TOWN OF EAST FREMANTLE LOCAL PLANNING STRATEGY – FOR ENDORSEMENT

SCHEDULE OF MODIFICATIONS

PART 1 – TEXTUAL AND SPATIAL MODIFICATIONS – Local Planning Strategy			
NO.	**SECTION**	**HEADING**	**MODIFICATION**
1.0	1 – Local Planning Strategy	1.1 Background	Replace ‘September 2018’ with ‘September 2019’
2.0	Table 2 – Community Growth and Settlement – Planning Directions and Actions for Planning Issue/Opportunity No.1 – Housing.	Planning Direction No.2	Reword the title of the Planning Direction No.2 to include reference to support the Leeuwin Barracks as a potential future urban area being dependent on Department of Defence choosing to dispose of the land.
2.1			Modify action viii to state that the Town will continue to work with the Department of Defence and State Government agencies to progress amendments to the MRS and local planning scheme to rezone the Leeuwin Barracks site to Urban and Urban Development (or similar) respectively, pending advice from the Department of Defence that it wishes to continue with the disposal of part or all of the land.
2.2			Include an additional action to state that pending the findings of the Department of Defence study, and in consultation with the Department of Defence, the Town is prepared to amend any endorsed local planning strategy by removing all references to Planning Area J – ‘Potential Future Urban’ in relation to all or part of the Leeuwin Barracks site and depict all or part of the site as Public Purposes should this be required.
2.3			Modify the Planning Direction heading to replace reference to ‘European Heritage’ with ‘Historic Heritage’
2.4		Planning Direction No.3	Modify action xi to include reference to providing for a variety of housing types according to general population needs, as well as advocating for special needs of smaller groups within the community, to guide the precinct planning process.
2.5			Modify action xii to include reference to ensuring the continuation of existing residential accommodation for ageing population that is currently permitted as Additional Uses in the local planning scheme.
2.6			Modify action xii to include reference to general development standards and provisions and local planning policy for residential accommodation for an ageing population, in addition to land use definitions and permissibility, as part of the local planning scheme review process.
2.7			Include an additional action to consider developing a local planning policy for ancillary dwellings to supplement to the Residential Design Codes which includes minimum development standards based on liveable design principles to support both the aging population and people with special needs to live within the local area.
2.8			Include an additional action to positively engage with the Department of Communities to encourage and support the upgrading/redevelopment of social housing properties within the Town to ensure more efficient use of landholdings and improve streetscapes and social housing outcomes.
2.9	Table 3 - Community Growth and Settlement – Planning Directions and Actions for Planning Issue/Opportunity No.2 – Cultural Heritage	Planning Direction No.1	Amend Action i. to read as follows: ‘i. Following further progress with developing the Town’s Reconciliation Action Plan (RAP): - investigate how the Town could better identify and understand Aboriginal culture and local places of interest and significance, with a view to investigate how to better consider and incorporate these into land use and development decisions; and - work with Whadjuk people in the development of strategies to preserve and protect as yet unknown Aboriginal cultural heritage values in the area.
2.10			Amend the sentence in the rationale column to replace ‘issues’ with ‘opportunities to address issues where land use interacts with Aboriginal cultural heritage values.'
3.0		Planning Direction No.2	Modify action ii to include the following two items to be considered during the local heritage review process: - significant interiors; and - additional place listings following finalisation of the full cultural heritage assessment of the Leeuwin Barracks for inclusion in the State Register of Heritage Places.

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<table>
<tr><th colspan="4">PART 1 – TEXTUAL AND SPATIAL MODIFICATIONS – Local Planning Strategy</th></tr>
<tr><td>4.0</td><td>3 – Economy and Employment</td><td>Section 3.1 – Planning Issue/Opportunity No.4 – Activity Centres</td><td>Incorporate the Canning Highway Mixed Use area row information into the Town Centre row directly above and remove reference to Local under the SPP 4.2 classification column</td></tr>
<tr><td>5.0</td><td>Table 4 - Community Growth and Settlement – Public Open Space and Community Facilities</td><td>New Planning Direction No.7</td><td>
<table>
<tr><th>Planning Direction</th><th>Action</th><th>Rationale</th><th>Timeframe</th></tr>
<tr><td>7. Support the provision of community facilities by others where a demonstrated need is identified.</td><td>Liaise with the Department of Education and the Department of Planning, Lands and Heritage to assist where possible to forward plan for the Town’s future public education needs.</td><td>Section 4.4.3 of Part 2</td><td>Ongoing (throughout the life of the LPS, requiring regular review)</td></tr>
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</td></tr>
<tr><td>6.0</td><td>Table 5 – Economy and Employment - Planning Directions and Actions for Planning Issue/Opportunity No.5 – Activity Centres</td><td>Planning Direction No.1</td><td>Modify action i to include that the Local Commercial Needs Assessment should consider scenarios with and without the Leeuwin Barracks.</td></tr>
<tr><td>7.0</td><td rowspan="3">6 - Planning Areas</td><td rowspan="3">6.2 – Planning Area Strategic Actions</td><td>Modify Planning Area A – Petra Street District Centre to include addition of “and stakeholders” after the words “City of Melville” when developing a precinct structure plan.</td></tr>
<tr><td>7.1</td><td>Modify the rationale column for Urban Corridor Planning Area B: Town Centre to replace:

