

SHAPING LEEUEWIN



DRAFT VISION PLAN

December 2016

PROJECT TEAM

PROJECT PARTNERS

- Town of East Fremantle
- Department of Defence

CONSULTANT TEAM

- TPG + Place Match – Project Lead, Town Planning, Urban Design, Heritage, Community and Stakeholder Engagement and Place Making
- Planning Context – Strategic Advice
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- Wood and Grieve - Engineering
- PRD Nationwide – Property
- Jacobs – Traffic and Transport

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Australian Government
Department of Defence

MESSAGE FROM THE PROJECT PARTNERS

The Leeuwin Barracks site provides a rare development opportunity in a highly sought after location along the Swan River in East Fremantle. The site is perhaps the last of its kind in WA, and offers remarkable north facing views.

The site's unique location, size (14.3ha) and river-side setting demands an outcome that is both aspirational and innovative, whilst respectful of its surrounds and local history.

The Vision Plan is intended to provide a visionary concept of what might be generally considered appropriate for the site by the community, Local and State Government and is not intended to be read as the only design option for the site. This plan currently has no statutory recognition (non-binding) in the Western Australian Planning Framework.

The development of this Vision Plan is only the very beginning of the site's redevelopment journey. There will be the statutory requirement for much greater detailed planning and site investigation to amend the site's zoning in both, the Metropolitan Region Scheme (MRS), and the Town of East Fremantle's Town Planning Scheme No. 3. The Town and Defence will continue to work collaboratively during the statutory planning and sale processes to ensure the most optimal outcome is achieved for the East Fremantle community and the members of the Australian Defence Force.

The Leeuwin Vision Plan option presented has been developed as a result of an intensive community consultation process. The concept design shown in this document was developed over a four day Charrette process with State Government agencies and local community input.

Lastly, we would like to thank all stakeholders for their involvement in the production of this document, and look forward to continuing the work with Defence and the future owners for the redevelopment of the Leeuwin Barracks site.

CONTENTS

THE VISION FOR LEEUWIN.....	1
FORMING THE VISION	2
THE STORY OF LEEUWIN BARRACKS	5
CONCEPT PLAN	9
KEY OPPORTUNITIES	13
KEY DESTINATIONS	20
FUNCTIONAL ELEMENTS	26
NEXT STEPS.....	29



THE VISION FOR LEEUWIN

With history at its heart, Leeuwin represents an opportunity to unite East Fremantle, welcoming a new era for local life. It should showcase sustainable living, and be a focal point for gathering, reflecting, celebrating and exchange.

FORMING THE VISION

In June 2015, the Department of Defence (Defence) announced its intention to sell the Leeuwin Barracks, as it is no longer required for operational or strategic purposes. Defence units and assets currently located at the Leeuwin Barracks will be relocated to the Irwin Barracks in Karrakatta over the coming years.

Ahead of the sale, Defence and the Town of East Fremantle (the Town) partnered to undertake a visioning process to enable key stakeholders and the community to shape the vision for Leeuwin.

The centrepiece of the visioning process was an interactive four-day design forum, which was undertaken between Monday, 12 September and Thursday, 15 September 2016. A design forum was used as a vehicle to inspire key stakeholders and the community to collectively reflect on their own experiences and observations, and use their imagination to contemplate a possible future way of life at Leeuwin.

This Vision Plan embodies the collective research, thoughts, stories and ideas of hundreds of people that were engaged in the process. It is framed within the context of current local, state and federal planning principles and objectives, along with known site opportunities and constraints. Further information regarding the planning framework and site opportunities and constraints can be found within the Leeuwin Barracks Site Context Report.

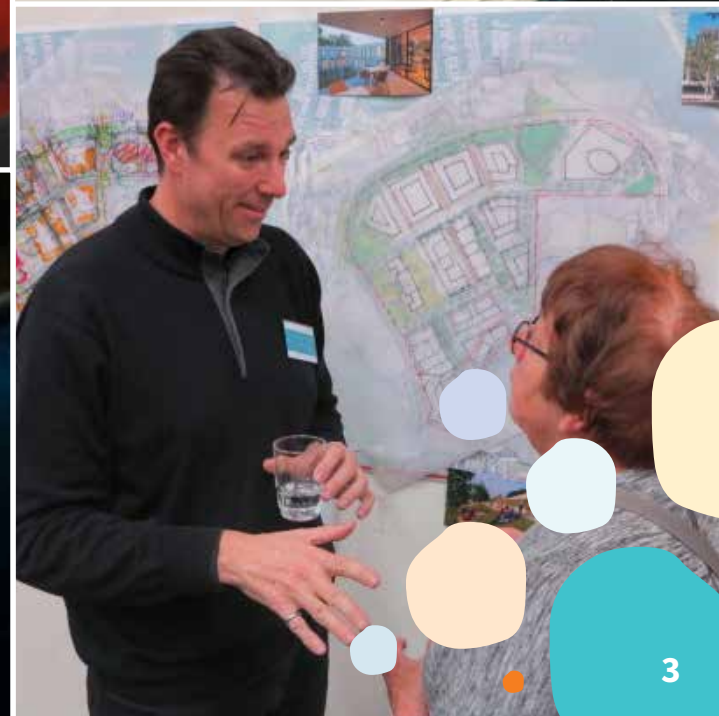
The Vision Plan provides insight into the sites development potential, and expresses one of many possible futures for the site based on a vision developed in collaboration with key stakeholders and the community.

Whilst it is the first conversation of many, with a number of statutory planning processes to follow, a direction has now been forged that seeks to unlock Leeuwin.



**A JOURNEY OF
DISCOVERY AND DELIGHT
CULMINATING IN THE
FORMATION OF A
POSSIBLE WAY FORWARD
FOR LEEUWIN**







EAST
FREMANTE
YACHT CLUB

PRESTON
POINT
DEFENCE
FACILITY

WUHOPI
PARK

WAT GREEK
RESTAURANT

NORM
MCKENZIE
PARK

FREMANTLE
ROWING
CLUB

SWAN
YACHT
CLUB

LEEWIN
BARRACKS

JOHN
TONKIN
PARK

LEEWIN: A RARE
GEM THAT HAS BEEN
UNEARTHED

THE STORY OF LEEUWIN BARRACKS

SITE APPRECIATION

The Leeuwin Barracks is a 14.3 hectare riverside site in East Fremantle. The site's location near the Swan River edge and undulating topography provides a unique, natural setting and outlook.

The site is a few kilometres upstream of the Swan River mouth and the port of Fremantle and approximately three kilometres north east of the Fremantle city centre and sixteen kilometres south west of Perth's Central Business District (CBD).

The site is surrounded by passive and active open spaces and recreational activities associated with the foreshore and walking and cycling paths that follow the river's edge.

It is also close to existing public amenities, schools, higher education and employment nodes in the surrounding area. In short, Leeuwin is a rare gem that has been unearthed, and a vision has been forged for its prosperous future.

