

1 Frequently Asked Questions

1. What is being proposed?

Christ Church Grammar School (CCGS) is seeking community feedback prior to lodging a Scheme Amendment with the Town of Cambridge for the Mount Claremont playing fields site. Pending feedback and consultation with the various stakeholders a Scheme Amendment would propose an appropriate zone to potentially enable future development on the site. It is likely that a Precinct Structure Plan will also need to be prepared.

At this early stage, CCGS is not committed to any particular form of development and is seeking community feedback based on the Site Principles Plan which has been prepared. Feedback from the various stakeholders will establish the most appropriate use for the Mount Claremont site and inform what is proposed.

2. Why is this happening?

CCGS, in conjunction with the State Government (Department of Planning, Lands and Heritage), has identified an opportunity to develop a unique and coordinated recreational facility at the former Brockway Road landfill.

Progressing this opportunity will result in the Mount Claremont playing fields becoming surplus to CCGS. On the basis that the Mount Claremont playing fields is a privately owned site and will no longer be required as sporting fields by the School, CCGS is currently exploring what the future use of the site is likely to be.



Figure 1. Context map depicting the two sites

3. What will purchasing the Brockway land mean for the School community?

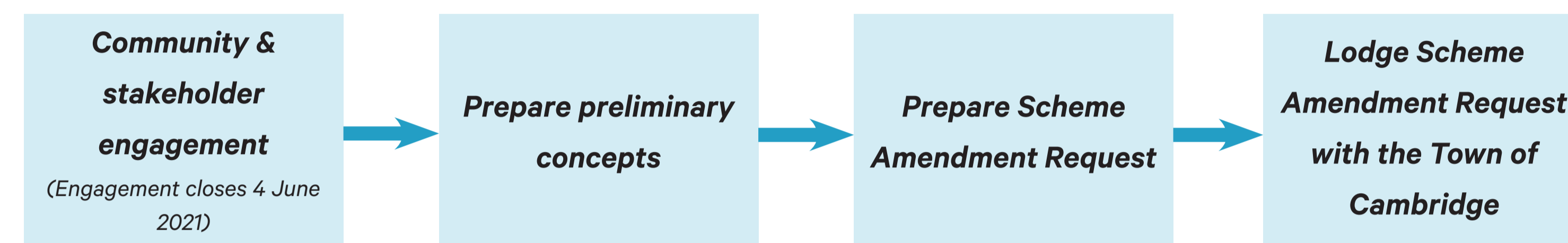
This proposal will result in all school sporting activities taking place within a consolidated sporting precinct spread across the existing St Johns Wood playing fields and the proposed new Brockway playing fields site. The consolidation will result in a single location for all sports and superior sporting facilities for the School and wider community to enjoy.

4. What has the planning process been to date, and what does it look like moving forward?

To Date

- In August 2020 CCGS made a submission to the Department of Planning, Lands and Heritage on the Town's Local Planning Strategy requesting that CCGS's Mount Claremont Playing Fields be considered as a potential future development site.
- Recently, informal contact has been made with the Town of Cambridge and the Department of Planning, Lands and Heritage about the proposal moving forward and likely planning processes required.

Future Actions



5. When were the Mount Claremont playing fields purchased?

Christ Church Grammar School bought the 20 acres of land from the City of Perth in 1959 for 15,000 pounds. The fields and memorial pavilion were opened in 1963 and have been open to the public when not in use by the School.

Timeline of the purchase of the Mount Claremont playing fields:

- 1955** At Headmaster Peter Moyes' request, School Council includes addendum to Master Plan recommending inclusion of additional playing fields.
- 1959** CCGS purchases Mount Claremont land (Swan Location 1911) from City of Perth via incremental instalments with the title to be transferred to CCGS only on receipt of final instalment.
- 1963** Ovals and pavilion at Mount Claremont opened on 10 October but development work continues.
- 1966** Mount Claremont clearing and levelling completed.
- 1971** Final purchase instalment received by City of Perth and title deeds transferred to the school.
- 1984** Due to expansion, school commences discussions with City of Perth to purchase land adjoining Mount Claremont playing fields.
- 1988** School informed that purchase of additional land at Mount Claremont was not possible as lands are to be incorporated into a regional park (CCGS goes on to purchase St John's Wood site in 1999).

