



Local Planning Policy D.G.S6

South Beach Village

South Beach Village

Statutory background

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) provide the ability for local governments to prepare a local planning policy on any matter relevant to the planning scheme area.

Introduction and purpose

The purpose of the policy is to encourage a vibrant, modern, coastal residential development that visually incorporates design elements that are compatible with the character of South Fremantle.

All development in the City of Fremantle is required to comply with Local Planning Scheme No. 4. This policy should also be read in conjunction with Local Planning Scheme No. 4, Council's Local Planning Policies and the Residential Design Codes of Western Australia.

Objectives

The policy objectives are:

- To ensure development design embodies a coastal character reflecting the climate and feel of Fremantle's beaches rather than conventional suburbs.
- To promote building design and development that is compatible with the character of South Fremantle.
- To provide a mix of building materials, colours and textures.

Application

This policy is applicable to lots highlighted in orange in figure one below:

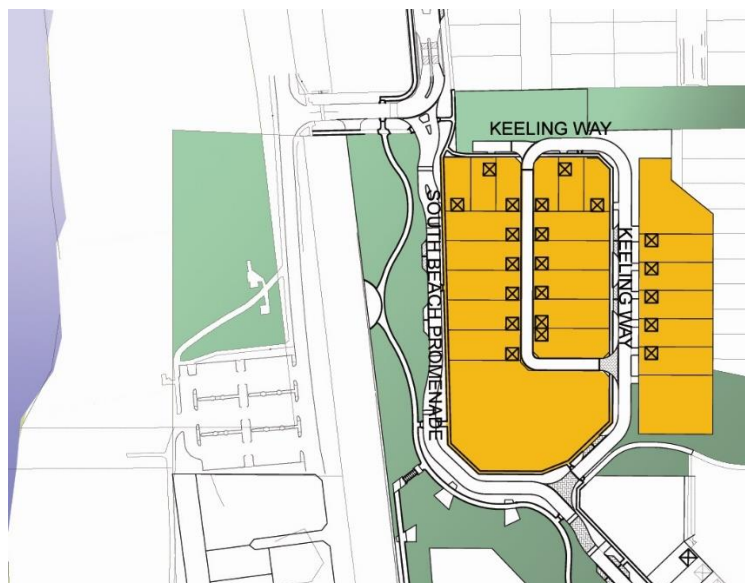


Figure one – Policy area

Appendix One

Policy statement

1. General development requirements

Development shall be in accordance with Local Planning Scheme No. 4 with specific reference to Development Plan 14. The development requirements provided below are provided in addition to those within Local Planning Scheme No. 4, the Residential Design Codes of Western Australia and the City of Fremantle's Local Planning Policies. The policy also provides for interpretation of Scheme requirements in appendix one.

Where an inconsistency between this policy and the Scheme arises, the Scheme shall prevail.

2. Elevations

Building elevations shall be in accordance with the following development requirements.

Elevations are to be articulated on those parts of the dwelling that are visible from the primary street and public open space by varying the setbacks and /or construction materials.

Elevations must address the primary street and any adjacent public open space by way of design, fenestration and clearly identifiable vertically articulated entry.

Passive surveillance must be ensured over primary and secondary streets and public open space. This shall be achieved by the provision of major openings to these areas which allow passive surveillance.

Dwellings on corner lots shall be designed to address both street frontages by way of design, fenestration and clearly identifiable vertically articulated entry.

3. Building materials

Buildings shall be in accordance with the following development requirements.

A blend a mix of building materials, colours and textures shall be provided to create architectural interest.

Predominant building base colours should be light, natural, earthy and synonymous with the coastal landscape.

Predominately masonry face brick wall construction will not be approved. Use in highlights and features is however supported.

Natural and /or reconstituted limestone blocks will be accepted in building design.

4. Carports and garages

Carports and garages shall be in accordance with the following development requirements and locations identified in appendix one.

Vehicles must be accommodated on site with minimal obtrusiveness and adequate provision made for vehicle manoeuvring.

The garage door must be a panel lift door of timber or steel with a horizontal timber panel door look.

Triple width garages are not permitted.

Approved finishes for the driveway include the following:

Appendix One

- Masonry and clay paving.
- Precast concrete pavers which are planed, honed or split faced.
- Exposed aggregate concrete finish.
- Coloured concrete with feature inserts.
- Liquid limestone.