HISTORICAL SNAPSHOT

PRE EUROPEAN SETTLEMENT

Aboriginal people have inhabited the continent of Australia for over 40,000 years. Preston Point, East Fremantle, is an area within the Noongar Whadjuk land. It is known as 'Niergarup,' which is reported to mean 'the place where the pelicans are located'. The river is of spiritual significance to Noongar people and is believed to be the location and resting place of the mythic serpent, the Waugal. Elders taught Noongar people that the Waugal not only created the river but also remains ever present within it.

It is also reported that Point Preston was the location where Noongar people first saw European people exploring the Swan River.

EARLY EUROPEAN SETTLEMENT

Early settlement in the area now known as East Fremantle consisted of large holdings used for vineyards, orchards, nurseries, and dairies. As the colony prospered during the 1890s gold rush the nature of the settlement altered dramatically, rapidly changing to a residential area. East Fremantle was declared a municipality (comprising the old Fremantle suburbs of 'Plympton' and 'Richmond') on 2 April 1897.

However, European activity at Preston Point dates back to the early days of settlement, when the river was used as the main means of transport between Perth and Fremantle. Prior to the construction of the original North Fremantle Bridge in 1866 those wishing to travel by horse and/or cart could follow the Fremantle-Perth Road to Preston Point (through what is now known as the Leeuwin Barracks). At the river there was a jetty where a 'horse ferry' powered by a hawser provided passage across to Minim Cove, this being a short passage and less exposed to strong winds and tidal currents than the alternatives closer to Fremantle. From here a sandy bush track provided access to Perth. The Preston Point jetty was built by John Weavell and was operating by 1833. An article in the Perth Gazette, dated Saturday, 13 April 1833 provides an account of the continued Aboriginal use of the area by the ferry operation:

'About 80 natives were crossed this morning (Friday) at my ferry; they went to the point to fish, and prepare their repast.'

Boat building was another early activity occurring near the jetty in the middle part of the nineteenth century with Jones and Owston establishing a ship building yard there.

Sometime after the cessation of the ferry service, the land now occupied by the Leeuwin Barracks was reserved 'Railways.' By 1915 a proposal for a railway deviation was mooted with the erection of a new railway and foot bridge from Preston Point to Rowe Point. It was rumoured that the line, after crossing the river, would make a detour around Buckland Hill and then junction with the present line south of Cottesloe Station. This was never acted upon.

In the early part of the twentieth century Preston Point also obtained a reputation as a 'pretty picnic spot' on the shores of the Swan River, being well patronised by campers and picnickers.

WORLD WAR II

In August 1941, an announcement was made regarding the establishment of a new Naval Depot near Preston Point as the existing Depot in Cliff Street (then known as HMAS Leeuwin), Fremantle, was deemed inadequate to meet the increasing demands. Construction work began shortly after and by the following year the majority of Navy presence in Western Australia was concentrated at Preston Point and the name HMAS Leeuwin was transferred to this site.

The drill hall was one of the first buildings to be constructed on the site in 1942. During WWII, torpedo maintenance activities were undertaken at Leeuwin for Allied submarines. The main torpedo maintenance area was located in the northern portion of the site adjacent to the jetty along side the Swan River.

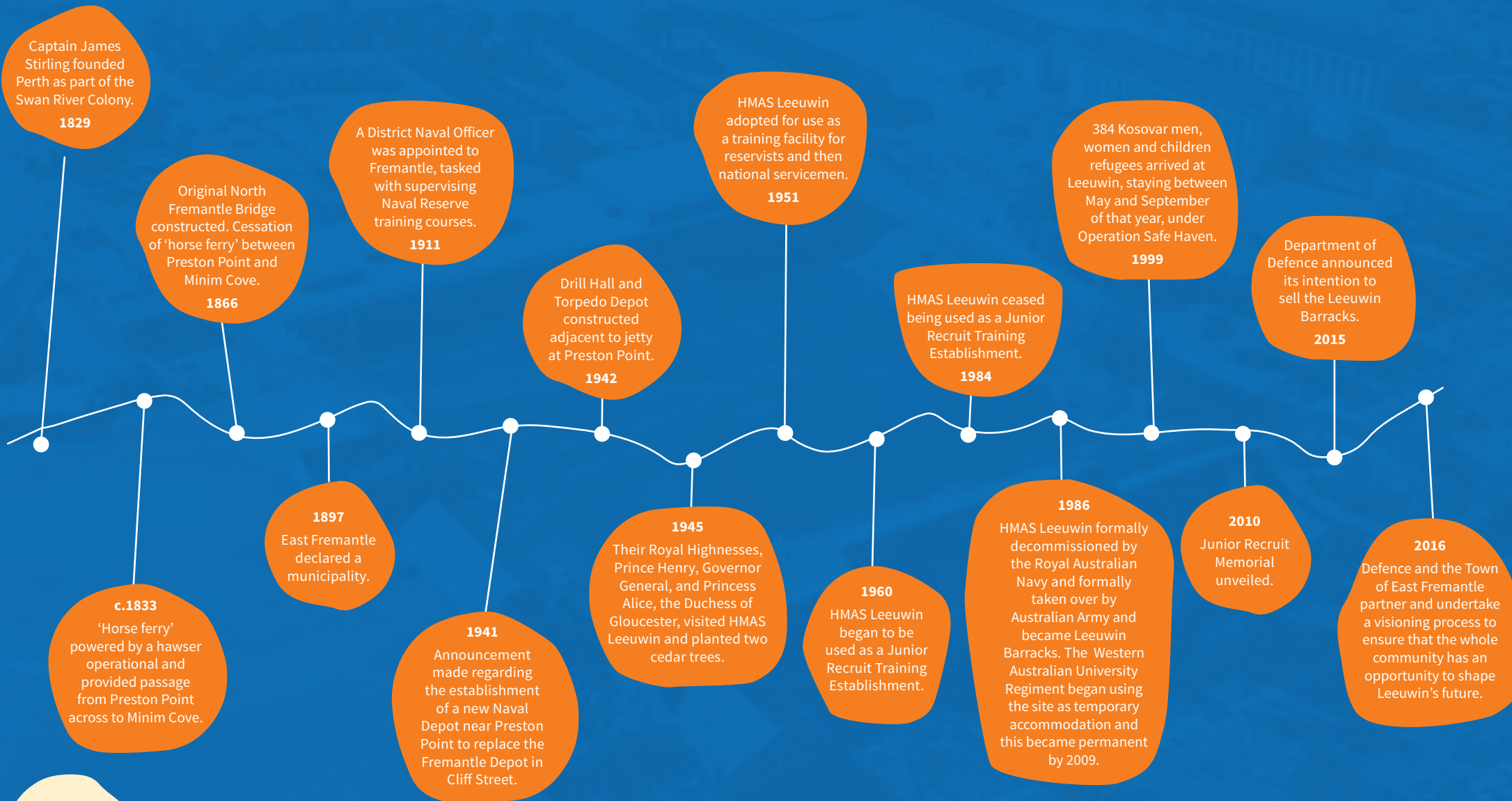
Following the end of WWII, HMAS Leeuwin was adopted for use as a training facility for reservists and then national servicemen, with the first intake being in August 1951. In July 1960, HMAS Leeuwin began to be used as a Junior Recruit (Naval) Training Establishment (JRTE). Boys between the ages of 15 and 16 years were eligible to join, and attend the JRTE for one year to undertake basic naval training and further their secondary education prior to being posted to a more specialised training facility. The first intake comprised 150 recruits. During this period a number of WWII era buildings were adapted for classroom purposes or were demolished to make way for new accommodation for the Junior Recruits.

