

CITY OF BELMONT

Development Area 6 Vision

Adopted by Council: 24/02/2016 (Item 12.1)

Local Planning Policy No. 14

Pursuant to Clause 2.4 of Local Planning Scheme No. 15

1. POLICY BASIS

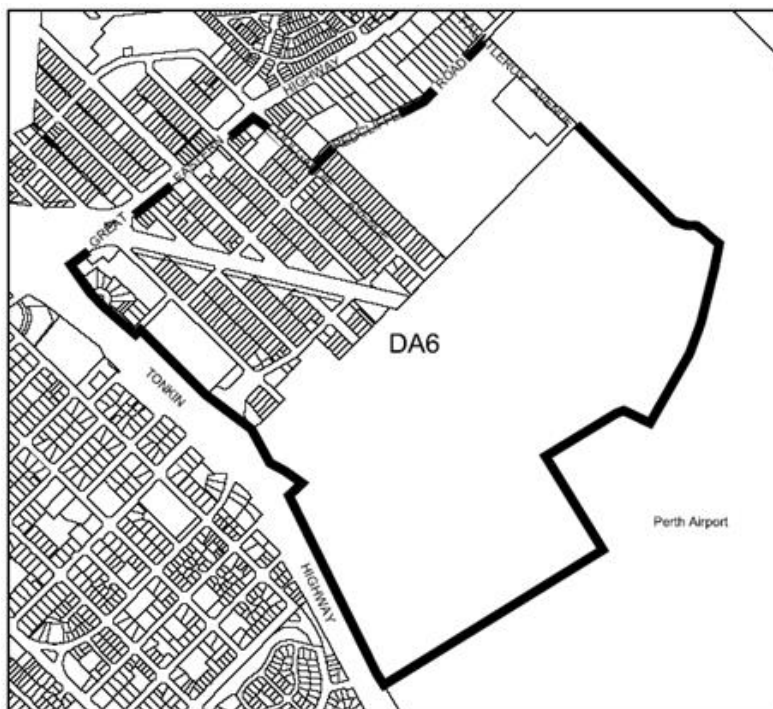
The City of Belmont and Perth Airport Pty Ltd have worked in partnership to progress a Vision Plan for the area of land identified as 'Development Area 6' under Local Planning Scheme No. 15.

Development Area 6 has been identified as a significant redevelopment area since 2006.

In 2013, the commitment of the State Government to the Perth Airport Rail Project and the identification of indicative alignments gave sufficient certainty for strategic planning for Development Area 6 to proceed. In 2014, this strategic planning was revisited in response to key State Government decisions with respect to the alignment of the Forrestfield Airport Link and the location of the proposed 'Airport West' station.

Under the provisions of Local Planning Scheme No. 15, the City of Belmont is not permitted to approve development and/or consider recommending subdivision of land within a Development Area unless there is a structure plan for the Development Area or for the relevant part of the Development Area.

Given the significance of Development Area 6 as a strategic transit orientated development, this Local Planning Policy has been prepared to articulate the City of Belmont and Perth Airport Pty Ltd's vision for Development Area 6. The Policy will assist in providing direction for the future planning and progression of detailed structure planning for the precinct.



2. POLICY AREA

All land within Development Area 6 as delineated in Local Planning Scheme No. 15, generally bounded by Tonkin Highway, Great Eastern Highway, Coolgardie Avenue, Redcliffe Road, Fauntleroy Avenue, Perth Airport Precincts 1A and 1B.

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3. POLICY OBJECTIVE(S)

The objectives of the Local Planning Policy 14 are:

- To articulate a clear vision for Development Area 6 that is representative of the views and aspirations of the local resident and business community and key stakeholders;
- To ensure effective integration between aviation, commercial and residential land use in a manner that has regard to the current and future context of the area;
- To ensure the delivery of a diversity of housing types and choices for the local community;
- To ensure that current and future development/land use within Development Area 6 is undertaken in a manner that takes full advantage of public transport opportunities and creates a high level of amenity for residents, workers and visitors; and
- To promote development that is economically realistic and appropriate.

4. POLICY STATEMENT

- 4.1 A 'Vision Plan' for Development Area 6 is contained in Attachment 1.
- 4.2 The provisions of this Policy do not override Clause 6.2.4 of Local Planning Scheme No. 15 in relation to the requirement for a structure plan prior to the issue of development approval and/or providing support for subdivision.
- 4.3 Any structure plan(s) prepared for Development Area 6 shall have regard to the Vision Plan contained in Attachment 1.
- 4.4 Notwithstanding Clause 4.2 of this Policy, a decision-maker may approve the development and/or a change in land use within Development Area 6 prior to a structure plan coming into effect where the City of Belmont is satisfied that the proposal is clearly consistent with the Vision Plan for Development Area 6 and will not have any prejudicial outcomes for the implementation of the Vision.
- 4.5 The subdivision of land is strongly discouraged prior to the finalisation of a structure plan, unless a valid planning approval has been issued for a development and/or land use that is consistent with the Vision Plan in Attachment 1.