5. Ancillary development and services

Ancillary development and services shall be in accordance with the following development requirements.

External fixtures shall be in accordance with the acceptable development standards of Element 5.4.4 of the Residential Design Codes. Where this is not achievable external fixtures that are screened from view shall be determined as meeting the performance criteria of the Residential Design Codes of Western Australia.

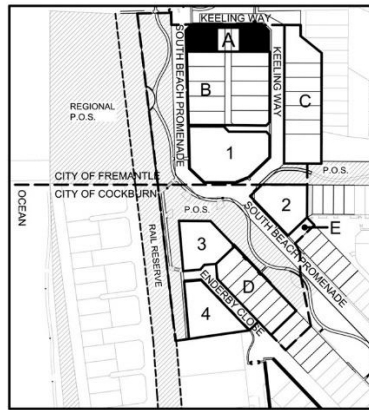
6. Fencing

Where front and side fences are proposed forward of the front building line, they will be restricted to 1.2m in height from natural ground level. All portions of the front fences shall be a minimum of 50% visually permeable excluding piers. (Refer to the Residential Design Codes of Western Australia for definition of visually permeable).

Fencing materials to be of masonry, timber or steel, and can include pickets or horizontal slats, brickwork or limestone.

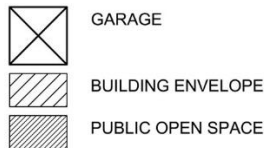
Responsibility and review information	
Responsible officer:	Manager Strategic Planning and City Design
Document adoption/approval details	26 July 2006 – PSC0707-115
Document amendment details	23 March 2022 – PC2203-12
Next review date	23 March 2026

Appendix One



LOCATION PLAN

LEGEND



CITY OF FREMANTLE

HEIGHT

-5.5m maximum external wall height of single residential development, measured from the ground level.

-8.5m maximum to the overall roof ridge above ground level.

ROOF PITCH

- 33 degrees maximum pitch.