In 1984, the site ceased being used as a Junior Recruit (Naval) Training Establishment. At its closure, approximately 13,000 Junior Recruits had passed through HMAS Leeuwin. Following decommissioning, the site was formally taken over by the Australian Army and became Leeuwin Barracks. In 1987, the Western Australian University Regiment began using the site as temporary accommodation and this became permanent by 2009.

Sources:

- Adams, B, 2009, HMAs Leeuwin: The Story of the RAN's Junior Recruits
- City of Melville, Aboriginal History in the City of Melville, <http://www.melvillecity.com.au>
- Debra Hughes Hallett and Curtin University, 2010, Indigenous history of the Swan and Canning Rivers, <https://parks.dpaw.wa.gov.au>
- Fremantle Herald, Fremantle Harbour Extension, Friday 3 December 2015, pp.3
- The Daily News, Town Planner Criticised, Friday 13 October 1933, pp.7
- State Heritage Office, 2007, Register of Heritage Places - Permanent Entry Assessment Documentation Fremantle Traffic Bridge & Ferry. Accessed 24 October 2016, <http://inherit.stateheritage.wa.gov.au>
- Western Mail, Ships and Shipping, Thursday 7 March 1928, pg. 35

POST EUROPEAN SETTLEMENT TIMELINE



KEY OPPORTUNITIES AND CHALLENGES

The following outlines a number of key opportunities and challenges that have shaped the concept plan for Leeuwin, and should be considered as part of future planning processes. A more compressive and detailed overview of key site considerations are referenced within the Leeuwin Barracks Site Context Report.

KEY OPPORTUNITIES:

- The site's rich history and heritage bringing whole of government planning and development policy objectives to life
- The proximity to, and views out over, the Swan River
- The site's undulating topography
- Retaining the existing mature trees that provide instant onsite amenity
- Integrating Leeuwin with the broader East Fremantle community
- Providing diversity of quality higher-density housing to match the changing demographics of the growing population
- Embracing new and innovative approaches to urban development demographics of the growing population
- Promoting sustainable living by design
- Providing a new community heart in East Fremantle
- Supporting local business and promoting East Fremantle as a tourism destination

KEY CHALLENGES:

- Balancing government infill objectives and open space values
- Achieving height whilst maintaining river views for public and private enjoyment
- Ensuring that community and business services and facilities provided at Leeuwin complement those within the broader community
- Ensuring public transport services are delivered to the site
- Managing increased movement and traffic within the area
- Providing adequate public utilities
- Retention of the Preston Point Defence facility and the need to ensure Defence operations remain out of public view
- Presence of 132kV overhead power transmission lines and associated easement/restriction zone
- Prioritising the delivery of key nodes and services to support the new community at Leeuwin and its visitors



CONCEPT PLAN

Key Destinations

- A** Niergarup Parklands
- B** Civic Heart
- C** Local Centre

The Leeuwin Vision Concept Plan has been designed in response to the project partners' and community's vision for the place, and includes three key destinations to support a thriving and vibrant residential community.

The Leeuwin Vision Concept has been shaped by eight key objectives as defined during the design forum process. These are as follows:

- 1. Creating a sense of place that builds on the Aboriginal and naval stories of the past.*
- 2. Creating an open, connected, inclusive and safe place.*
- 3. Embracing the evolution and features of the natural setting.*
- 4. Creating a place that supports and encourages physical and emotional wellbeing.*
- 5. Creating communities within a community.*
- 6. Concentrating activities and attractions to create vibrancy.*
- 7. Providing for multi-generational living through housing diversity.*
- 8. Creating unique and distinctive places.*



A stylized illustration of a festival scene. In the center, a tall flagpole stands with three flags: a blue flag with yellow stars, a black flag with a yellow circle, and a blue and white flag. The background features green trees and a crowd of people in the distance. The overall style is hand-drawn and colorful.

THESE OBJECTIVES HAVE BEEN DISTILLED INTO FOUR OVERARCHING OPPORTUNITY AREAS:

**CELEBRATING
THE PAST**

**SUSTAINABLE
LIVING**

**INJECTING THE
EAST FREO VIBE**

**COMMUNITY
CONNECTEDNESS**



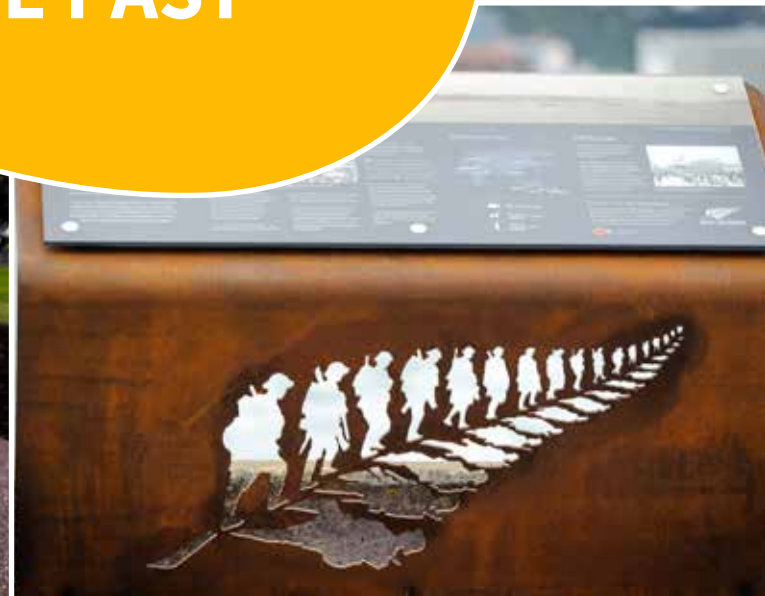
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CELEBRATING THE PAST



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You are standing on Hannett's Point

Benjamin Hannett started working for the Dempster brothers in 1866, driving stock. In 1867 he married Caroline in Northam and brought her to Esperance in 1870. Consequently she became one of the first European women to settle here.

With the arrival of more people, a small settlement developed. It provided an important link in the Overland Telegraph, which was slowly creeping its way along the south coast, heading the east with the west. In 1876, George Philip Stevens, then just 15 years old, was sent to manage Esperance's newly opened telegraph station.

The Hannetts remained farming in Esperance all their lives, and their descendants still live here.

• Benjamin and Caroline Hannett, 1867.
Courtesy Esperance Museum



KEY OPPORTUNITIES

CELEBRATING THE PAST

Leeuwin has a strong pre-European settlement, early European settlement and World War II history and heritage. The Vision Plan embraces the site's rich cultural tapestry and strong sense of place, weaving in various opportunities for reflection, commemoration and learning.

