

HARVEST ROAD, CORKHILL AND JOHN STREETS AND THE SWAN RIVER LOCAL AREA

OBJECTIVE

The objective of this policy is to provide guidance on Council's planning objectives and expectations relating to a key site in North Fremantle which includes maintaining continuity of public access along the river foreshore, as close to the water as possible whilst taking into account existing views and links to the river from within the locality and natural and built features considered to be of heritage significance.

POLICY

1. Land Use

Council will support residential development in accordance with the present zoning and density coding of the area. In considering the possible grant of a residential density bonus in this area under the provisions of Council's Town Planning Scheme No. 3 or the Residential Planning Codes, the Council will have regard to the extent to which proposals meet the terms and fulfil the objectives of this Policy.

2. Development Character, Form and Scale

New development should utilise forms and patterns complementary to the locality, and harmonise with and enhance the character of existing residential streetscapes, especially on Corkhill Street.

Opportunities should be taken to establish new visual links to the river, between and over new buildings, and to create new physical links to the foreshore. Development should be integrated with the locality rather than being inward looking and self-contained.

3. Access to the River

Public access to the river via both Harvest Road and John Street shall be clearly defined and formally protected.

Public access from Harvest Road to the foreshore Reserve on the western and southern sides of the Water Police site shall not be obstructed upon redevelopment, nor prejudiced by any ongoing requirements for vehicle access and parking associated with continued commercial/private use of the foreshore and/or jetties. To this end, public access shall be formally defined upon subdivision and/or redevelopment of the subject area.

The Council will also encourage the establishment of new public links to the river from Corkhill Street through new developments, especially where such access would create further visual links to the foreshore and river.

4. Open Space

In considering proposals to subdivide the site for residential use, the Council will seek a 10% public open space contribution from the subdivision.

5. Heritage Factors

Proposals for redevelopment should help to conserve, restore, enhance and/or interpret for the local community and visitors, the nature of the traditional activities in the area and their surviving evidence, including:

- the topography and contours of the limestone outcrop on Harvest Road;
- public access to and views of the river;
- the 1942 former canteen building;
- the 1942 former 'marking out' building.

6. The Foreshore

Notwithstanding that commercial leases may remain in place over part or all of the foreshore area for some time, the Council will continue to seek to ensure that public access to and the continuity of access along the foreshore is maintained as part of a continuous public river frontage in North Fremantle.

The Council also supports the progressive re-establishment of a more natural foreshore in the area, and upon expiry or surrender of the present commercial leases, will seek the formal conversion of the foreshore lots to Reserves in accordance with the existing Metropolitan Region Scheme classification of the area as a Reserve for Parks and Recreation.

The Council does not support the continued use of the jetties on the foreshore in this area for private boat mooring, and favours their conversion to public jetties which would allow for swimming and other public recreational activities.

Council will not support the construction of parking bays on the foreshore reserve.

7. Environmental Issues

In light of the current and previous industrial uses of the site, the Council will require that the owner/ developer provides certification that the site is not contaminated, or that the nature and extent of any contamination does not render it unsuitable for its intended use; this evaluation should preferably be undertaken by an independent environmental auditor.

Adopted: 20/12/93