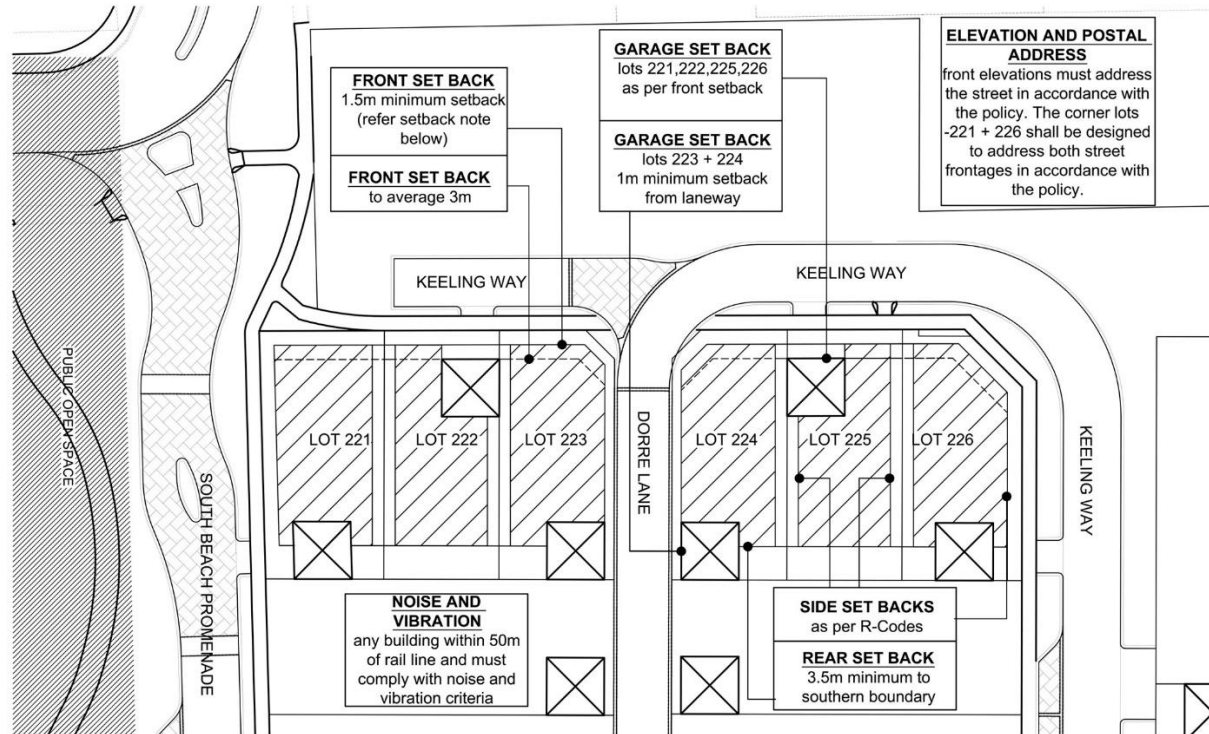
ROOF FORM

Flat and curved roofs are permitted subject to compliance with the insulation requirements (as set below) and providing the roof falls within the building envelope as set out in tables A and B of Development Plan 14

FRONT SETBACKS

Notwithstanding the minimum front set back of 3m, Council may permit the front setback requirement to be averaged subject to the following:

- an absolute minimum setback of 1.5m, averaging to be in accordance with the methodology outlined in the R codes, and
- the applicant must demonstrate to the Council's satisfaction that a reduced setback will not be detrimental to the amenity of the area.



GARAGES AND CARPORTS

All garages and carports will be accessed from laneways where provided. Where there is no rear laneway, access may be from off the Primary Street, and subject to the front setbacks.

FENCING

All fencing should be as per the policy and is limited to 1.2m high from natural ground level with 50% visually permeable where the fence is forward of the building line.

WINDOWS

All northern windows shall contain glazed (sufficient to allow light penetration) windows or surfaces representing a minimum of 50% of the total wall area.

Windows / Glazed surfaces should:

- through the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for northern walls.
- through the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for eastern and western walls for the major part of the day.
- generally be limited on eastern and western surfaces with preference for vertical elements where required.

phases where required.

ANCILLARY DEVELOPMENT AND SERVICES

The City encourages the installation of solar or gas hot water systems for all heating requirements. Gas, solar hot water systems, air conditioning, cooling units and external "things" should be installed in accordance with the policy.

INSULATION

All dwellings shall be installed with a minimum R2.5 rating in ceilings or R2 rating together with double sided insulation beneath the roof surface and be of insulated brick cavity or construction with a similar thermal characteristic.

NOISE AND VIBRATION

Any residential development within 50m of the rail line will be required to demonstrate compliance with noise and vibration criteria set out in the Noise Management Plan required under Statement No 560 published by the Minister for the Environment on 22 December 2002 (South Beach Village Noise Management Strategy, August 2002), and accompanying qualifying correspondence approved by WAPC on 11th March 2003).

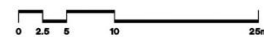


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TYPE A



Note: City of Fremantle Town Planning Scheme No.3 and DP14 prevail over these guidelines.

PROJECT NO:
0358

PROJECT:
SOUTH BEACH - LANDCORP

DRAWING:
APPENDIX 1 - TYPE A

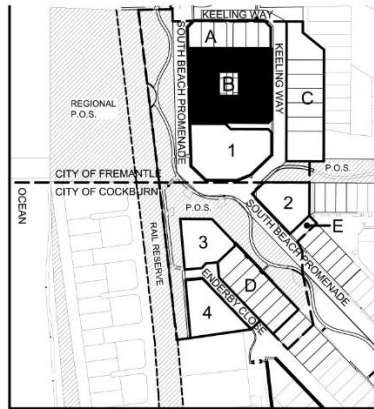
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guidelines20041018 / DAPS

SCALE:
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DATE:
MAY 2006

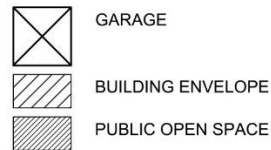
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Appendix One



LOCATION PLAN

LEGEND



CITY of FREMANTLE

HEIGHT

-5.5m maximum external wall height of single residential development, measured from the ground level.

-8.5m maximum to the overall roof ridge above ground level.

ROOF PITCH

- 33 degrees maximum pitch.