‘Section 9.2 of Part 2 – Town Centre is a Neighbourhood activity centre; single private ownership; identified in Housing Capacity Study; multiple dwellings already possible; under-developed properties; additional population to increase economic viability.’

with

‘Section 9.2 of Part 2 – Town Centre is a Neighbourhood activity centre; identified in Housing Capacity Study; multiple dwellings already possible; under-developed properties; Richmond Quarter development has set a point of reference for similar development; properties in need of improvement; additional population to increase economic viability.’</td></tr>
<tr><td>7.2</td><td>Modify the action column for Urban Corridor Planning Area D: Canning Highway (Residential) to replace ‘concept plan’ with ‘precinct plan’</td></tr>
<tr><td>8.0</td><td rowspan="4">7 – Strategy Map</td><td rowspan="4">Figure 1 – Local Planning Strategy Map</td><td>Modify the map legend to replace ‘Potential future urban’ with “Potential Future Urban – (pending disposal by the Department of Defence)”.</td></tr>
<tr><td>8.1</td><td>Modify the map legend to separate Local and Neighbourhood level activity centres and apply the map symbology’s as outlined in the local planning strategy guidelines</td></tr>
<tr><td>8.2</td><td>Modify the local planning strategy map to relocate Lots 1, 2 and 3 (No. 19, 21 and 23) Staton Road from Planning Area B to Planning Area I.</td></tr>
<tr><td>8.3</td><td>Modify the northern boundary of Planning Area I is relocated to the southern side of Wolsley Road and rename this as ‘Planning Area I – South of Wolsley Road’.</td></tr>
<tr><td>9.0</td><td>All</td><td>All</td><td>Modify wording references to the Leeuwin Barracks site generally to:
• include the current advice from the Department of Defence regarding the suspension of the land disposal and the study into the long-term Defence estate requirements in the Perth and Fremantle region.
• emphasise that the Leeuwin Barracks site is supported as “Possible Future Urban” and as a Potential Future Urban planning area provided that the land is no longer required for defence purposes, and
• state that this may be reviewed pending the outcome of the Department of Defence study.</td></tr>
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SCHEDULE OF MODIFICATIONS

PART 1 – TEXTUAL AND SPATIAL MODIFICATIONS – Local Planning Strategy			
9.1			Replace all references to 'Canning Highway Mixed Use activity centre' or 'Canning Highway local centre' to 'Canning Highway Frame to the Town Centre Neighbourhood Activity Centre.'
9.2			Modify wording references to rename Planning Area I as 'South of Wolsley Road'.
9.3			Undertake any other modifications within Part 1 as required to correct typographical errors, and to update and ensure accurate cross referencing and updating of terminologies, clauses, schedules and/or table numbers or the like.

PART 2 – TEXTUAL AND SPATIAL MODIFICATIONS – Background Information and Analysis			
NO.	**SECTION**	**HEADING**	**MODIFICATION**
10.0	Table 1 - State Planning Policy Overview and LPS implications	Draft State Planning Policy 4.2	• rename to Draft State Planning Policy 4.2 – Activity Centres (SPP 4.2); and • update description of policy consistent with the local planning strategy guidelines for SPP 4.2
11.0	Table 3 – Operational Policies	Liveable Neighbourhoods and Draft Liveable Neighbourhoods	Include discussion to recognise that there is overlap with SPP 7.2- Precinct Design.
12.0	Table 4 – Position Statement and Guidelines	WAPC Position Statement – Residential Accommodation for Ageing Persons	Modify Column 2 to replace 'consider' with 'propose'.
13.0	3 – Local Planning Context	3.2 - Previous local planning strategy	Delete the first paragraph.
14.0	Table 6 – Local Planning Policies	Inclusion of new text	Include additional paragraph below paragraph one to recognise that local planning policies are intended to, where relevant, supplement local planning scheme provisions and precinct structure plans.
15.0	5 – Community, Urban Growth and Settlement	5.1.2 – Diversity – Other Residential Accommodation (aged persons)	Modify section to: • indicate that the Town considers former Woodside Hospital site on Dalgety Street is suitable for aged persons accommodation however, any other additional associated land uses are yet to be determined as suitable at this location; • reflect the status of the development application for the former Woodside Hospital Site on Dalgety Street; and • the progress and extent of pre-lodgement consultation.
15.1		5.2.1 – Aboriginal Heritage	Following paragraph one, include the following text: 'Noongar people have lived in the South West area of Western Australia for more than 40,000 years and are the traditional owners of the lands and waters. Noongar people have cultural rights and responsibilities and in relation to maintenance and protection of their traditional lands and waters and maintain a living cultural, spiritual, familial and social relationship with Noongar country'.
15.2			Delete the last sentence of paragraph two and replace with the following tex: 'There are 2 known Registered Sites within the boundary of the Town of East Fremantle that are protected under the *Aboriginal Heritage Act 1972* (AHA), however, it must be recognised there may be additional as yet unrecorded heritage sites in the area. It must also be noted that under the *Aboriginal Heritage Act 1972* (AHA) Aboriginal heritage is protected whether it is known or not. The two known Aboriginal Heritage Sites are ID 3536 (Swan River) is mythological site and ID 3419 (Fremantle Cantonment Hill) is Ceremonial, Mythological, Camp, Named Place and Plant Resource site.
15.3			Amend the third paragraph to read as follows:

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SCHEDULE OF MODIFICATIONS

PART 2 – TEXTUAL AND SPATIAL MODIFICATIONS – Background Information and Analysis			
			‘According to the DPLH’s Aboriginal Heritage Inquiry System online database, there are no other registered Aboriginal Sites within the Town however, there are sites nearby at Rocky Bay (Named Place - Mythological). Other heritage places in close proximity include a site in Fremantle (Camp); South Fremantle (Ceremonial, Mythological); Mosman Park (Water Source - Ceremonial, Mythological, Artefacts/Scatter, Historical, Grinding, Patches/Grooves; and Fremantle Prison (Other: Deaths in Custody Site – Painting, Historical).’
15.4			Amend the last paragraph to read as follows: ‘Through this process there may be opportunities to include Aboriginal cultural heritage protection can be better incorporated into land use development decision making processes.
15.5			Include the additional text following the last paragraph: ‘The South West Native Title Settlement (Settlement), in the form of six Indigenous Land Use Agreements (ILUAs) was negotiated between the Noongar people and the WA Government. The Whadjuk People Indigenous Land Use Agreement is one of the six Indigenous Land Use Agreements registered under the Settlement. On 6 June 2016, the Noongar people were recognised **Error! Use the Home tab to apply Name Of Act/Reg to the text that you want to appear here.** of the WA Parliament, as the Traditional Owners of the south west region of Western Australia, including the Town of East Fremantle. Throughout 2022, the Whadjuk Regional Corporation will progress towards endorsement as a corporation, and begin to implement the Settlement along with the other Regional corporations. The Whadjuk Regional Corporation will be a key stakeholder in the development of the Town of East Fremantle and in considering the management, protection and preservation of Aboriginal cultural heritage sites of the area. If required, the South West Aboriginal Land and Sea Council (SWALSC) can be consulted prior to the Whadjuk Regional Corporation becoming operational. The Noongar Standard Heritage Agreement (NSHA) sets out a process for State Government Proponents undertaking due diligence assessment of ground disturbing activities and engagement with SWALSC or the Whadjuk Regional Corporation where such activities may impact Aboriginal cultural heritage values, including processes for undertaking heritage surveys and approvals under the Aboriginal Heritage Act 1972 (AHA) where required. Further information on the Settlement ILUA and the NSHA can be found at Noongar Standard Heritage Agreement Resources and templates - South West Native Title Settlement (www.wa.gov.au)’
15.6		5.2.2 – Heritage since settlement	Modify paragraph one to remove ‘European’.
15.7		5.2.3 – Heritage Listings	Modify the last paragraph to include the following paragraph: ‘Ten of the Town’s heritage listings are currently included in the State Register of Heritage Places. Leeuwin Barracks has been identified as a place that warrants assessment for possible inclusion in the State Register however, a full assessment of its cultural heritage significance has not yet been finalised.’
15.8			Correct the reference to the number of heritage agreements and National Estate listings
15.9			Remove individual references to Heritage Place No’s 787, 788 and 24909.
15.10		5.3. Built Form and Character	Modify the first sentence of the *Local Planning Strategy Implications and Responses* table to replace ‘better address Aboriginal heritage and culture’ to ‘recognise Aboriginal heritage and culture’
15.11		5.4.3 – Education Facilities	Modify the Local Planning Strategy Implications and Responses table to include commentary on the recognition/ assessment of the educational (public school) needs considering that there may be an increase in student population as a result of the potential residential growth.
16.0	6 – Economy and Employment	6.4.1 – Town Centre	Remove ‘A maximum retail floorspace of 5,000m^2 NLA has been set by the policy, consistent with the floorspace limits of SPP 4.2.’
16.1		6.4.3 – George Street Mixed Use and Special Use Zone – Royal George Hotel	• reword the first sentence as follows: ‘The George Street ‘main street’ commercial strip located between Stirling Highway and East Street is recognised as a ‘local centre’; and • remove the second sentence.

