



CITY OF FREMANTLE

LOCAL PLANNING POLICY 3.18

BEACONSFIELD AND WHITE GUM VALLEY LOCAL CENTRE AREAS

ADOPTION DATE: 6/12/2017
AUTHORITY: LOCAL PLANNING SCHEME NO.4

STATUTORY BACKGROUND

The *Planning and Development (Local Planning Schemes) Regulations 2015* Deemed Provisions contained in Schedule 2, Part 2, provide the requirements for making a local planning policy.

Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, requires the Local Government to consider a broad range of matters when determining an application.

Clause 4.2.2 of the City's Local Planning Scheme No. 4 states that unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform to the provisions of the Residential Design Codes.

Schedule 8 of Local Planning Scheme No. 4 provides the additional development standards including height and density for the sub areas 5.3.1 and 6.3.1 the subject of this local planning policy (refer to appendix 1 for summary of these sub area requirements).

APPLICATION

This policy applies to lots 214-228 South Street, White Gum Valley and lots 199-213 South Street, Beaconsfield.

In the event that there is a conflict between this policy, and a provision contained within a Local Area Planning Policy, the most specific policy provision shall prevail.

DEFINITIONS

Active Edges: Street frontages where there is an active engagement between those in the street and those on the ground floors of buildings characteristically achieved through building design and land use activation via retail and commercial opportunities.

Deep Planting Zone (DPZ): means an area of the lot for the exclusive use of supporting plant life. The deep planting zone shall be a minimum length and width dimension of 4.5 metres and water permeable, unpaved and uncovered. The deep planting zone shall not be used for vehicle parking or access and contain no buildings, structures, or pergolas.

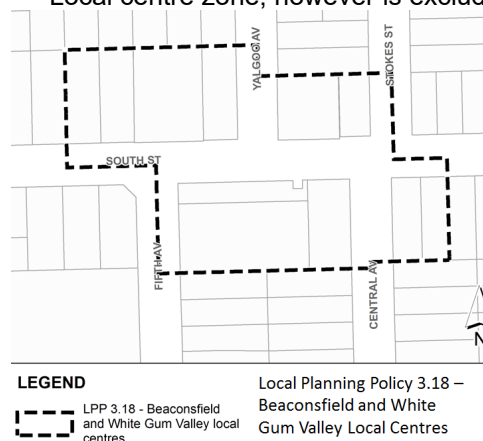
All other definitions are as defined in the State Planning Policy 3.1 - Residential Design Codes and the City's Local Planning Scheme No.4.

PURPOSE

The purpose of this policy is to provide controls that will ensure that developments enhance the character of the area, preserve established development interfaces, and provide high levels of public realm engagement. The design objectives and criteria in this policy are intended to assist proponents in preparing their development applications.

POLICY AREA

Note: 230 (lot 32) South Street, WGV (corner of Stokes & South Street) is in the Local centre zone, however is excluded from consideration under this policy.



POLICY

1. Development is to demonstrate it meets the following design objectives. The design criteria provide specific points to consider when meeting the design objective.

| LOCAL PLANNING POLICY DESIGN OBJECTIVES <i>Site Specific Development controls (in addition to LPS4 Schedule 8 Provisions – Appendix 1)</i> | |
|---|---|
| DEVELOPMENT CONTEXT | |
| Design objectives: | Development should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable. |
| Design criteria: | <ul style="list-style-type: none"> • Site design shall be responsive to neighbouring sites, the existing context and neighbouring public realm resulting in a positive contribution to the neighbourhood. • Development shall be sensitive to the interface with residential lots. |
| ARCHITECTURAL EXPRESSION AND ARTICULATION AND DWELLING DESIGN | |
| Design objectives: | <p>Development must convey a contemporary and high quality architectural response with active edges at ground level and articulated facades above including appropriate building form design to South Street frontages to achieve vibrant and stimulating pedestrian experiences.</p> <p>Building design must positively respond to the surrounding urban context, streets, and neighbouring properties and be sensitive to the interface with properties in the Residential zone.</p> <p>New development should encourage innovative and imaginative development that provides variety, articulation and building outcomes that will enhance the visual amenity of the area.</p> |
| Design criteria: | <ul style="list-style-type: none"> • The South Street ground level building facades of retail and commercial tenancies shall be designed to address the street via entries and windows to create interest and a sense of activity within the building. • Development fronting Residential zoned properties shall demonstrate a design response that is sensitive to this interface. • Internalised habitable rooms, including bedrooms, will not be permitted. • At least 60% of apartments shall be naturally cross ventilated. |