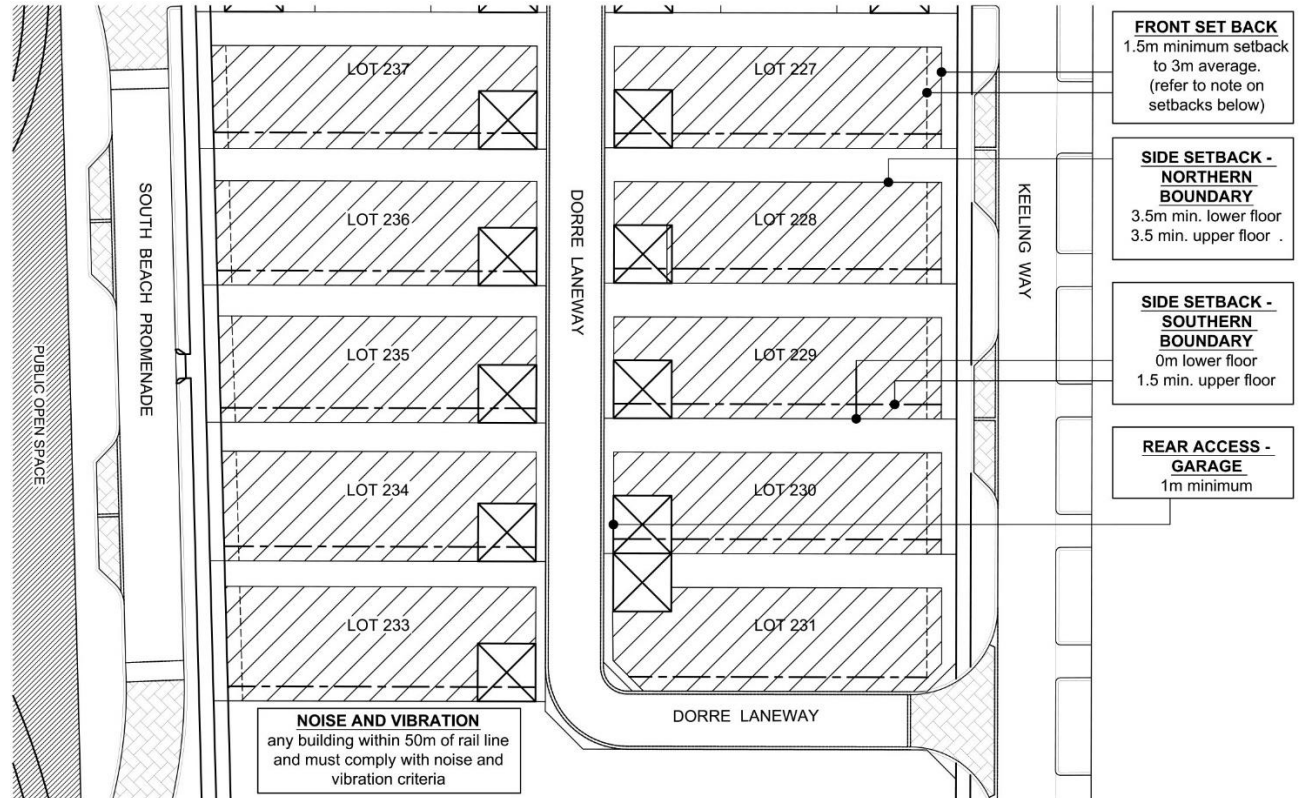
ROOF FORM

Flat and curved roofs are permitted subject to compliance with the insulation requirements (as set below) and providing the roof falls within the building envelope as set out in tables A and B of Development Plan 14

FRONT SETBACKS

Notwithstanding the minimum front set back of 3m, Council may permit the front setback requirement to be averaged subject to the following:

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GARAGES AND CARPORTS

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FENCING

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WINDOWS

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Windows / Glazed surfaces should:

- through the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for northern walls.
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- generally be limited on eastern and western surfaces with preference for vertical elements.

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ANCILLARY DEVELOPMENT AND SERVICES

The City encourages the installation of solar or gas hot water systems for all heating requirements. Gas, solar hot water systems, air conditioning, cooling units and external "ttings should be installed in accordance with the policy.

