

BEACONSFIELD FORMER TAFE SITE REDEVELOPMENT

Draft Concept Plan

The formulation of the draft Concept Plan for the Beaconsfield TAFE site (presented overleaf) has been informed by DevelopmentWA's consultation with community and key stakeholders, as well as consideration of the City of Fremantle's 'The Heart of Beaconsfield (THOB) Masterplan'.

Since 2017, the City has been working with the community to develop a vision and a masterplan for Beaconsfield, including several key sites. THOB Masterplan, prepared and formally adopted by the City of Fremantle in April 2021, outlines redevelopment opportunities over the broader Beaconsfield suburb.

THOB Masterplan showed a possible redevelopment of the Beaconsfield TAFE site (see Figure 1 overleaf), with key features including:

1. A high density residential development incorporating public open space
2. Precincts for 1-2 storey family houses
3. Precincts for 5 and 8 storey apartment buildings
4. A mixed use zone
5. Road connectivity from Badham Close through to Caesar Street
6. Pedestrian/cycling and green links including Lefroy Road to Grosvenor Street

DevelopmentWA undertook a review of THOB and prepared a context study of the TAFE site in 2022. THOB Masterplan included extensive community consultation by the City of Fremantle covering a much larger redevelopment area across Beaconsfield. In 2022, DevelopmentWA undertook consultation with surrounding residents, key stakeholders and the broader community specific to the proposed redevelopment of the TAFE site. A summary of that consultation process is on pages 3-7.

DevelopmentWA has prepared a draft Concept Plan, (see Figure 2, overleaf) to inform the structure planning phase of the TAFE redevelopment. The Local Structure Plan is being prepared by DevelopmentWA and its consultants, and will be submitted to the City of Fremantle in coming months. The City of Fremantle will determine when to advertise the structure plan for comment by the community and other stakeholders.

Key features of the draft Concept Plan:

1. A medium density residential development providing housing diversity across single residential lots, townhouses, grouped housing and apartments.
2. A development that will feature mature tree retention, quality public open spaces, water sensitive urban design and climate responsive homes.
3. Pedestrian and cycling links feature strongly, using the public open spaces and proposed shared streets.
4. Significant traffic calming mechanisms, which will assist to prioritise pedestrians and cyclists.

The Heart of Beaconsfield Masterplan - May 2021



Figure 1

*Figure 1 was updated on 3 May 2023 due to a transcribing error. This plan now correctly aligns to the Heart of Beaconsfield Masterplan - May 2021.

DevelopmentWA Beaconsfield Tafe Site DRAFT Concept Plan - March 2023



Figure 2

LEGEND

- | | |
|--------------------------------------|-----------------------|
| B Apartments max 8 storeys | Recreation/open space |
| C Apartments max 5 storeys | Pedestrian link |
| D Townhouses max 3 storeys | Vehicle access |
| E Family houses max 2 storeys | Cycle network |
| F Mixed use | Drainage |

BEACONSFIELD FORMER TAFE SITE REDEVELOPMENT

Consultation Summary – March 2023

OVERVIEW

3 week consultation period (10–28 October 2022)

DevelopmentWA sought community and stakeholder feedback to inform the development of the site's Concept Plan.

HOW WE COMMUNICATED



Media Statement – 10 Oct 2022



Project webpage views – 1,315 views



Flyers – 1130 sent to Beaconsfield community letterboxes



Newspaper ads – Fremantle Herald and Fremantle Gazette



Posters – at local shops and community hubs



E-updates – sent to project subscribers



Shared information through the City of Fremantle – Facebook posts, customer service centre information display, feature article in Freo Weekly newsletter, emails to Beaconsfield project subscribers



100+
pieces of feedback
received, 50+
stakeholders
directly engaged

HOW WE ENGAGED



Approximately 20 visitors to the 'Oval Chat' with nearby neighbours (36 invitations sent to residents adjacent to the site)

Approximately 30 visitors to the Davis Park Precinct community meeting (the project team was invited to attend this regular meeting at Davis Park)

Meetings with key stakeholders, including Fremantle College and the Beaconsfield Precinct Group

COMMUNITY RESPONSE



Online Feedback

80 responses

85% of online feedback was from participants who reside in Beaconsfield

Email and Phone Feedback

17 contacts (enquiries and feedback)

WHAT WE HEARD

We asked the local community and stakeholders about their values, aspirations and vision for the future of the former TAFE site, that would be considered, where possible, in the site's Concept Plan.