| SITE PLANNING, ORIENTATION AND SETBACKS |
|---|
| Design objectives: |
| Building design must demonstrate satisfactory site planning, orientation and setbacks, with specific attention to the following areas: |
| <ul style="list-style-type: none"> – the South Street road setback in terms of building setback and public realm interface – the interface with Residential zoned properties – the existing topography of the site. |
| Design criteria: |
| <ul style="list-style-type: none"> • Buildings shall be oriented to the street and neighbouring buildings so as to maximise amenity, including architectural form to the street, solar access and visual privacy. • Where level changes occur on sites development shall ensure floor levels and entrances to buildings appropriately interface with the ground plane and adjoining properties. |
| CORNERS (BUILDINGS) |
| Design objectives: |
| Development on lots with more than one street frontage shall address and activate both street frontages. |
| Design criteria: |
| <ul style="list-style-type: none"> • Buildings on corners shall address both street frontages and include strong architectural expression to both facades. The ground floor shall provide surveillance and an active edge to the corner return. • Blank walls to corner frontages will not be permitted. |

LOCAL PLANNING POLICY DESIGN OBJECTIVES

Site Specific Development controls (in addition to LPS4 Schedule 8 Provisions – Appendix 1)

LANDSCAPE DESIGN AND PUBLIC DOMAIN INTERFACE

Design objectives:

Building design must ensure retail areas facilitate the creation of street level activity and vitality of South Street.

Developments must achieve a high quality public realm streetscape that is complimentary to the wider neighbourhood.

Landscaped interfaces between development and South Street shall give expression and character to this location.

Design criteria:

- Footpaths, landscaping and awning shelters shall be included in new developments where considered acceptable by MainRoads WA and the Department of Planning.
- Consider the interim opportunities for land in the Metropolitan Regional Scheme Primary Regional Road reserve setback to benefit the areas' building and streetscape responses. Where possible, a coordinated approach with adjoining properties should be achieved.
- Development shall maximise opportunities to introduce deep planting zones for the protection of new trees.

BUILDING SERVICES

Design objectives:

Services are to be well integrated and have minimal visual and acoustic impact on the public realm and adjacent buildings.

Design criteria:

- Waste management and storage designs shall minimise the impact on adjoining residences, and be screened from view. Access to a site for, and the logistics of, waste management are to be discussed with the City of Fremantle and MainRoads WA prior to lodging a development application.
- Building mechanical services including plant and service equipment shall be integrated into the roof design and/or not be visible above the roof line of the building facade from the public realm.

VEHICLE PARKING AND ACCESS

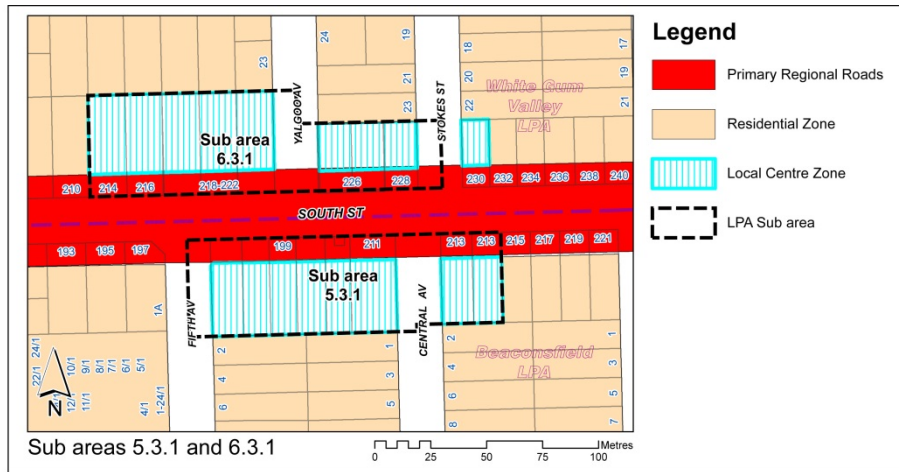
Design objectives:

On-site vehicle parking and access is appropriately located to minimise adverse visual impact on the streetscape.