THESE INCLUDE:

- Creating a significant community hub within and around the Drill Hall and Junior Recruits Memorial
- Adaptively reusing the Drill Hall for a range of civic functions such as a learning and interpretive centre, exhibition space, men's shed, childcare centre, and café
- Retaining the Junior Recruits Memorial in situ and creating an expanded setting and space for reflection and commemoration
- Spatially re-interpreting the former parade ground and providing a major ceremonial and community focal point, catering for farmers markets, an outdoor cinema and all ages play space
- Using of cultural references for precinct, street, parkland, play area naming
- Using informative signage and public art that passes on the stories of the past to current and future generations
- Re-establishing the site's original landform
- Following the alignment of the first road connection from Fremantle to Perth
- Retaining of mature trees and re-instating native species
- Re-creating a seasonal watercourse through the site, based on the likelihood that one existed on the scarp prior to settlement
- Retaining of key views out over the river and to surrounding offsite places of Aboriginal significance



SUSTAINABLE LIVING

SUSTAINABLE LIVING

There is an opportunity to showcase a contemporary way of living at Leeuwin, and provide innovative sustainable design features that effectively harness and use the earth's energy.

The scale of the site presents an opportunity to employ state of the art sustainability initiatives, particularly those around the use of power and water as well as providing many of the day to day needs of residents and visitors on site, thereby reducing their travel demands.

LEEWIN COULD BECOME A TRULY LIVEABLE COMMUNITY, FEATURING:

- Climate responsive design to optimise energy saving
- Best practice water sensitive urban design
- Sustainable re-use of on-site building materials
- Multi-generational living
- Highly walkable and bike friendly community
- Innovative approaches to reduce vehicular ownership and use
- Re-instated native plantings and nature-play themed play areas
- Habitats for flora and fauna that connect and evolve across the landscape

- Better water use and improving water quality in the Swan River
- Access to sustainable public transport options (both water and land based)
- The growth of healthy and sustainable food onsite (community, rooftop and balcony gardens)
- A site wide approach to the delivery of communal facilities (shared use scheme)
- Precinct wide energy generation, storage and distribution technologies
- Sustainable waste management practices





**INJECTING THE
EAST FREO VIBE**





INJECTING THE EAST FREO VIBE

‘East Freo’ has a unique vibe and local rhythm that is much loved by its residents, workers and visitors. It’s defined by its Swan River setting, undulating topography, community connectedness, built heritage and character, tree lined streetscapes, green open spaces and village feel.

As with any new urban regeneration project, a key challenge is to ensure that a newly created place seamlessly integrates with the existing context. In addition to retaining key historic and character elements on site, injecting the East Freo vibe through creative and considered interpretations of the local vibe, rhythm and connections is key.

THESE INCLUDE:

- Enhancing connections to, and views of, the river
 - Embracing the site’s unique landform
 - Liberally using native plantings
 - Incorporating water and riverine elements within Leeuwin
 - Using natural and recycled materials
 - Contemporary architectural interpretations of the site’s history
 - Providing various meeting places
- Vertically concentrating dwellings to achieve a greater sense of openness
 - Clustering activities and attractions
 - Attracting boutique businesses such as shops, accommodation, cafes and restaurants
 - Planning for chance encounters
 - Providing walkable tree lined streets
 - Accommodating all ages



COMMUNITY CONNECTEDNESS

COMMUNITY CONNECTEDNESS

Canning and Stirling Highways have shaped the urban structure within the Town of East Fremantle, creating a series of separate and distinctive neighbourhoods. Contributing to the urban language of the locality, it is envisaged that Leeuwin could form its own unique neighbourhood, comprised of a series of smaller precincts. These smaller precincts would enable and foster community connectedness and a sense of belonging, and enable the sense of community within East Fremantle to live on at Leeuwin.

Balanced with the vision of creating a collection of precincts to support and encourage community building, ensuring Leeuwin is designed to be outward facing and welcoming is important. Community wide access to the site has been restricted for many decades. Leeuwin's redevelopment signals its unlocking, providing an opportunity to create a highly inclusive and accessible place welcoming to all.

THIS COULD BE ACHIEVED IN THE FOLLOWING WAYS:

- Creating a series of unique and distinctive precincts that support community connectedness
 - Providing new and strong linkages between the adjacent residential areas and the site to ensure the new development is embraced by the existing community
 - Designing development to be outward facing
 - Creating a highly permeable site
 - Maximising key views and vistas through the site
 - Locating activities and attractions towards site edges including the Civic Heart and Town Centre
- Programming community development events and activities that attract the broader community
 - Accommodating a mix of housing choices for a range of family types
 - Providing a hotel or short stay apartments to promote Leeuwin as a tourism destination
 - Providing community wide access to onsite facilities including fitness clubs and pools