Key feedback received related to the inclusion and volume of social housing, desire for more green space and tree retainment, and improved security and safety in the area (noting that a majority of comments on this topic were made in relation to Davis Park Precinct which is outside the project scope). An overview of the feedback is presented overleaf.



"Playground and skate park and or pump track would be nice, to keep kids busy. Usable space instead of manicured landscape."

"Provide access via a nice boardwalk from Bruce Lee oval to the new playground."

"We would like to see something similar to Melville plaza. Art work by Chris Nixon. Pop up toy and book library for young kids, nature playground, restaurants/cafes."

"...short term parking and an EV charge station."

"High density does not need to be 5 stories. A mix of 1-3 surely would suffice."

Feedback was invited according to **FOUR KEY THEMES**. The feedback received through the online consultation, by phone/email, and at community and stakeholder meetings, is summarised below.



THEME: HOUSING AND BUILDINGS

This topic was raised by more than half of participants.

What we heard:

- Concern about additional social housing being included in the proposed development with reference made to community safety and anti-social behaviour.
- Regarding the density of future housing, some participants expressed opposition to high or medium density developments. There were some concerns that increased density would not complement the area's existing housing landscape and design, put pressure on local services and infrastructure, and increase local traffic. In contrast, some participants were supportive of a medium density approach, with two storeys generally being preferred.
- Belief that the height of residential housing developments should be capped.
- Clarity was sought on the proposed volume of social housing to be included in the development, and the difference between 'social' and 'affordable' housing.
- The development should include hospitality venues, such as cafes and restaurants. Conversely others believed that a multi-purpose community centre should be prioritised.
- Strong support for quality building design.



Our response:

- The redevelopment is not proposed to include high density (e.g. high rise), rather it is anticipated to be medium density. The redevelopment will include a diverse range of dwelling types and sizes including mid to low rise apartments and townhouses, offering alternatives to the suburb's existing lower density housing. A local example of this is the recent development at White Gum Valley where single homes sit alongside apartment development.
- DevelopmentWA recognises that everyone should be able to access housing they can afford based on their income and the type of home that meets their needs, including social and affordable housing. Through the redevelopment of the TAFE site, DevelopmentWA is contributing to the State Government's target of 3,300 new social housing dwellings over four years across our metropolitan and regional portfolios.
- DevelopmentWA is committed to working with the Department of Communities, which will recommend the number of social housing dwellings including the appropriate dwelling types and sizes. Social housing is anticipated at a volume of 1 in 5 in accordance with State Government policy.
- Affordable housing refers to homes that are available to rent or buy generally below the median prices for the area. Social housing is housing intended for people on the Department of Communities waitlist. The criteria for eligibility for social housing can be found on the [Department of Communities website](#).
- Generally, new social housing dwellings meet minimum accessibility levels and are designed for a range of potential tenants including people with disabilities. NDIS providers will be encouraged to purchase land and develop specialist disability accommodation.
- Commercial development is not proposed within the TAFE site given the proximity to existing and proposed commercial and retail development on South Street. Please refer to the existing Davis Park Local Structure Plan and the City of Fremantle's strategies on its website. A café location will be considered, however may not be viable given the location.



