Pedestrian Movements and Cycle Network

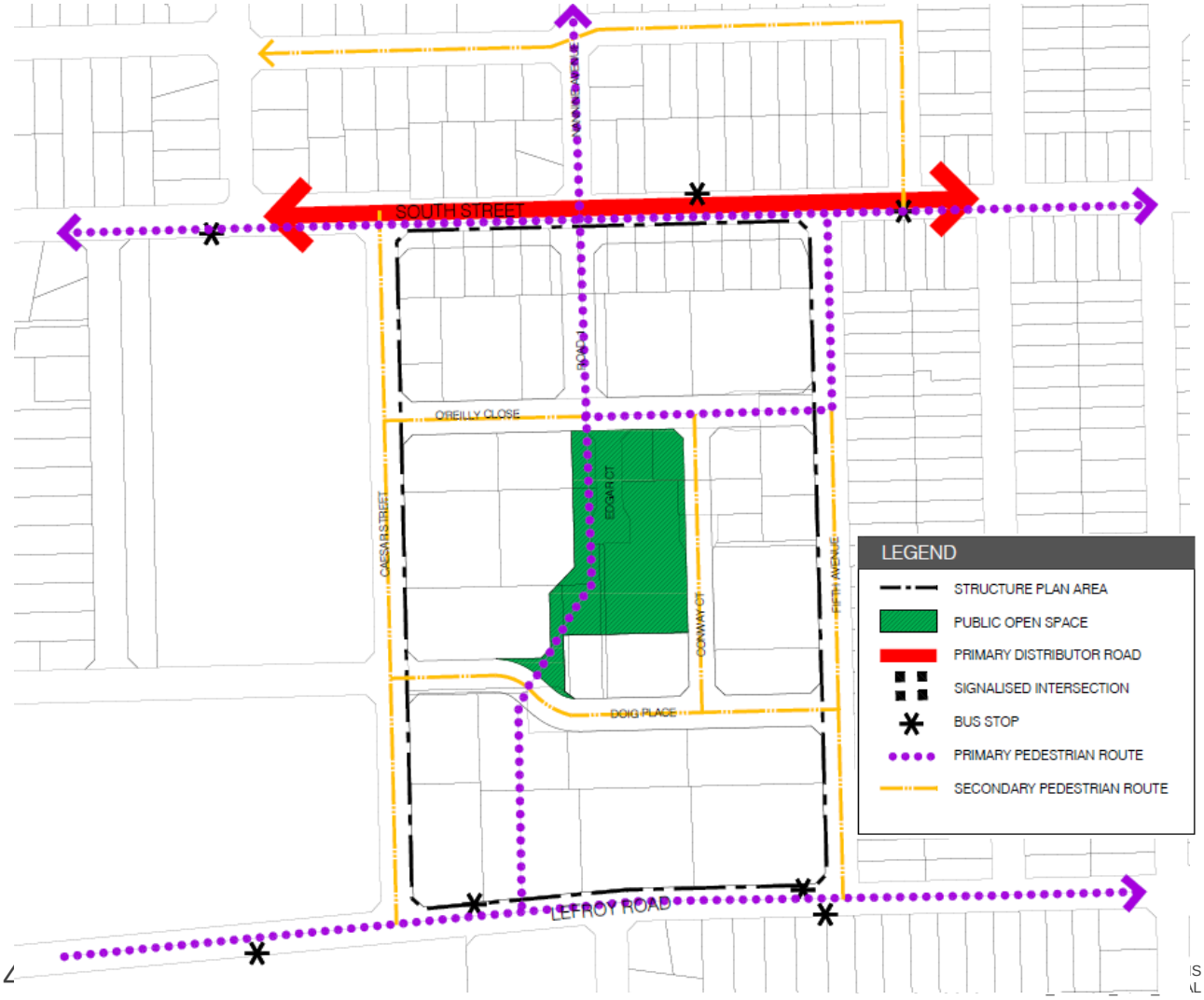
The structure plan area is located in a locality which lends itself to a high level of pedestrian movements due to the proximity to schools, the South Street Neighbourhood Centre and public open space. The changes to the internal road network provide for greater legibility in the pedestrian movements through the site, allowing for greater connectivity to Davis Park open space and wider locality.

The establishment of a signalised intersection between the proposed road and South Street allows for a safe crossing point for pedestrians and cyclists across South Street and through the structure plan area.

The introduction of the Public Access Way linking Doig Place to Lefroy Road further enhances the pedestrian connectivity providing a safe and legible movement to the community services to the south.

The structure plan area ties into existing City of Fremantle Bike Network infrastructure, including on road bike paths on South Street and Shared Paths along Lefroy Road.