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SCHEDULE OF MODIFICATIONS

PART 2 – TEXTUAL AND SPATIAL MODIFICATIONS – Background Information and Analysis			
17.0	8 - Infrastructure	8.1.1 – Road Network	Insert the following text following the paragraph that discusses Westport Strategy: 'Main Roads recognises that Stirling Highway is planned for significant upgrading in the future, including the duplication of Stirling Bridge over the Swan River. Provision is already included in the MRS for these upgrades and the future bridge will be located immediately upstream from the existing Stirling Bridge.'
17.1			Insert the following text prior to the last paragraph: 'Main Roads has completed a planning review for Canning Highway from just east of Petra Street to East Street. The planning review proposes to significantly reduce the current MRS reservation of Canning Highway between Petra Street and Allen Street and marginally widen the MRS reservation from Allen Street through to East Street. The proposed planning concept does not provide any additional traffic lanes and includes a median, wider verges and bus priority at traffic signals, where practical. Further stakeholder and community consultation of this planning review will occur at a future point in time in order to progress the amendment. Should this MRS amendment proceed, it will have some impact on Planning Areas C, D, and E and significant impact on Planning area A
17.2		8.1.6 – Public Transport	Modify section to: • reflect the updated frequency details for bus route 910 • reflect the updated frequency details for bus route 915 and to identify this as a high frequency bus route • reflect the updated details for the northbound bus lane on the Kwinana Freeway
18.0	9 – Planning Areas	Figure 59 – Local Planning Strategy Map with Urban Consolidation Planning Areas	Modify the map legend to replace 'Potential future urban' with "*Potential Future Urban – (pending disposal by the Department of Defence)".*
18.1			Modify the map legend to separate Local and Neighbourhood level activity centres and apply the map symbology as outlined in the local planning strategy guidelines
18.2			Modify the local planning strategy map to relocate Lots 1, 2 and 3 (No. 19, 21 and 23) Staton Road from Planning Area B to Planning Area I.
18.3			Modify the northern boundary of Planning Area I is relocated to the southern side of Wolsley Road and rename this as 'Planning Area I – South of Wolsley Road'.
18.4		9.1 Activity Centre: Planning Area A – Petra Street District Centre	Replace the words "on the south side of Canning Highway (5 storeys)" with "where supported by an approved structure plan (Activity Centre Plan)".
18.5		9.2 – Activity Centre: Planning Area B – Town Centre	Modify to: • Replace 'A Neighbourhood Centre as shown in SPP 4.2' to 'A Neighbourhood Centre' • include an additional paragraph: 'Planning investigations for this area should also include how it relates and transitions to the future desired outcomes for adjoining Planning Areas C and D.'
18.6		9.3 - Urban Corridor: Planning area C – Canning Highway (Mixed Use)	Include an additional paragraph: "Planning investigations for this area should also include how it relates and transitions to the future desired outcome for adjoining Planning Area B."
18.7		9.4 - Urban Corridor: Planning Area D – Canning Highway (Residential	Modify to: • refer to three different suggested outcomes for various parts of the planning area being: R40 density up to 3 storeys generally east of the Town Centre; R60 density 4-5 storeys at strategic opportunity sites; and R60 5-6 storeys north of the Town Centre (between Angwin Street and Preston Point Road); and • include a paragraph for the land north of the Town Centre: *Planning investigations for this area should also include how it relates and transitions to the future desired outcomes for adjoining Planning Area B*.

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SCHEDULE OF MODIFICATIONS

PART 2 – TEXTUAL AND SPATIAL MODIFICATIONS – Background Information and Analysis			
19.0	All/Administrative	All/Administrative	Modify wording references to the Leeuwin Barracks site generally to: • include the current advice from the Department of Defence regarding the suspension of the land disposal and the study into the long-term Defence estate requirements in the Perth and Fremantle region. • emphasise that the Leeuwin Barracks site is supported as “Possible Future Urban” and as a Potential Future Urban planning area provided that the land is no longer required for defence purposes, and • state that this may be reviewed pending the outcome of the Department of Defence study.
19.1			Replace all references to ‘Canning Highway Mixed Use activity centre’ or ‘Canning Highway local centre’ to ‘Canning Highway Frame to the Town Centre Neighbourhood Activity Centre.’
19.2			Modify wording references to rename Planning Area I as ‘South of Wolsley Road’.
19.3			Undertake any other modifications within Part 2 as required to correct typographical errors, and to update and ensure accurate cross referencing and updating of terminologies, clauses, schedules and/or table numbers or the like.