THEME: PUBLIC OPEN SPACE

What we heard:

- Green space should be prioritised and there is support for retaining existing trees and planting more trees and vegetation.
- Calls for bike paths, a skate park and children's playground (with more advanced equipment), pop-up toy and book library, sporting or gym facilities, dog off-leash area/dog-free zones, BBQ areas, toilets, water fountain, lake or water and green connections from the existing precinct to the new site.
- Support for a community garden, with reference made to a concept based on the successful Hilton Harvest Community Garden, plantings containing medicinal benefits (e.g. bush tucker), and acknowledgement and interpretation of cultural heritage and the history of the site.
- A community hub that fosters creativity and different forms of artistry (including local artists), and a community space for concerts and performances.
- Site safety and security consideration including requests for adequate lighting and security cameras.

Our response:

- The design of public open spaces will have regard to safety and passive surveillance. These details will be refined as the design progresses in the years ahead.
- A community garden will be considered as part of the redevelopment.
- The public open space will focus on tree retention and quality landscaping, pathways and seating.
- Ongoing consultation with cultural and Indigenous heritage advisors will help inform the concept planning and landscaping plan.



THEME: ACCESS (PEDESTRIANS, CYCLISTS AND MOTORISTS)

What we heard:

- Concerns that the redevelopment will increase localised traffic and compromise public safety, including the safety of local children.
- Calls for bike paths and access through/across the redevelopment and connecting to Bruce Lee Oval, adequate parking and consideration of a route for school buses.
- There were a number of suggestions for pedestrian and bicycle connections from one side of the site to the other, including Lefroy Road to Grosvenor Road, near Badham Close. There were also requests for Badham Close to remain as a cul-de-sac (pedestrian access only with no vehicle access directly to Grosvenor Avenue) and installation of a roundabout exiting Badham Close (with reference to the current intersection being unsafe).

Our response:

- An independent traffic consultant will be engaged to inform the design, and consider the impact of the proposed redevelopment on the local network.
- The Heart of Beaconsfield Masterplan also considered a possible road network through the TAFE site and this previous work is being considered as part of site planning.
- The proposed road design within the site, and access points, will be presented as part of the Concept Plan and addressed in the Local Structure Plan to be released in 2023 for public comment by the City of Fremantle.



THEME: SUSTAINABILITY

What we heard:

- Consider the installation of fast chargers for electric bikes and cars, and integration of similar initiatives to the White Gum Valley redevelopment on Steven Street.
- Include a community garden, where residents could plant and tend vegetables, and a community battery to assist with energy consumption needs.

Our response:

- A diverse range of climate responsive housing is envisaged.
- The project team will incorporate lessons learnt from DevelopmentWA's recent developments in White Gum Valley and Hamilton Hill.
- A community garden will be considered as part of the redevelopment.
- The redevelopment will be all-electric and will incorporate water sensitive urban design for localised stormwater infiltration on site through landscaping infrastructure. It is anticipated that houses will target a 7-star rating (Nationwide House Energy Rating Scheme) and will include solar PV systems.

Other suggestions or comments raised outside the project scope include:

- Request for a film studio, market venue, a women's refuge and/or crisis accommodation, a community hall/venue and a supermarket.
- A kiss and drop zone on Lefroy Road for Fremantle College students and widening of Lefroy Road.
- Davis Park Precinct issues (social housing management and maintenance).



NEXT STEPS

Work on the Concept Plan is currently underway. Following this, the Local Structure Plan, which will set out the design and planning framework for redevelopment of the site, will be lodged with the City of Fremantle. The City will determine when to advertise the Local Structure Plan for formal public comment in 2023.

More details will be defined including the timing of construction commencement and sales as the planning progresses.

DevelopmentWA will continue to connect with and update the local community, other key stakeholders, and subscribers, at key project milestones.

To subscribe to receive direct email updates, register your details by visiting <https://yoursay.developmentwa.com.au/beaconsfield-redevelopment> and clicking 'Register for updates'.

Regular updates will also be posted to the project webpage above as new information becomes available.

CONTACT THE BEACONSFIELD PROJECT TEAM

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