DA6 | VISION PLAN



NOTES

- ① Great Eastern Highway upgrade/Brearley Avenue decommission.
- ② Business/Residential mixed use development (medium-high intensity) along Great Eastern Highway.
- ③ Brearley Avenue and open space reserves create new parks, recreation paths & cycleways / development sites with optimal tree retention and living stream.
- ④ Redevelopment of residential neighbourhood, with mix of 3, 6, 8 & 13 storey buildings.
- ⑤ Landscaped buffer area framing residential neighbourhood.
- ⑥ Higher intensity mixed use and residential development close to Station.
- ⑦ Local residential streets designed as slow-speed, pedestrian-friendly spaces.
- ⑧ Sensitive landscape, built form, land use transition Perth Airport/residential neighbourhood.
- ⑨ Connected public realm through Plaza, local retail, commercial development.
- ⑩ New access to Tonkin Highway.
- ⑪ Fauntleroy Avenue, Dunreath Drive and Boud Avenue main access points to Perth Airport.
- ⑫ Central Avenue tree lined boulevard with central median for pedestrians & cycle lane.
- ⑬ Park and Ride for station (500 bays).
- ⑭ Living stream creating sustainable drainage.
- ⑮ Ultimate design of all streets to be determined as development occurs.
- ⑯ Roundabout on Dunreath Drive modified to signals with pedestrian crossing-phase in ultimate development.
- ⑰ Airport West Station.
- ⑱ Coolgardie Avenue intersection with Great Eastern Highway, upgrade.
- ⑲ Fauntleroy Avenue intersection with Great Eastern Highway, upgrade.

LEGEND

DA6 Boundary	Perth Airport Boundary
Residential ≤3 storeys	Residential ≤13 storeys*
Residential ≤6 storeys*	Community/Civic
Residential ≤8 storeys*	

* Heights will be subject to site-area and building-performance criteria.

DA6 | VISION PLAN | LAND USE



NOTES

- L1** Mixed Use Commercial along Great Eastern Highway.
- L2** Potential for low-key office development with residential development along Coolgardie Avenue.
- L3** Community building, café alfresco opportunities.
- L4** Residential adjacent to The Court.
- L5** Medium-density residential adjacent to the linear POS network.
- L6** Medium-density residential adjacent Redcliffe Primary School, along Kanowna Avenue.
- L7** Retention and enhancement of Redcliffe Primary School as a vital community asset.
- L8** Home business 'live-work' opportunities encouraged throughout.
- L9** Higher densities in close proximity to new Station.
- L10** Local convenience retail close to new Station, with shops.

LEGEND

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|-------------------------|--------------------------|
| DA6 Boundary | Perth Airport Boundary |
| Residential ≤3 storeys | Residential ≤13 storeys* |
| Residential ≤6 storeys* | Community/Civic |
| Residential ≤8 storeys* | |

* Heights will be subject to site-area and building-performance criteria.

DA6 | VISION PLAN | BUILT FORM



NOTES

- B1** Higher buildings along Great Eastern Highway to be set forward within site minimising overshadowing.
- B2** Additional density and height at key landmark sites subject to performance criteria.
- B3** Residential buildings and height to address the street edge.
- B4** New built form to minimise interface issues with adjacent industrial properties.
- B5** Predominantly two to three-storey residential development within the residential neighbourhood.
- B6** Medium density residential developments adjacent the central open space network.
- B7** A mix of villa/townhouses and apartments provides opportunity for private open areas.
- B8** Optimised residential development through the creation of larger land parcels.
- B9** Low-rise commercial development within a parkland setting at interface with residential neighbourhood.
- B10** Commercial and retail development adjacent the Station Plaza.

LEGEND

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|-------------------------|--------------------------|
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| Residential ≤8 storeys* | |

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DA6 | VISION PLAN | MOVEMENT



NOTES

- M1** Great Eastern Highway upgrades / Brearley Avenue decommission.
- M2** Retention of 'Left-in, left-out' Great Eastern Highway at intersections with Boulder, Central and Bulong Avenues.
- M3** Upgrade to Coolgardie Avenue intersection, as a primary entry point to the residential neighbourhood.
- M4** Great Eastern Highway mixed use sites access via Boulder, Central, Bulong and Coolgardie Avenue, reciprocal rights at rear of development.
- M5** Design and treatment of Coolgardie Avenue, Redcliffe Road and First Street intersections upgraded.
- M6** Fauntleroy Avenue (upgraded) / street and intersection, Dunreath Drive and Boud Avenue to be main access points to Perth Airport Estate.
- M7** New / improved pedestrian/cycle movement network.
- M8** New streets within neighbourhood improving vehicular circulation and movement.
- M9** Kanowna Avenue with treatments to minimise traffic movement and speed past the Redcliffe Primary School.
- M10** Stanton Road / Second Street access to new station with minor connection through to Coolgardie Avenue subject to further study.
- M11** New Station within the walkable catchment of residential neighbourhood.
- M12** Bus pick-up/drop-off and 'kiss and ride' parking provided alongside the Station Plaza.
- M13** Bus layover bays integrated with street network near Station Plaza.
- M14** Park and Ride parking facility (500 bays).

LEGEND

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| Residential ≤8 storeys* | |

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DA6 | VISION PLAN | PUBLIC REALM



NOTES

- P1** Potential for landscaped edge along Great Eastern Highway creating a green buffer.
- P2** Small park retaining existing trees and providing continuous green edge. Living stream opportunity.
- P3** Large open space area providing informal / formal / active play and community event opportunities. Living stream potential.
- P4** Medium sized open space area providing a mix of passive and active opportunities.
- P5** Small linear open space area creating a network and linkage between the open space areas whilst providing opportunities for abutting residential development to overlook.
- P6** Large Plaza completing the network of open space areas.
- P7** New and existing internal residential streets improved and upgraded.
- P8** Opportunity to consider Redcliffe Primary School playing fields for shared public use.
- P9** Landscaped buffer between residential neighbourhood and Perth Airport land.
- P10** Attractive, pedestrian friendly streetscape zone approaching the Station Plaza.
- P11** Station Plaza designed as a 'vibrant', 'multifunctional', 'community-oriented' public space.
- P12** Park and Ride car park subject to detailed design and landscape treatment.

LEGEND

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