



# Local Planning Policy D.G.S5

Wills Transport Site – 122  
Marine Terrace & 3 South  
Street, South Fremantle



# Wills Transport Site – 122 Marine Terrace & 3 South Street, South Fremantle

## Statutory background

The Policy constitutes a local planning policy as per section 7 of the Residential Design Codes and under Local Planning Scheme No. 4.

## Objectives

- To provide design guidance for the policy area in conjunction with other relevant council policies.
- To achieve an attractive streetscape and a high level of amenity for the policy area and surrounding locality.

## Application

The policy applies to the area bounded by Marine Terrace, Louisa Street, Coral Street and South Street.

The policy provides general guidance for the site overall and deals individually with each street frontage of the area.

The provisions of the Residential Design Codes apply except where specifically stated otherwise.

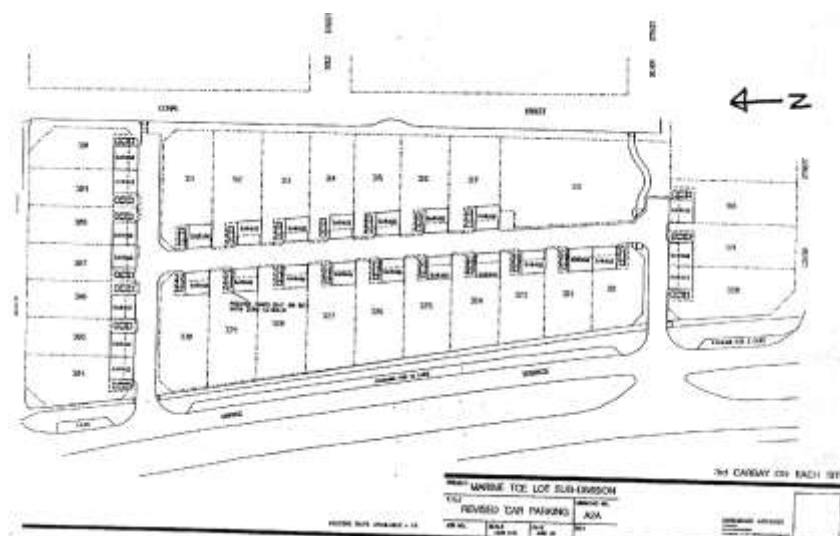
## Policy statement

### 1. General Provisions

The single residential character of the street block should be maintained.

All lots shall have vehicular access solely via the internal laneway of the site.

Each lot shall make provision for an on-site visitor car parking bay, as indicated below in the Visitor Car Parking Plan, and the bay shall be maintained in perpetuity as a clear area for visitor parking.



Gates to the potential on-site visitor car parking bay should ideally be of automatic opening/closing and should not swing out to the lane where they would be an obstruction.

Given the provision for a potential on-site visitor car parking bay, it is emphasised that the design of dwellings should include another private open space area of minimum 24m<sup>2</sup>.

Surveillance from private property into the public areas on site and surrounding the site is encouraged.

All lots which have a common boundary with the public open space area, or which are directly opposite the public open space area (Lots 14,18,19,21,22 & 23) are required to provide a garage-top terrace/room/studio to provide for passive surveillance of the public open space area.

Garage-top rooms may be permitted on all lots if overlooking and other amenity issues are addressed to the satisfaction of Council.

Shade devices such as verandas and awnings may encroach up to 1m into setback areas except where specifically stated otherwise. Buildings should be set back or indented to achieve an efficient shading of veranda decks, balconies and windows.

Landscaping shall be provided to the laneway and front setback areas in a manner to provide for shade and softening of development. Landscaping should be designed to maximize clear pedestrian views throughout the laneway system.

Setbacks from laneways – 0.75m to garages.

Garages shall be located directly opposite one another on the laneways wherever possible.

Maximum width of garage per lot 9m.

All lots shall be provided with a hardstand adjacent to the laneway to allow for convenient bin collection.