Figure 20 – Pedestrian Movements



5.7. WATER MANAGEMENT

A Local Water Management Plan has been prepared by GHD (refer **Appendix I**) in respect to the management of water within the structure plan area.

5.7.1. Stormwater Management

Stormwater Management approach has been designed in accordance with the following key principles for flood protection (City of Fremantle and Department of Water and Environmental Regulation):

- Finished building levels are to be 300mm above the 1% AEP level within the nearest road reserve
- Residential areas must contain up to the 1% AEP event on site
- Road drainage should be deigned to accommodate the 5% AEP

The proposed stormwater strategy ensures all stormwater runoff from properties is retained on site, or in the instance of approved multi unit development where stormwater cannot be retained onsite, connected to the City's stormwater drainage system. The strategy maintains pre-development peak rates from the development area for the critical 5% AEP event.

The following outlines the key strategies for local water management:

Small rainfall event (1 year ARI event) - Retain and/or detain and treat stormwater runoff from constructed impervious surfaces generated by the first 16 mm of rainfall at source as much as practical (10mm for the education site).

- Lots to retain runoff on site via soakwells up to the 1% AEP event.
- Road runoff contained, treated and infiltrated via suitable bioretention elements.

Minor rainfall events (5% AEP, 20 year ARI event) – serviceability, amenity and road safety. Design stormwater management systems to provide serviceability, amenity and road safety during minor rainfall events.

- As per small rainfall event.
- Flows exceeding bioretention capacity conveyed via roads to existing drainage infrastructure.

Major events (1% AEP, 100 year ARI event) – flood protection.

- Manage catchment flooding. Maintain the 1 per cent annual exceedance probability (AEP) pre-development flood regime (flood level, peak flow rates and storage volumes) for catchments that do not have a published catchment plan.
- Prevent building and critical infrastructure flooding. Protect people and property from flooding by constructing residential, commercial and industrial building habitable floor levels with the following minimum clearances above the 1 AEP flood level:
    - Road drainage system: 0.3 m
    - Terminal retention or detention areas with no overflow: 0.5 m
    - Major drainage system and waterways: 0.5 m

Further details pertaining to bioretention, soakwells, connections to the City's stormwater drainage system and road drainage infrastructure are to be determined though detailed design within the UWMP.

5.7.2. Water Quality

The management of water quality leaving the structure plan area is considered a key design criterion. Management of water quality is to be undertaken via the following strategies:

- All stormwater from frequent events is to be treated prior to infiltration to groundwater.
- Water quality treatment systems and WSUD infrastructure must be designed in accordance with the Stormwater management manual for Western Australia (DoW 2004-2007).
- All media associated with the construction of bioretention areas are to be in compliance with the latest version of Appendix C: Guideline for Filter media in stormwater biofiltration systems contained within the Adoption Guidelines for Stormwater Biofiltration Systems
- (Payne et al. 2015) produced by the CRC for Water Sensitive Cities.
- Manage contaminated sites in accordance with the Contaminated Sites Act 2003 (WA).
- All outflows from subsoils should receive treatment prior to discharge to the stormwater system.

5.7.3. Water Efficiency

The incorporation of water efficiency measures into the design of the structure plan and built form will assist in reducing water use and wastewater generation.

Waterwise development in accordance with the Building Code of Australia will be applied to buildings with households encouraged to reduce water consumption through:

- Use of water efficient appliances
- Use of rainwater tanks
- Incorporation of waterwise landscaping

Public Open Space and streetscapes have been designed to minimise irrigation requirements.

5.8. SERVICING AND INFRASTRUCTURE

An Infrastructure and Engineering Servicing Report has been prepared by Pritchard Francis (refer **Appendix E**) in respect to the servicing of the structure plan area. Key outcomes of the report as discussed below:

5.8.1. Earthworks

Earthworks will be required as part of the development of the structure plan as part of the demolition and site preparation. The site will require the demolition of existing structure and portions of road. Appropriate levels of compaction and clean fill will be required ensure the development levels tie into the existing road network and surrounding development.

5.8.2. Power

The site area currently has forecasted capacity to at least 2020, with the existing network providing high voltage distribution along South Street, Caesar Street, Lefroy Road and into O'Reilly Close. The increased demand for the entire site has been estimated at 2.4MVA, thus ensuring the development can be serviced by the existing capacity.

Pritchard Francis have concluded that should additional capacity be required a feasibility study from Western Power would be required at the appropriate time to determine the need for an additional feeder. It is recommended this is undertaken in conjunction with the undergrounding of the existing overhead network.

5.8.3. Sewer

The existing sewer infrastructure within and immediately surrounding the structure plan area has sufficient capacity to cater for the proposed development within the structure plan.

It is anticipated some upgrades on the downstream convergence of the catchments will be required to support the development.