INSULATION

All dwellings shall be installed with a minimum R2.5 rating in ceilings or R2 rating together with double sided insulation beneath the roof surface and be of insulated brick cavity or construction with a similar thermal characteristic.

NOISE AND VIBRATION

Any residential development within 50m of the rail line will be required to demonstrate compliance with noise and vibration criteria set out in the Noise Management Plan required under Statement No 560 published by the Minister for the Environment on 22 December 2002 (South Beach Village Noise Management Strategy, August 2002, and accompanying qualifying correspondence approved by WAPC on 11th March 2003).



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TYPE B



Note: City of Fremantle Town Planning Scheme No.3 and DP14 prevail over these guidelines.

PROJECT NO:
0358

PROJECT:
SOUTH BEACH - LANDCORP

DRAWING:
APPENDIX 1 - TYPE B

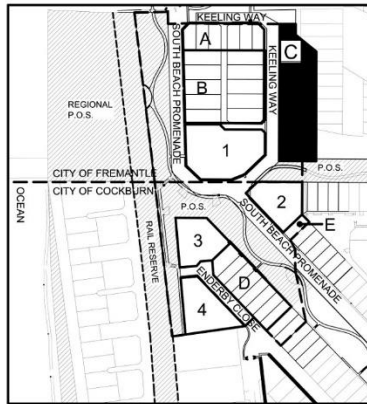
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MAY 2006

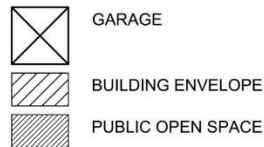
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Appendix One



LOCATION PLAN

LEGEND



TYPE C

Note: City of Fremantle Town Planning Scheme No.3 and DP14 prevail over these guidelines.

CITY of FREMANTLE

HEIGHT SINGLE RESIDENTIAL R20

-5.5m maximum external wall height of single residential development, measured from the ground level.

-8.5m maximum to the overall roof ridge above ground level.

HEIGHT GROUP DWELLING R30

-6m maximum external wall height of single residential development, measured from the ground level.

-9m maximum to the overall roof ridge above ground level.

ROOF PITCH

- 33 degrees maximum pitch.

ROOF FORM

Flat and curved roofs are permitted subject to compliance with the insulation requirements (as set below) and providing the roof falls within the building envelope as set out in table A and B of Development Plan 14

FRONT SETBACKS

Notwithstanding the minimum front set back of 3m, Council may permit the front setback requirement to be averaged subject to the following:

- an absolute minimum setback of 1.5m, averaging to be in accordance with the methodology outlined in the R codes, and
- the applicant must demonstrate to the Council's satisfaction that a reduced setback will not be detrimental to the amenity of the area.

OPEN SPACE GROUP DWELLINGS R30

-40% minimum open space

-32sqm minimum private open space.

GARAGES AND CARPORTS

All garages and carports will be accessed from laneways where provided. Where there is no rear laneway, access may be from off the Primary Street, and subject to the front setbacks.

FENCING

All fencing should be as per policy and is limited to 1.2m high from natural ground level and 50% visually permeable area, where the fence is forward of the building line.

WINDOWS

All northern windows shall contain glazed (sufficient to allow light penetration) windows or surfaces representing a minimum of 50% of the total wall area.

Windows / Glazed surfaces should:

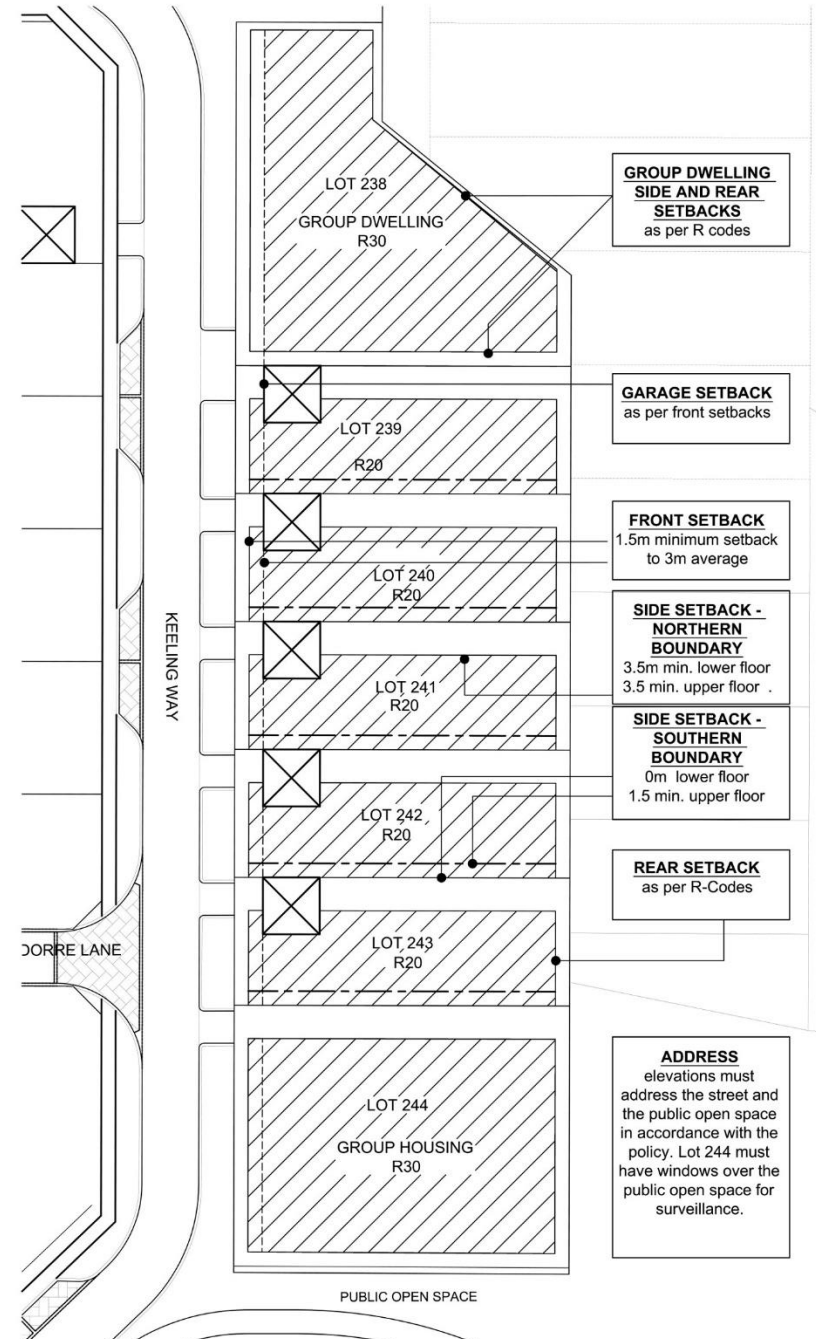
- through the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for northern walls.
- through the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for eastern and western walls for the major part of the day.
- generally be limited on eastern and western surfaces with preference for vertical emphasis where required.

ANCILLARY DEVELOPMENT AND SERVICES

The City encourages the installation of solar or gas hot water systems for all heating requirements. Gas, solar hot water systems, air conditioning, cooling units and external "ttings should be installed in accordance with the policy.

INSULATION

All dwellings shall be installed with a minimum R2.5 rating in ceilings or R2 rating together with double sided insulation beneath the roof surface and be of insulated brick cavity or construction with a similar thermal characteristic.