2 Frequently Asked Questions

6. What is the project timeline moving forward?

Below is a summary of the scheme amendment process to occur and timing estimates. The timeframe for lodgement of a potential Precinct Structure Plan is to be determined.

Second Quarter 2021

- Following the conclusion of the consultation process, a Scheme Amendment request will be submitted to the Town of Cambridge for consideration.

Third Quarter 2021 to Second Quarter 2022

- Town of Cambridge will undertake an assessment of the Scheme Amendment and resolve to either initiate the Amendment for advertisement or not to proceed with the Amendment.
- If the Scheme Amendment is initiated, the Town of Cambridge will refer the Amendment to the Environmental Protection Authority and Western Australian Planning Commission for review prior to advertising commencing.
- The Scheme Amendment will be publicly advertised following the above processes being completed, for a period of 60 days.
- Town of Cambridge will consider the submissions received and have 90 days to pass a resolution on the Scheme Amendment. Council can either support the Amendment (with or without modification), advertise modifications proposed (if required), or not support the amendment.

Third Quarter 2022

- The Amendment will be provided to the Western Australian Planning Commission for consideration. The Western Australian Planning Commission will have 90 days to make a recommendation to the Minister.

Fourth Quarter 2022

- Minister will make a determination on the Amendment. The Minister may direct modifications to be made and choose to readvertise if necessary.

THE MOUNT CLAREMONT PLAYING FIELDS DEVELOPMENT

7. What is the Mount Claremont playing fields development likely to look like?

This is not known at this stage; however, a principles plan has been prepared and will be used when element engage with stakeholders to discuss possible development principles.

8. When are any works likely to commence on the Mount Claremont playing fields?

There is no set date for development to begin, as works on the Mount Claremont site are subject to approvals from the various stakeholders. Works on the Mount Claremont site will not commence until such time as the new Brockway playing fields are ready for use by CCGS and the public.

9. How many properties will be generated and what will be the density of housing?

This is not known at this stage.

10. What will be the value of the proposed properties?

This is not known at this stage.

11. How will the development manage increased traffic and road congestion?

Additional information will be developed alongside a future concept that will look at traffic and access.

12. What will the setbacks from Fortview Road and McClemans Road be?

The principles plan suggests a moderate setback from both streets, however at this early stage the exact dimensions have not been determined.

13. What percentage of the site would remain parkland and usable by the community?

The principles plan indicates areas of potential open space however the extent has yet to be determined. Some early feedback indicates that open space that could be used for semi active activities, such as dog walking, kicking a football would be welcomed from the community.

ST JOHN'S WOOD CONSOLIDATED PLAYING FIELDS

14. What is happening with the land acquisition and transfer related to St John's Wood new playing fields?

The School is still negotiating the terms of the sale with the State government. It expects to have completed these negotiations within the next couple of months.

15. What is planned for the St John's Wood playing fields?

The School is consolidating all its field sports at the one location in what will be a state-of-the-art facility. The new playing fields will be made available to the community at all times that the School is not using the facility.



Figure 2. Drone image of St John's Wood playing fields (green denotes the new site)

16. Will the public continue to have access to the new playing fields and associated facilities at St John's Wood?

Yes, the public will continue to have access to the existing playing field facilities at St John's Wood and the new Brockway playing fields once completed.

17. When will the consolidated playing fields become available for public use?

At this early stage, it is anticipated that the consolidated playing fields may be available for public use in 2025.

PROJECT UPDATES

If you have any questions or advice in relation to the proposal, please do not hesitate to contact **element** via email at ccgsmtclaremont@elementwa.com.au. For further information, please visit <https://www.ccgswa.edu.au/community/masterplan/mt-claremont-playing-fields>.