

D.G.F29 SUFFOLK TO SOUTH STREETS LOCAL AREA

OBJECTIVE

The objectives of this Policy are to:

1. Ensure that any new development in or adjoining the policy area contributes to the preservation and enhancement of the cultural heritage of the area. This includes defining the residential core (area A) and mixed use/commercial areas (areas B and C) and preserving the traditional building forms and streetscapes.
2. Define permitted land uses for each policy sub-precinct (areas A, B and C) as a basis for determining applications for development in the policy area.
3. Endeavour to meet the amenity expectations of residents concerning the quality of their environment including its pleasantness, character, beauty, harmony in the exterior design of buildings, privacy, preservation of views and security, noise and traffic movement (note this definition is based on TPS3).
4. Recognise the land use and functional requirements of the adjoining local centre on the corner of South Terrace and Wray Avenue.

POLICY

1.0 Policy Area

The policy applies to properties located between South and Marine Terraces, and Suffolk and South Streets, Fremantle as indicated in the policy area map. The area has been divided into three sub-precincts A, B and C (see Figure 1).

2.0 Land Use

The Council recognises the location of the policy area adjoining the Fremantle city centre. Traditional commercial activity along the South Terrace and Marine Terrace frontages is also acknowledged. Located in between South and Marine Terraces are primarily private dwellings, many of which are listed on Council's Municipal Heritage Inventory.

Council seeks to prevent commercial development spreading from the city centre, South Terrace and Marine Terrace into the residential area in order to:

- safeguard the vitality and concentration of commercial activity in the city centre where appropriate facilities such as car parking are provided;

- protect the amenity *expectations* of residents in the policy area; and
- protect the heritage character of the buildings and traditional land uses in the policy area.

This is consistent with objectives 1 and 7 of the City's Commercial Development Policy for Fremantle (D.B2) (see section 2.1(b) and 2.7).

It should be noted that Council discourages non-residential uses within residential buildings. Refer to Policy D.B.U4 Non-Residential Uses in Residential Buildings.

Two land use zones occur in the policy area (Residence and Inner Urban) and the Town Planning Scheme No. 3 Map should be consulted for the specific zoning of each site.

Three sub precincts are recognised (see figure 1):

Area A - Residence zoned properties

Area B - Inner Urban zoned properties along South Terrace

Area C - Inner Urban zoned properties along Marine Terrace

The Council will only support the following land uses in each sub-precinct (refer to the Town Planning Scheme No. 3 or Town Planning Regulations 1999 definitions unless otherwise stated).

2.1 Area A - Residence zoned properties

Permitted uses will be restricted to:

- Residence - private, as defined in the Scheme,
- Home office - a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not:
 - entail clients or customers travelling to and from the dwelling; or
 - involve any advertising signs on the premises.

Applications for other forms of home occupation will be subject to Council discretion, however, businesses which involve nuisance or delivery vehicles and/or customer/client vehicles may not be supported as they can contribute to noise, parking congestion and additional traffic that reduce residential amenity.

Applications for other forms of residential development (Residence – other), including a lodging house and 'Bed and Breakfast' accommodation, will be subject to Council discretion.

2.2 Area B - Inner Urban zoned properties along South Terrace

For properties zoned Inner Urban along South Terrace a range of uses can be considered at Council's discretion as prescribed in the Scheme. Uses will be assessed on their ability to contain all

impacts such as noise and car parking on site, and to protect the amenity *expectations* of adjoining residential properties.

Late night venues serving alcohol (nightclubs or restaurants with extended opening hours) will not be permitted in the policy area due to the proximity to residential premises and distance from supporting amenities in the city centre including parking and taxi ranks. See also Policy D.B.U6 Late Night Entertainment Venues Serving Alcohol.

Uses that contribute to and consolidate the function of the existing local centre between Arundel Street and Howard Street will be encouraged. Supported uses may include:

- cafes/coffee shops/restaurants/delis/food outlets
- convenience and general retail goods and services
- commercial and professional offices

Within this area Council will encourage development with an active (pedestrian generating, with doors and windows oriented to the street) street frontage to maintain the vitality of the location and passive surveillance. Other uses (including residential) should be restricted to upper floors only.

Outside of this local centre, retail uses should not be encouraged to reinforce the local centre.

2.3 Area C - Inner Urban zoned properties along Marine Terrace

Refer to Council policy D.G.F16 Marine Terrace Policy (extract provided below).

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.

This area should retain a mixed use commercial/residential character. Acceptable uses could include serviced apartments, residential, marine industry and offices.

3.0 Development Guidelines

Generally, development should relate to the scale, height, form and mass of the existing buildings. Development should be consistent with the requirements of the Scheme, in particular Table 2, the Residential Planning Codes and Council's existing policies. Council may grant variations, in accordance with Clause 49 and 52 of the Scheme to achieve development that is consistent with the desired character and scale of the area, in order to contribute to the preservation and enhancement of cultural heritage.

Development should contribute to the traditional streetscape and amenity including:

- orientation of openings, awnings, verandahs and balconies to street frontages;
- consistency in wall heights, roof pitches, building materials and colours;
- minimisation of overshadowing and overlooking of adjacent residential developments; and
- passive solar orientation and energy efficient building design principles.

Car parking should be provided on-site in accordance with the requirements of Table 3 of the Scheme and the Residential Planning Codes and should comply with the following requirements:

- car parking bays should be located in a position that minimises the impact on the amenity of the streetscape; and
- where possible, accessways should not reduce on-street car parking bays.

3.1 Within Area A:

Residential development should be predominantly single storey and in accordance with Council's Policy D.B.H1 Urban Design and Streetscape Guidelines.

3.2 Within Area B

Development within the local centre (Howard to Arundel) should be compatible with existing development and form a continuous strip of shop fronts..

Outside of the local centre, development should conform with the requirements of Table 2.

3.3 Within Area C:

Refer to Council policy D.G.F16 Marine Terrace Policy (extract provided below)

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.

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.

4.0 Other Matters

Where development applications include enhancement of streets in the area, such works shall be consistent with the Council's streetscape requirements.

The policy area contains a significant number of buildings that are listed on the Council's interim Municipal Heritage Inventory. These buildings are significant in their own right, but also collectively as a precinct. The preservation of these buildings and the streetscape needs careful consideration in any application. Council advice in relation to the heritage value and issues associated with existing buildings should be sought.

Other Council policies may apply to applications for development in this area and advice in regard to a specific application should be sought from the Council prior to lodgement.

Related Policies:

D.B2 Commercial Development Policy for Fremantle
D.B.U4 Non-Residential Uses in Residential Buildings
D.B.U6 Late night Entertainment Venues Serving Alcohol
D.C3 Bed and Breakfast Accommodation
D.B.H1 Urban Design and Streetscape Guidelines
D.B.H2 Front Fences and Screen Walls
D.C.10 Dwellings and Visual Privacy
D.C.6 Carports and Garages in Front of the Building Alignment
D.B.H12 Energy Efficient Building Design
D.G.F16 Marine Terrace Policy (including South Fremantle)
D.C.7 Home Occupations (*draft policy*)

Adopted: 23/10/00

