



# Additional documents

## Ordinary Meeting of Council

Wednesday 27 April 2022 6pm



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**PC2204-12 PROPOSED MRS AMENDMENT NORTH FREMANTLE  
DEVELOPMENT PRECINCT - PRELIMINARY COMMENTS**

**Proposed amendment by Cr Andrew Sullivan**

Council advises the Western Australian Planning Commission (WAPC) that the City of Fremantle's preliminary comments on the Proposed Metropolitan Region Scheme (MRS) Amendment – North Fremantle Development Precinct (RLS/1012), are as follows:

1. The exploration of alternative land uses for the North Fremantle Development Precinct is reasonable given the vacant, and largely cleared, **and underutilised** status of the land in this precinct. **A component of 'Urban' zoning may present** ~~s-a~~ **as one** logical option **for a part of the site** given its prime location, subject to the WAPC being satisfied that the loss of this land to industrial use (whether related to Fremantle Port or other industrial land needs) would not be contrary to the objectives of the Commission's *Economic and Employment Lands Strategy: non-heavy industrial*. However, due to:

- **the land's past industrial use and proximity to Fremantle Port;** ~~7~~
- **the site's proximity juxtaposition to** ~~a-section~~ **two spatially under-serviced coastal recreation nodes of** ~~coastline-of-high~~ **critical regional significance (i.e., the Port Beach and Leighton Beach nodes), the known vulnerability of this particular section of coastline to coastal hazards, and the unpredictable coastal impacts that redevelopment of the port may cause;** ~~the Fremantle Port,~~
- **the need to review and resolve the regional and local transport and access considerations in a manner that facilitates improved urban form and connectivity for the Leighton/North Fremantle Peninsula rather than induce further fragmentation or create disconnected cells; and,**
- **the 'Future of Fremantle' work, and the impact of future development on the subject site to the wider area, including the desire for full economic, land-use and built-form integration with the surrounding areas,**

**the rezoning exercise is considered premature.** There are several issues that the City considers need a greater degree of resolution prior to **any of** the subject site being suitable for **rezoning** ~~for urban redevelopment. These are,~~ **including** as follows:

- a. Determination of the extent of land required for an enlarged coastal foreshore Parks and Recreation Reserve,



taking into account the need for the portion of the reserve inland of the year 2120 coastal erosion hazard line to provide sufficient space for environmental conservation and public recreational needs, noting that to meet these needs community infrastructure to service Port Beach as a second beach 'node' to relieve pressure on Leighton Beach and accommodate growing population demands for beach use will be required.

- b. The land being capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services.
      - c. Future of Fremantle planning has sufficiently advanced to a stage that depicts clear objectives to guide future **urban integration and** development in the area.
      - d. Regional road **and rail** planning requirements have been resolved and provision made for them **in a manner that compliments and re-integrates the existing and future urban environments.**
2. Having regard to point 1 a) above, the City requests the WAPC to engage in further discussions with the City of Fremantle, the proponents and other relevant stakeholders to review the extent of land required to be included within an expanded Parks and Recreation Reserve in order to meet the long-term recreational demands upon this precinct in addition to addressing the risks and impacts of coastal processes.
3. **Having regard to point 1 d) above, the City requests that planning for the North Fremantle Development Precinct be expanded to include all of the all of the Primary Regional Road and Railway reserve land, and the existing urban zoned land located to the east (from Tydeman Road to the North Fremantle railway station), including the North Fremantle town centre, with the aim of delivering an integrated urban environment.**
4. Subject to resolving the appropriate extent of land required for inclusion in the coastal foreshore Parks and Recreation Reserve as referred to in point 2 above, **and developing the integrated transport and urban planning outcome referred to in point 3 above,** the City considers that the remaining land subject to the rezoning proposal **and the land to the east** could more appropriately be considered for



a MRS 'urban deferred' zoning in the first instance, to allow for more planning imperatives to be demonstrably implementable ~~to be completed~~ prior to a transfer to the Urban zone. The lifting of urban deferred status should be tied to demonstration of the matters referred to in point 1b and 1c ~~and 1d~~ above having been satisfactorily addressed.



**C2204-2                    PROPOSED MRS AMENDMENT 1389/57 – THE MCCALL  
CENTRE, LOT 556 CURTIN AVENUE, COTTESLOE**

**Proposed amendment by Cr Andrew Sullivan**

**Council advises the Western Australian Planning Commission that the City of Fremantle’s comments on the proposed Metropolitan Region Scheme Amendment 1389/57 – The McCall Centre, Lot 556 Curtin Avenue, Cottesloe, are as follows:**

- 1. The proposed rezoning of Lot 556 to Urban is considered premature as detailed planning for implementation of the Northern Node of the Leighton Oceanside Parklands Masterplan, including further consideration of the merits of incorporation of the Concept B design from the draft Masterplan into the Northern Node now that the McCall Centre is surplus to state government requirements, has not been undertaken. Urban zoning of Lot 556 would also be contrary to the recommendations of The Vlamingh Parklands Report which recommended allocation of the McCall Centre buildings, and the land to the south of it, for public use and/or as open space.**
- 2. Further consideration should be given to retaining Lot 556 as a reservation for modified Public Purpose – Special Use purpose(s) as an alternative to rezoning to Urban under the Metropolitan Region Scheme. The conservation and adaptive reuse of the heritage listed buildings on the site, which is part of the stated reason for the MRS Amendment, could also be achieved under an appropriate Special Use reservation and provide for compatible publicly-accessible, recreational and tourism-orientated land uses in combination with an appropriate commercial leasehold arrangement, as has occurred with other significant heritage places such as the Old Swan Brewery buildings in Mounts Bay, Perth.**
- 3. The location of Lot 556 lends itself to be used in a manner that enhances the green network of high-quality natural areas including parks, rivers, and beaches and improves the linkages between these areas. Retention of Lot 556 for such purposes would satisfy locally a key imperative of *Central Sub-regional Planning Framework* that forms part of *The State Planning Strategy 2050* and the *Perth and Peel @ 3.5 million* suite of documents. The land would be best used to make better use of the existing somewhat constrained coastal foreshore and to accommodate the growing demand for improved access and recreational facilities along Perth’s central coastline. Retention of the land for such public purposes is consistent with the State’s strategy that will see a large proportion of the metropolitan**



**population growth be delivered in the existing central suburbs of Perth and the need to improve and expand recreation facilities to accommodate this growth.**