5.8.4. Water

The existing water network will not be sufficient to accommodate the level of development proposed as part of the structure plan. Upgrades to the network will be required to ensure demand can be met. It is recommended that the upgrades are appropriately staged to reflect the actual demand and increased sustainability measures.

It is noted that there is a DN610 distribution main along Lefroy Road which will ensure any upgrades remain local.

5.8.5. Gas

ATCO Gas has confirmed the existing gas lines are sufficient to cater for the redevelopment – servicing up to an additional 779 customers and a commercial load. It is noted that some relocation of gas mains may be required to ensure they are situated in the appropriate service corridor.

5.8.6. Road Network

The development of the structure plan will require some minor road extensions and service realignments to provide for flexibility within the development. All new road construction is to be completed in accordance with City of Fremantle requirements. Pritchard Francis has developed indicative road profiles to ensure the proposed extensions suitably tie into the existing road network.

It is recommended the kerbs and wearing course of asphalt be replaced as part of the development to ensure extended life and improved aesthetics.

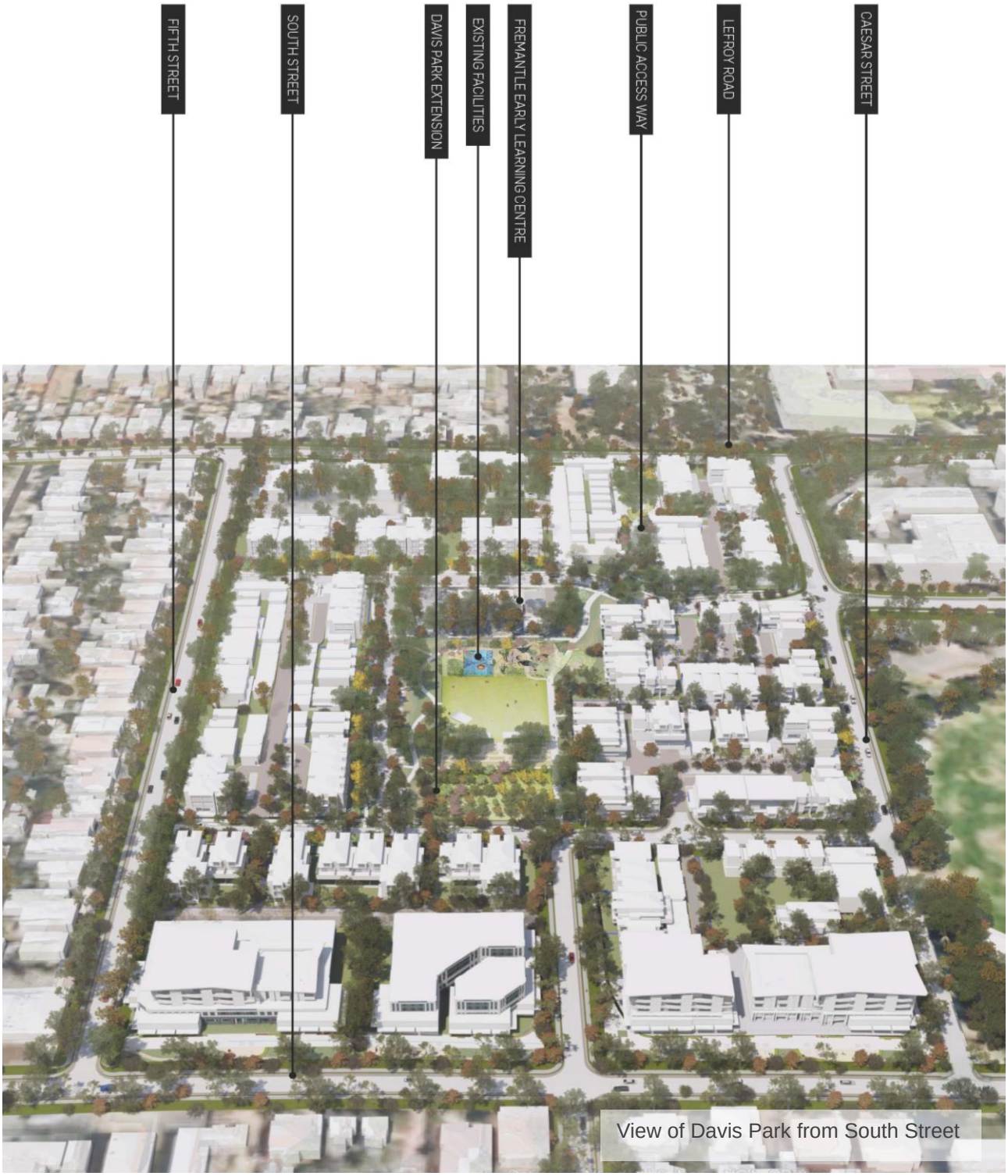
5.8.7. Telecommunications

The NBN infrastructure is currently available surrounding the structure plan area. Augmentation and minor installation of NBN within the structure plan area (at subdivision stage) will be required to service the full development of the structure plan.

