

MARINE TERRACE POLICY (INCLUDING SOUTH FREMANTLE)

OBJECTIVE

The objective of this policy is to encourage a form and scale of development appropriate to Marine Terrace's character as a sea-front forming an edge between the City and the ocean. Development should not adversely affect residential uses in adjoining streets. The identification and fostering of heritage elements on and adjacent to Marine Terrace also forms an integral part of the policy.

POLICY

1. The following elements shall be encouraged in order to satisfy the Objective:
 - 1.1. The general character of the area should be distinctly inner urban.
 - 1.2. Marine Terrace should act as a seafront boulevard and a formal gateway entrance to the city.
 - 1.3. Development should be 'hard edged' relating directly to the street, both on the horizontal and vertical planes. Development should be of a scale appropriate to its setting and serve to close off the ends of the streetblocks abutting Marine Terrace. Incongruous isolated developments, and the overdevelopment of individual sites, will not be supported.
 - 1.4. Landscaping should be formal, consistent with the status of Marine Terrace as a 'boulevard entrance' to the city.
 - 1.5. All uses that are residential or have a general relationship to harbour activities both industrial and recreational would be encouraged, given the usual environmental standards.

In more detail the three sections of Marine Terrace should have the following roles and characteristics:

(i) **Norfolk Street to South Street**

This area should retain a mixed use commercial/residential character. Acceptable uses could include serviced apartments, residential, marine industry and offices. A maximum height limit of three storeys should apply to sites capable of being redeveloped, as greater heights would be incongruous with the adjacent residential neighbourhoods. A number of the buildings in this area have local historic significance and the Council will encourage their retention and restoration.

(ii) South Street to Scott Street

This area should remain predominantly residential in character, and domestic in scale. Mixed use developments may occur on those sites with redevelopment opportunity. Many of the dwellings have local historic significance and the Council will encourage their retention and restoration.

(iii) Scott Street to Douro Road

Larger scale residential and marine related development would be accommodated in this section of Marine Terrace. The maximum height of development for consideration is three storeys.

Adopted: 20/8/84
Amended: 18/2/91 and 21/12/92