All levels shall be calculated from natural ground level of the site – i.e., the ground level post-subdivision ref 120031.

## **2. Land uses**

In accordance with the stated intent of the subdivision application for the site; the Fremantle Planning Strategy and Local Planning Scheme No. 4, Residential uses are permitted. All other uses should be compatible with the Residence zone including home business as defined in Local Planning Scheme No. 4.

This site is specifically excluded from the portion of Council's Policy D.G.F16 'Marine Terrace Policy (including South Fremantle)' where that policy states that ".....Mixed use development may take place on those sites with redevelopment opportunity."

## **3. Coral Street**

### *Setbacks*

- Front – 3m to building line; 1.5m to verandas.
- Side North – as per Residential Design Codes.
- Side South – single storey (max 3.0m) parapet walls permitted if set back a minimum of 5m from the front boundary. Otherwise as per the Residential Design Codes.
- Rear – 0.75m to garage.

### *Building*

- Single storey development fronting the street, having regard to the traditional form of development in Coral Street.
- Front verandas the full width of buildings encouraged.
- Upper storey development may be permitted if set back 7.5m from the front boundary. Height limit of upper storeys in accordance with Area B standards of the Residential Design Codes.
- Traditional roof forms – generally hipped roof at around 30°.
- Vertical proportion to windows encouraged in sympathy with traditional development on Coral Street.

### *Open space*

- Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 6m x 9m required with northerly aspect.

## **4. South Street**

### *Setbacks*

- Front – 1.5m.
- Sides – Nil (1.5m to Marine Terrace).
- Rear – 0.75m to garage.

### *Building*

- Two storey development to the street. Height limit in accordance with Area B standards of the Residential Design Codes.
- Third floor may be included if set back 4m from front of building. Height limit in accordance with Area C standards of the Residential Design Codes.
- Lot 1 to be 3 storey development to the street. Height limit in accordance with Area C standards of the Residential Design Codes.
- Height limit 6m (including height of roofs) within 12m of rear boundary.

### *Open Space*

- Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 4m x 4m required at the rear of development.

## **5. Marine Terrace**

### *Setbacks*

- Front – 3m (measured at southern boundary).
- Side north – as per Residential Design Codes.
- Side south – as per Residential Design Codes.
- Exceptions – 2 storey parapets may be permitted set back 5m from front boundary and 12m from rear boundary.
- Upper storey 'lookout' rooms to be set back 4m from south side boundary.
- Rear – 0.75m to garages

### *Building*

- Façade to be at right angles to southern boundary.
- Two storey development to the street. Height limit in accordance with Area B standards of the Residential Design Codes. Exception – a third storey 4m x 4m 'lookout' room or terrace may be permitted up to the height limit of the Area C standard of the Residential Design Codes.

### *Open Space*

- Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 6m x 9m required with northerly aspect.

## **6. Louisa Street**

### *Setbacks*

- Front – 4m to verandas, balconies & other structures.
- Side west as per the Residential Design Codes.

- Exception – setback to Marine Terrace to be 4m.
- Side east – as per the Residential Design Codes.
- Rear – 0.75m to garages.

#### *Building*

- Single storey development fronting the street.
- Two storey development may be permitted if set back 10m setback from the front boundary.
- Development may be permissible within roof spaces.
- Development to provide a transition between the existing small-scale development on Louisa Street and the proposed larger scale of Marine Terrace.

#### *Open Space*

- Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 6m x 6m required with northerly aspect.

### **7. Other Policy considerations**

Note: all other relevant policies will be used in assessment of development applications on site, including:

- Residential Design Codes of Western Australia
- Local Planning Policy D.G.F16 – Marine Terrace Policy (including South Fremantle) – Except in regard to the permissibility of mixed use development
- Local Planning Policy 2.9 – Residential Streetscapes Policy
- Local Planning Policy 2.8 – Fences

<b>Responsibility and review information</b>	
<b>Responsible officer:</b>	Manager Strategic Planning and City Design
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