5.9. SUSTAINABILITY

The Department of Communities is committed to providing high quality outcomes within the Davis Park development, inclusive of incorporating the latest sustainability considerations including natural environment, waste, energy, materials, water and social/community outcomes.

The Department of Communities will work with the City of Fremantle to implement an agreed sustainability framework at the subdivision and development stages that is in line with leading industry practice.



View of Davis Park from South Street

6. STAGING AND IMPLEMENTATION

The staging of the structure plan is primarily influenced by the preferences and intentions of landowners, the desire to introduce the South Street sub-precinct amenity early in the project, market drivers, interfaces and practical considerations.

The anticipated staging is to start with the mixed-use development in the north eastern corner (adjacent the South Street Neighbourhood Centre), with subsequent stages following as the market demand arises;

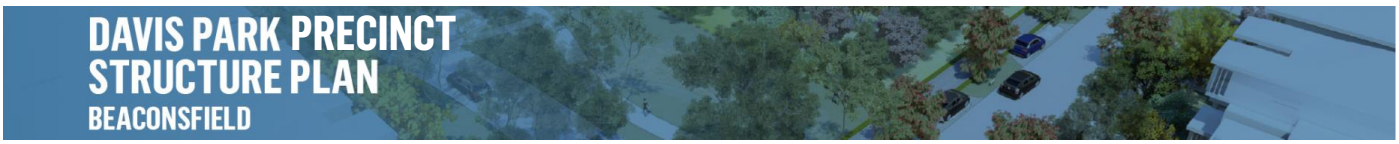
- Stage 2: Transition Sub-Precinct
- Stage 3: Lefroy Sub-Precinct (Department of Communities owned land only)
- Stage 4: Innovative Housing Precinct
- Stage 5: South Street Sub-Precinct (north western corner)
- Stage 6: Lefroy Sub-Precinct (Privately owned land)

Figure 21 – Indicative Staging Plan

APPENDICES

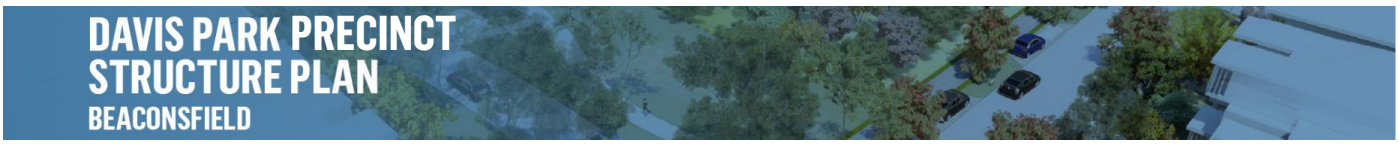
APPENDIX A LAND OWNERSHIP

APPENDIX B PRE-LODGEMENT CONSULTATION



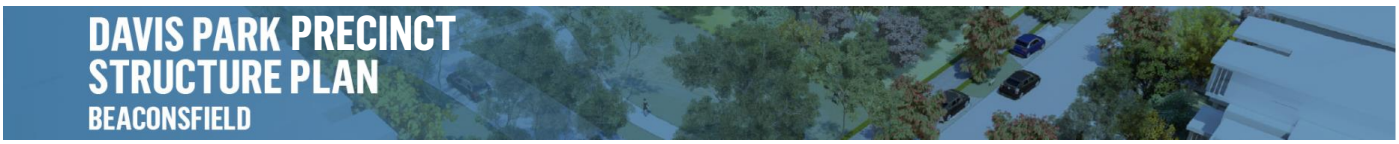
APPENDIX C ENVIRONMENTAL ASSESSMENT REPORT

APPENDIX D ARBORICULTURAL REPORT



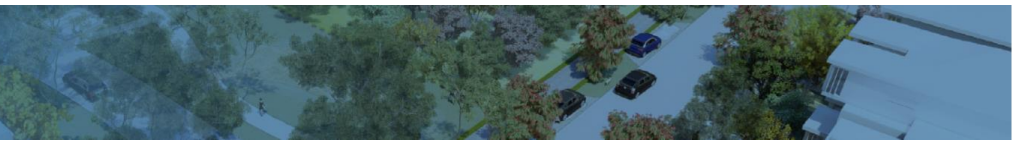
APPENDIX E ENGINEERING SERVICING REPORT

APPENDIX F RETAIL SUSTAINABILITY ASSESSMENT



APPENDIX G LANDSCAPE REPORT

APPENDIX H TRANSPORT IMPACT ASSESSMENT



APPENDIX I LOCAL WATER MANAGEMENT PLAN

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