Design criteria:

- Where possible, vehicle access shall be taken from the rear of the site.
- Where car parking is provided underground or in a building, car park access shall be integrated with the building's overall facade.

APPENDIX 1 – SUMMARY OF LPS4 SCHEDULE 8 - SUB AREAS 5.3.1 & 6.3.1



Sub Area Map – Sub Area 5.3.1 and 6.3.1

| SUMMARY OF SCHEDULE 8 PROVISIONS <small>(contained within Local Planning Scheme No.4)</small> | |
|---|---|
| Within sub area 5.3.1 and 6.3.1, clause 5.2.5 does not apply. The following additional development standards apply. | |
| SUB AREA 5.3.1 AND SUB AREA 6.3.1 ADDITIONAL DEVELOPMENT STANDARDS | |
| ACHIEVABLE RESIDENTIAL DENSITY CODE | |
| R100 ¹ | |
| LAND USE | |
| South Street frontage | Mandatory non-residential land uses for ground floor |
| BUILDING HEIGHT (minimum) | |
| South Street frontage | 7.0m ² |
| BUILDING HEIGHT (maximum) | |
| Lots less than 1000m ² | 13.0m top of pitched roof ³ |
| | 10.0m top of external wall ³ |
| Lots equal or greater than 1000m ² | as per R100 height requirements in Table 4 of the R-Codes ³ |
| South Street frontage | New building development ground floors shall not be more than 600mm above the adjacent footpath |
| | Floor to floor heights for new building development situated on the ground floor shall be a minimum of 4.0m above the adjacent footpath |

| BUILDING HEIGHT BUFFER | |
|--|--|
| Development proposed within 5m of adjoining residential zoned lands | 9.0m top of pitched roof |
| | 6.0m top of external wall |
| Development proposed within 15m of adjoining residential zoned lands | 12.0m top of pitched roof |
| | 9.0m top of external wall |
| BUILDING SETBACKS | |
| South Street frontage | 10.0m minimum ⁵ |
| | 12.0m maximum ⁵ |
| | Maximum building separation distance of 6.0m per lot (aggregated) ⁶ |
| BOUNDARY WALLS | |
| Lot boundary of adjoining residential zoned land outside of the sub area | 3.5m maximum height and 3.0m average height Maximum length restricted to two thirds of the length of the boundary |
| BUILDING FRONTAGES | |
| South Street frontage | Building facade to incorporate windows and doors at the ground floor and windows to the first level |
| CAR PARKING AND VEHICLE ACCESS | |
| South Street frontage | Primary vehicle access shall be located from side street for all corner lots |
| | Traffic Impact Assessment shall be submitted to support any planning application for lots with frontage to South Street ⁴ . |
| | Vehicle parking is restricted to rear of buildings and/or below ground level |
| OPEN SPACE | |
| Overall minimum open space | 30% of site area ⁷ |
| LANDSCAPING | |
| All R100 development | 10% minimum of site area shall be landscaped with planting and permeable surfaces |

Notes:

- ¹ All development to be in accordance with R100 Residential Design Code provisions, except where otherwise specified in this policy.
- ² A minimum building height of 7 metres, including a building facade on the South Street frontage which incorporates windows and doors at the ground floor and windows to the first floor level to create interest and a sense of activity within the building, applies.
- ³ The building height buffer must also be considered when applying these heights.
- ⁴ The Traffic Impact Assessment (required as specified in Schedule 8 Provisions) is to be undertaken by a suitably qualified traffic engineer and shall be submitted in support of application for planning approval.
- ⁵ Unless Main Roads has no objection to a reduced street setback.
- ⁶ Applies to ground floor level of development to South Street only. The 6.0m maximum aggregate width applies to spaces between the buildings and/or to the building side lot setbacks.
- ⁷ Where development respects existing or preferred neighbourhood character.