KEY DESTINATIONS

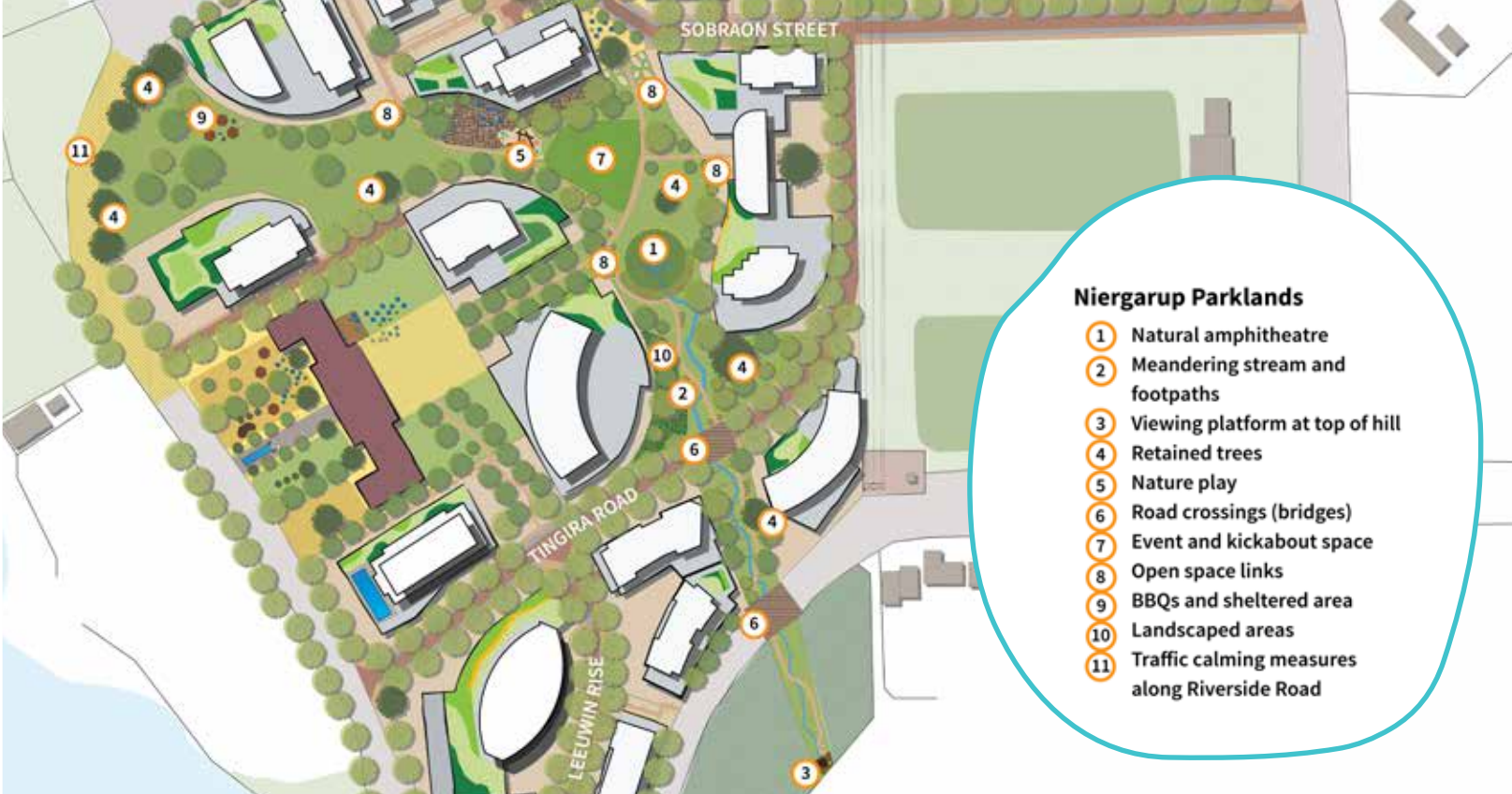
NIERGARUP PARKLANDS

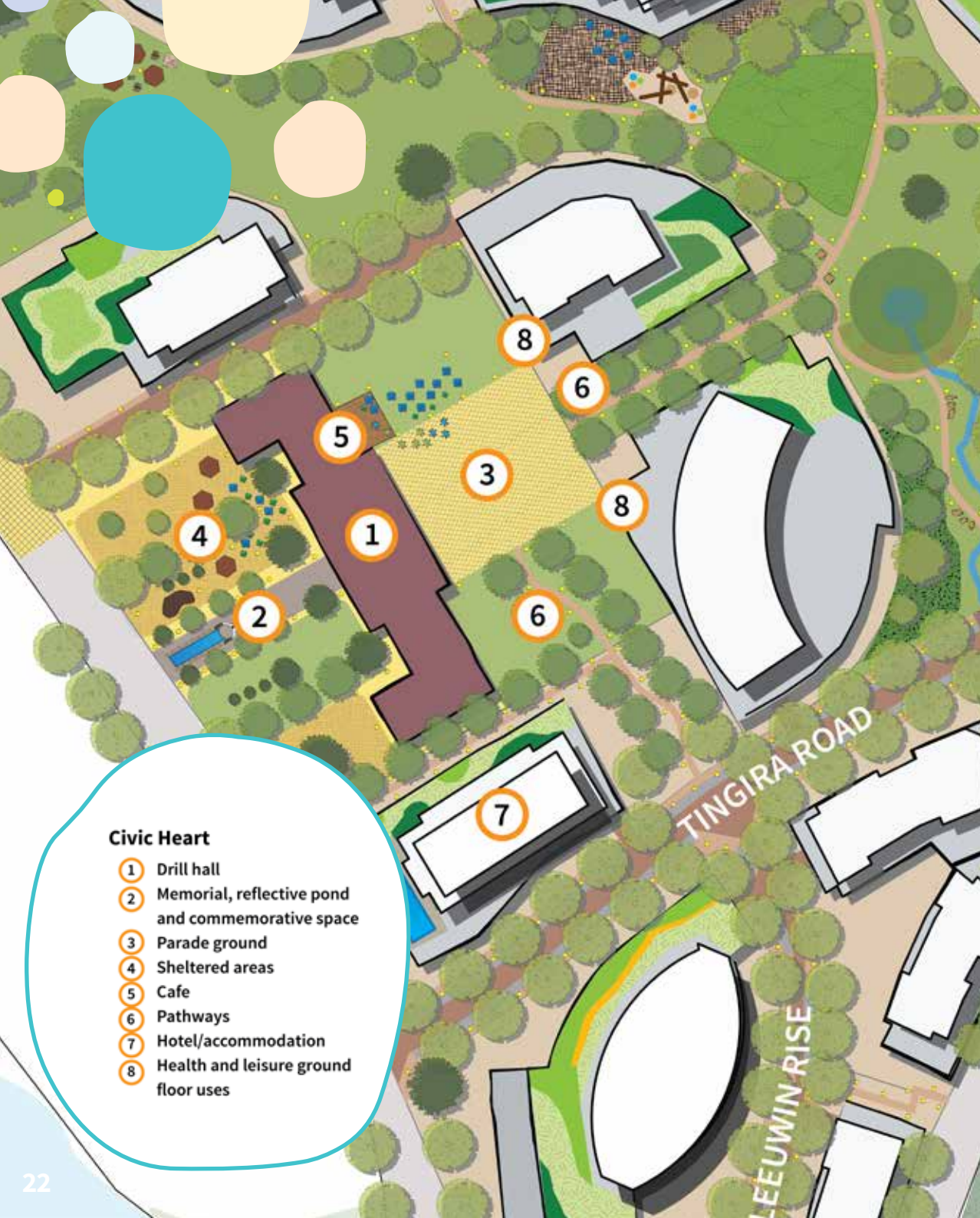
The concept plan features the Niergarup Parklands, which meanders from the highest point of the site through the development, in between buildings, and across roads down to the edge of the Swan River. This feature green link invites use by all, from the general public to new residents. The underlying aim of the parkland is to cater for future community use and needs, and to unify the site through opportunities for public interaction in a meandering parkland setting.

Pedestrian and dual use paths provide linkages to smaller local parks and recreation elements and in between future buildings. Avenues of trees and public shelters provide comfort to park users, through the creation of shaded areas.

Recreational elements and public art are integrated at key locations throughout the parkland to create points of interest and destinations along the journey from the highest to lowest point. This may include street furniture, shade structures, linking arbors, small playgrounds, an amphitheatre, public gathering spaces, open kickabout areas, bocce courts, community markets, paved function spaces, lookouts, feature stairs, fixed seasonal events or weekend activities.

Interpretation and story-telling of the site's history has an important role to play in the Niergarup Parklands. The parklands are intended to immerse its users in the journey experience, from the highest lookout point of the site, through the site to the eventual connection with the Swan River. Educational and interpretive signage and public art will tell these stories to those walking or cycling through the park. Other interpretation opportunities exist through public art installations, monuments, paved elements, signage, materials, shapes, colours, sculpture and structures.