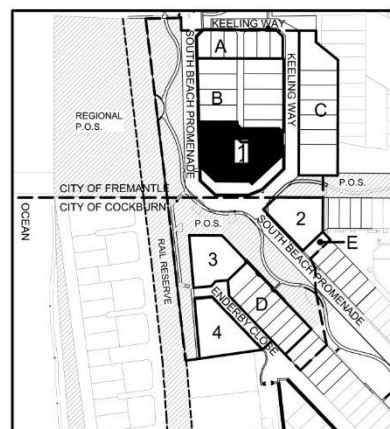
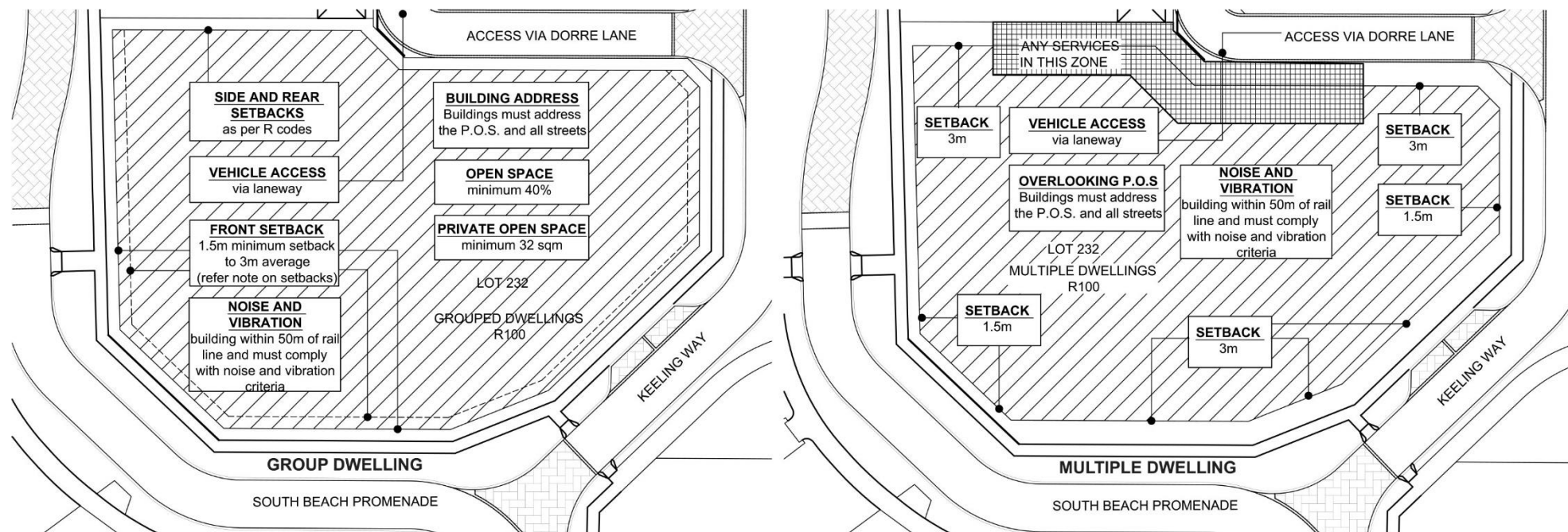
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PROJECT NO: 0358	PROJECT: SOUTH BEACH - LANDCORP
DRAWING: APPENDIX 1 - TYPE C	
DRAWING NO: j:\projects\0358\guidelines\20041018 / DAPS	SCALE: 1:500 @A3
	DATE: MAY 2006

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Appendix One



LOCATION PLAN

LEGEND

-  BUILDING ENVELOPE
 PUBLIC OPEN SPACE
 SERVICE ZONE

CITY of FREMANTLE

HEIGHT GROUP DWELLINGS

- 6m maximum external wall height of group dwelling development, measured from the ground level.
- 9m maximum to the overall roof ridge above ground level.

HEIGHT MULTIPLE DWELLINGS

- 10m maximum external wall height of multiple dwelling development, measured from the ground level.
- 14m maximum to the overall roof ridge above ground level.

ROOF PITCH

- 33 degrees maximum pitch.

ROOF FORM

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FRONT SETBACKS

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- b) the applicant must demonstrate to the Council's satisfaction that a reduced setback will not be detrimental to the amenity of the area.

OPEN SPACE GROUP DWELLINGS

40% minimum open space
32sqm minimum private open space

OPEN SPACE MULTIPLE DWELLINGS

GARAGES AND CARPORTS -GROUP DWELLING
All garages and carports will be accessed from the laneway.

CAR PARKING ACCESS LAYOUT - MULTIPLE DWELLING

All parking areas shall be designed in accordance with the relevant Australian Standard. Car parking must be located internally on the lot, and in a manner that minimises streetscape impact and pedestrian con'icts.

Access shall be accessed via the adjoining laneway.

FENCING
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NOISE AND VIBRATION

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Note: City of Fremantle Town Planning Scheme No.3 and DP14 prevail over these guidelines.

TYPE 1- LOT 232



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PROJECT NO: 0358 PROJECT: SOUTH BEACH - LANDCORP

DRAWING: APPENDIX 1 - TYPE 1- LOT 232

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