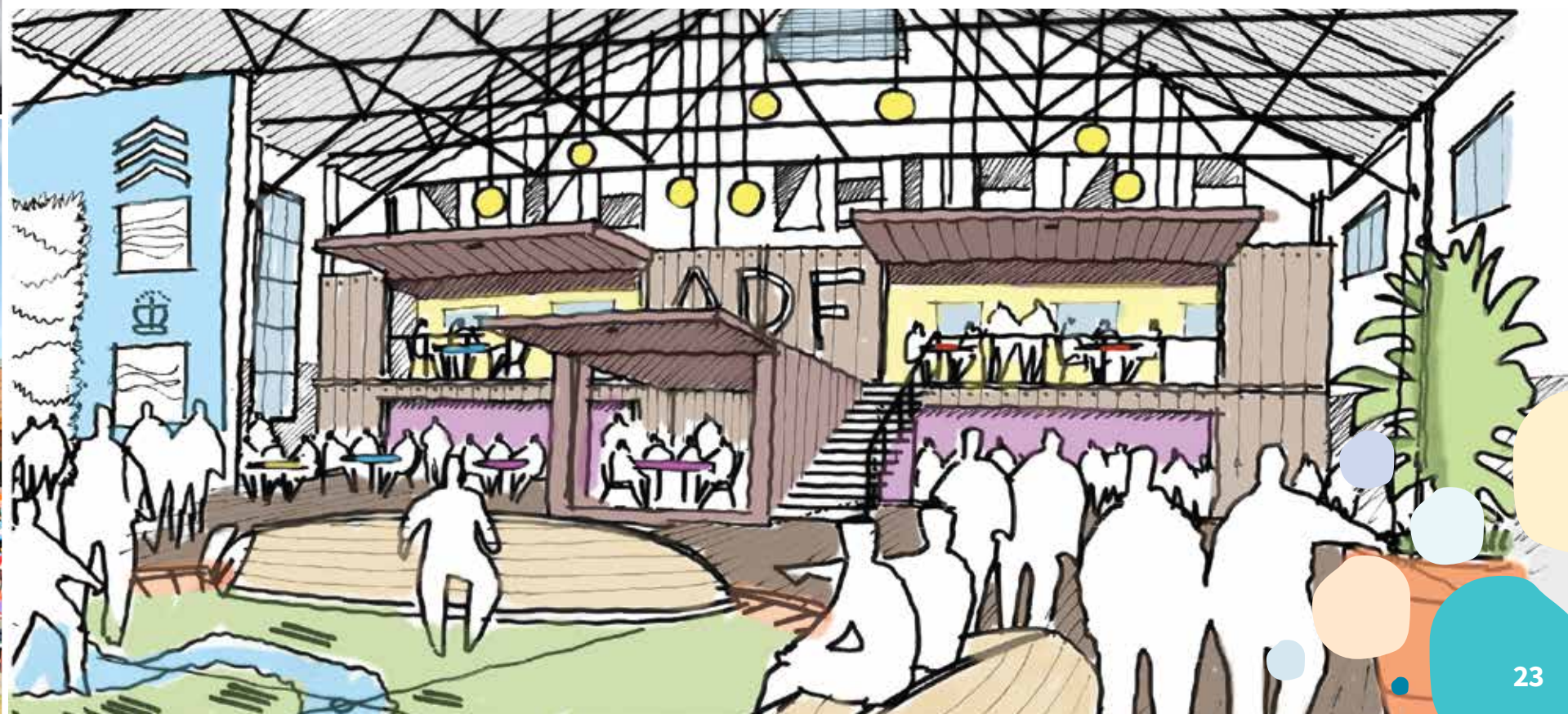


CIVIC HEART

The creation of a Civic Heart provides an opportunity to carrying forward important historic markers of the site, and create a series of formal civic spaces. Three important historic features should be enhanced, including the Junior Recruits Memorial, Drill Hall and Parade Ground.

It is envisaged that the memorial would be enlarged, incorporate a major water reflective element and properly frame the entrance to the Drill Hall from Riverside Road. This space would create a reflective, respectful area inviting visitors and locals to be immersed in the history of the site, among landscaping, shaded areas and contemplative features.

The Drill Hall itself would become the focus of a significant community facility and open space plaza, with its curtilage defined by a range of live-work spaces among residential buildings. A hotel or short stay accommodation offering would be located nearby to accommodate visitors to the site, and capture the unique setting and views. Public uses, such as a café and museum, will help to bring life to the Drill Hall and surrounds.



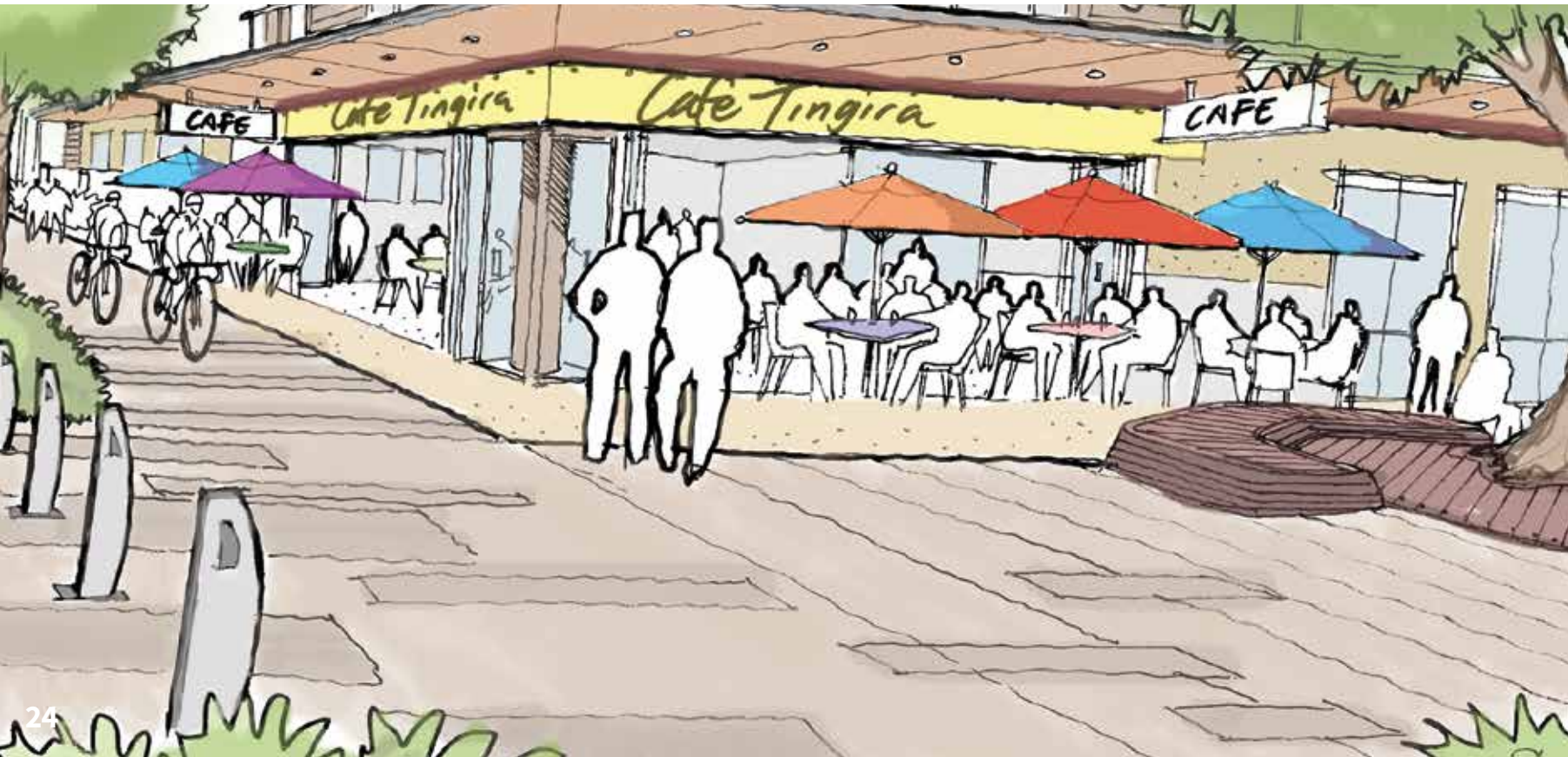
LOCAL CENTRE

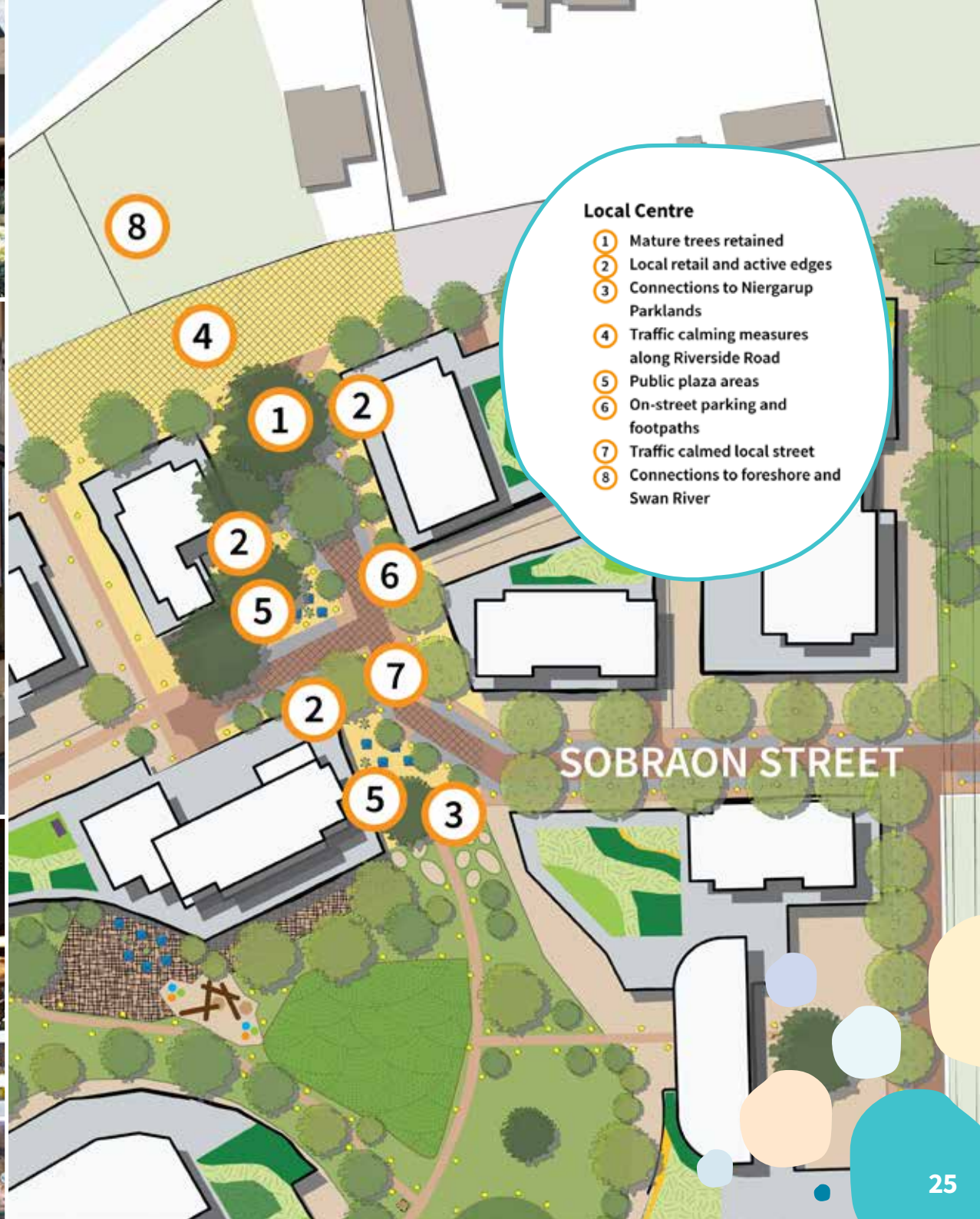
It is envisaged that the Local Centre be a local gathering point that would service the day-to-day needs of the surrounding community. With an absence of local services in close vicinity to the site, the Local Centre seeks to meet these daily needs and acts as a node of activity upon the site.

The built form within the Local Centre should provide active ground floor edges and comfortable features such as street furniture, artworks, and landscaping among paved plaza areas. There is an opportunity to retain existing mature trees located near the northern boundary of the site, and incorporate as part of the local centre, enhancing the character and bringing through the parkland setting.

The centre has been located along the northern boundary to establish connections with the existing uses along the foreshore, and to strengthen the link from the site to the Swan River.

The day-to-day needs within the Local Centre could include local retail (min-mart), medical and health uses, local food and beverage, and daily services (e.g. bakery). This hub of activity is a key node between the foreshore and the Leeuwin Barracks site, and provides a lineal connection between the Niergarup Parklands at the peak of the site and the Swan River.





FUNCTIONAL ELEMENTS

LIVING AT LEEUWIN

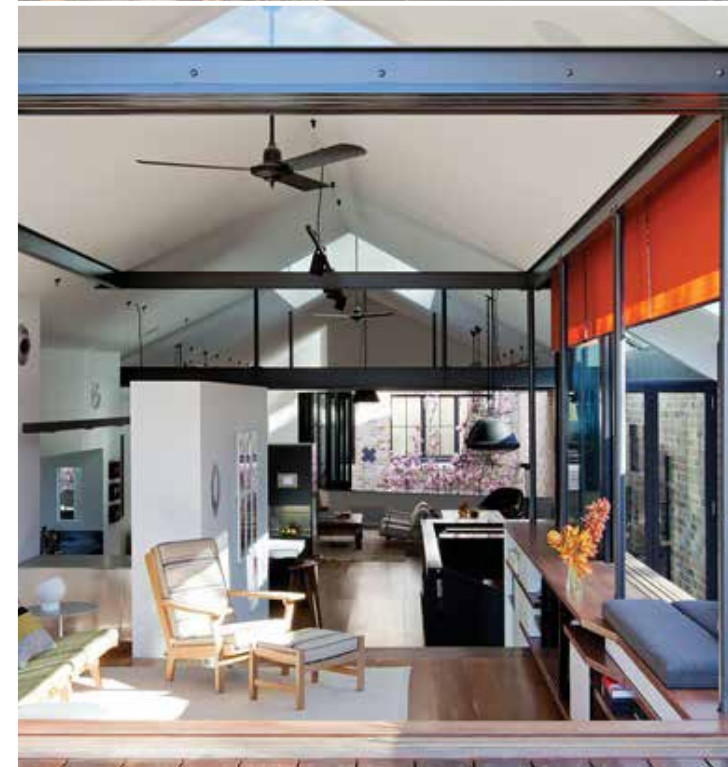
It is envisaged that the primary economic driver of the site be its ability to house a large number of people. This would enabled a critical mass to be achieved and support the delivery of sustainable local amenities and services such as shops, cafés, and restaurants. The concept plan suggests that the site can comfortably accommodate in the vicinity of 1,500 dwellings in buildings between 2 and 15 storeys in height.

The medium density residential landscape is transitioning from the traditional stand-alone strata apartment building model towards buildings with flexible floor layouts, mixed uses and a variety of ownership structures. Leeuwin creates the opportunity to deliver a number of precincts with unique attributes such as differing interrelationships with site and foreshore locations and access, open space and civic and retail activities and attractions. This scale of the site also represents an opportunity to provide a wide range of dwellings that reflect the changing market trends and product developments.

This is particularly the case in the provision of aged housing, which as an industry is adapting quickly to support our ageing population, of which the locality of East Fremantle is no different.

Whilst it is acknowledged that the primary use of the site is likely to be for residential purposes, key non-residential uses such as the provision of local retail, short stay accommodation (hotels and serviced apartments) and home-office are considered necessary to provide a balanced urban environment, whilst capitalizing on the tourist and visitor potential of the site's riverside location.

The concept plan that has been developed for Leeuwin is only conceptual, and seeks to express a possible way forward. The statutory structure planning process will determine the appropriate development outcome for the site, and provide greater guidance on the uses of the site, provision of public open space, height of development, and number of dwellings that could be accommodated.



NEIGHBOURHOOD OF PRECINCTS

The following suggests the character of, and features within, a series of possible precincts at Leeuwin. The indicative number of apartments and non-residential floor space is only demonstrative.



#1: Hillside Precinct

- First visual approach from Riverside Road
- Views out over the river
- Development stepped with topography
- Elevated height where views remain unobstructed
- Narrow winding connections
- Bushland interface

Apartment estimate: 310
Commercial floor space estimate: 2,500m²



#2: Civic Heart Precinct

- Formal Leeuwin gateway
- Celebrating the naval heritage of the past
- Place of respect, reflection and story-telling
- Engagement with the river foreshore
- Slow moving traffic along Riverside Road
- Adaptive reused of Drill Hall
- Junior Recruits commemorative gardens
- Former Parade Grounds re-interpretation as place of gathering and celebration
- Focus on health, wellbeing and happiness
- Various cultural and tourism attractions
- Discrete connections to Niergarup Parklands

Apartment estimate: 300
Commercial floor space estimate: 600m²
Civic floor space: 1,700m²



#3: Niergarup Precinct

- A journey down the hill and through the parklands
- Strong interface with the Niergarup Parklands and Wauhop Park
- Lush, dense parkland feel
- Places to gather nestled within the parklands including an amphitheatre
- Considered design to powerlines interface

Apartment estimate: 150



#4: Local Centre Precinct

- Local node that meets the daily and weekly household shopping needs of the community
- Boutique cafes, restaurants, shops, small scale supermarket, medical and health services
- Retirement and aged care facilities
- Formal connection to the river foreshore
- Local roads with on-street activity
- Human scaled buildings, active and open ground floors, permeable edges
- Retention of significant mature trees
- Vibrant riverside feel

Apartment estimate: 320
Commercial floor space estimate: 2,500m²



#5: Riverside Precinct

- Premium riverfront location
- Adjacent to retained Preston Point SAS Facility
- Historical jetty access references
- Green edges with Wauhop Park interface
- At the edge of the site and removed from the "hustle and bustle"
- Tight rear lanes
- Iconic height

Apartment estimate: 360



BUILDING HEIGHTS PLAN

This building heights plan is indicative only, and has been developed to test possible height and yield outcomes. It seeks to ensure river views are maintained for public and private enjoyment, and achieve government directed infill objectives.



Note: The future height of development in the area adjacent to the existing Preston Point Defence facility will require Defence consultation.

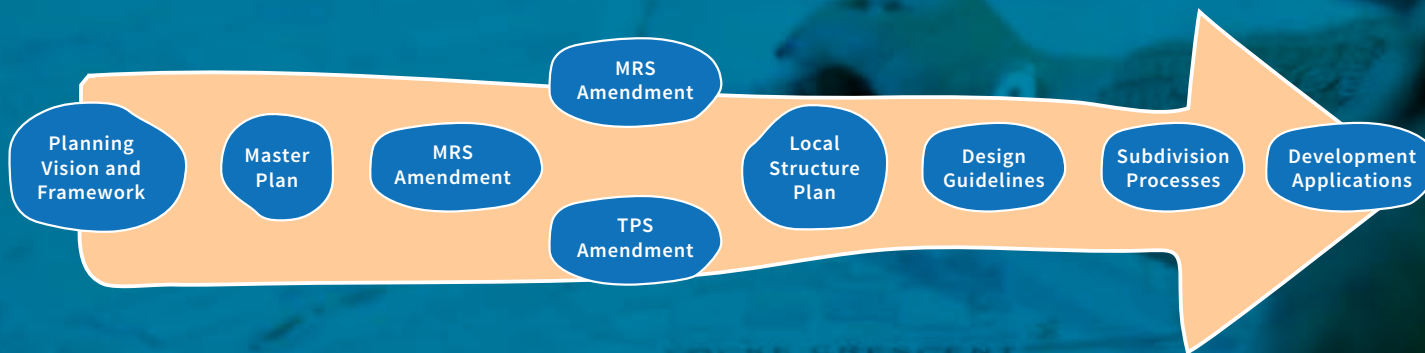
NEXT STEPS

SUBSEQUENT PLANNING PROCESSES

This Vision Plan is the first conversation of many, with a number of planning and design processes to come. This Vision Plan is not a statutory plan. It is an expression of what could be possible at Leeuwin. The prospective purchaser will undoubtedly come up with a plan of their own, however the essence of this Vision Plan should be retained.

Future planning and design processes include rezoning the site under the Metropolitan Region Scheme (MRS); Town of East Fremantle Town Planning Scheme No.3 (TPS3); and preparing a structure plan for the site, at a minimum. All of these processes will include key stakeholder, government agency and community engagement.

An overview of the indicative statutory approval process is contained within the Leeuwin Barracks Site Context Report, and is summarised as follows:



Thank you to everyone that was involved and contributed to shaping the vision for Leeuwin. A process such as this does not happen without a high degree of collaboration amongst a range of people. These include the Town, Defence, the project team, key stakeholders and agencies, and most importantly, the community.

