

## **CYPRESS HILL - HARVEST ROAD, CORKHILL STREET AND ALFRED ROAD AND THE SWAN RIVER**

The purpose of this policy statement is to guide the redevelopment of the land known as “Cypress Hill”, bounded by the Swan River Foreshore Reserve, Harvest Road, Corkhill Street and Alfred Road, North Fremantle so as to:

- (i) identify, conserve and enhance the natural and cultural environmental heritage of the cliff tops, cliff face and river foreshores of Cypress Hill and Rocky Bay, North Fremantle, including their archaeological resources;
- (ii) ensure that new development is undertaken in a manner consistent with the cultural heritage significance of the locality in terms of the streetscape and landscape character of the locality;
- (iii) ensure that the overall residential development is modest in scale and complementary to the character of the adjoining streetscapes and to the river setting.
- (iv) ensure that site planning enables development to minimise overshadowing of neighbouring properties and open space areas and maintains reasonable expectations for privacy for new and existing development.
- (v) promotes environmentally sustainable residential development which incorporates energy conservation through insulating materials and passive solar design principles and the selection of energy efficient services and appliances, and includes the choice of construction materials from renewable sources.

### **POLICY**

#### **1. Land Use**

The development of the land shall be single residential. Council will support the recoding of the area to R25, consistent with the approved subdivision of the site. Amalgamation of lots or boundary realignments to permit additional development potential will not be supported. New development should be sympathetic to the character of North Fremantle and should recognise the characteristics of the adjoining Cypress Hill Parks and Recreation reserve.

#### **2. Vegetation and Landscaping**

##### **2.1 Existing Vegetation**

The existing indigenous and regenerated landscape character of the cliff tops, cliff face, Cypress Hill and river

foreshore helps define the existing character of the area, including the view from the river, and is to be conserved and further regenerated. Council does not support the removal of any vegetation within the Foreshore Reserve. Dwellings shall be designed to achieve view corridors through existing vegetation located within the foreshore reserve where necessary.

All development should attempt to retain as much natural vegetation as possible. Significant trees are to be protected during subdivision and development of the site to avoid soil compaction within the drip-line and damage to trunks and/or limbs. This requirement applies equally to trees outside the lot boundaries that may potentially be affected by construction activities.

Trees which are accepted by Council as being suitable for re-location within the development site shall be identified prior to subdivision of the land and re-located prior to development of the land. Wherever possible, significant trees should be retained on road reserves and/or public open space areas.

## 2.2 New Vegetation and Landscaping

Careful selection and positioning of new planting is encouraged, taking into account:

- Mature height and spread of vegetation in relation to the location of lot boundaries and buildings;
- Potential for the species to cause structural damage through root growth, shedding of limbs or other habits;
- Solar design principles;
- Watering requirements;
- Maintenance requirements;
- Selection of species appropriate to the character of North Fremantle and limestone subsoil conditions.

## 3. Levels

The natural ground level on the site shall be retained. The levels of each lot should reflect the existing slope and ground levels on the site, with houses built on plinths or stumps on sloping lots. The benching of sites will not be supported by Council.

## DESIGN GUIDELINES

### 4. Building Design and Materials

#### 4.1 Articulation and Detailing

Buildings should be articulated and provide visual interest and variety through the use of traditional housing elements

such as front doors addressing the street directly; pitched roofs (between 25-45 degrees); verandahs; windows and doors with vertical emphasis. Mock historical style housing, poorly proportioned, with excessive use of 'reproduction' detailing will not be supported.

#### 4.2 Building Materials

Council will seek the use of traditional materials to be used in their traditional colour hues, typical of Fremantle. For example:

Limestone or limestone hue concrete blockwork;

Face brickwork with red/clay based hue colours;

Timber weatherboarding with natural stained or painted finish (imitation weatherboarding may be considered to upper levels ie. viewed at distance).

Corrugated profile sheeting, of the customorb or miniorb profile where visible from the street. Red and Green colours, particularly in roofing may be considered inappropriate as relating more to heritage homes than new build.

Clay roof tiles, or imitation (concrete) tiles with red/clay based hue colours.

### 5. Building Alignment and Orientation

#### 5.1 Energy Efficient Design

Dwellings are to be designed to be energy efficient with particular attention being paid to the principles of passive solar design achieved through the insulation of roofs and walls, use of eaves, awnings and verandahs to shade windows (where required), design and choice of planting, and choice of materials. Where possible, construction materials from renewable sources should be selected. The selection of energy efficient services and appliances is also encouraged.

For the purposes of calculating solar access it is advised that in Fremantle the vertical angle of the sun at noon on 21 June is 33°. At least one area of private open space (minimum 24m<sup>2</sup>) should be located in a manner that permits at least 50% of that area to receive sunlight at noon on 21 June. This principle will be applied to adjoining lots where the design of adjoining development is known. The choice of garden planting should include consideration of the likelihood of the mature specimen to cause undesirable overshadowing of private open space and adjoining properties.

## 5.2 Orientation

New dwellings are to be sited in the traditional manner, which is to be aligned parallel with lot boundaries and orientated towards the street. The residence should also address the street in a traditional manner with front doors and windows facing the (primary) street.

## 5.3 Corner Lots

Houses on lots with more than one frontage to a public space (street, lane or public open space) are to address all frontages. Corner lots are to address the primary street as the major frontage. The secondary frontage/s should be articulated and provide a degree of visual interaction with the public space and should not contain blank walls or service ducts. There should also be a limited amount of screen fencing.

## 5.4 Lots with Access from Subdivisional Lane or Right-Of-Carriageways

Houses on lots with sole frontage to the subdivisional lane are to address the lane as the traditional street frontage. Houses on lots with frontages to both Corkhill Street and the lane are to address the street as the major frontage. An exception will be made for Lot 220 which may adopt the lane as the primary frontage.

Houses on lots 201 and 202 should address the right-of-carriageway in a traditional street manner.

## 6. Setbacks

Setbacks are measured at 90° to the adjacent lot boundary. Due to the desire to achieve a consistent building line to streets, averaging of setbacks is not considered appropriate in this subdivision and will not be supported.

### 6.1 Primary Street Setbacks

Setbacks from primary street frontages are to be as follows:

Primary Frontage	Setback
Corkhill Street	3.0m
Ainslie Road	4.0m
Harvest Road	9.0m
Alfred Road	3.0m

### 6.2 Secondary Street Setbacks

The setback from a secondary street frontage is to be a minimum of 1.5m.

### 6.3 Setbacks from the Foreshore Reserve

All building on lots abutting the Swan River Foreshore Reserve is to be set back a minimum (not an average) of 6.0m from the rear boundary. Development of small, single storey, free standing structures of open construction, such as pergolas, will be considered within the rear setback, to within 4 metres of the rear boundary, on their merits.

### 6.4 Setbacks from the Lane or Right-of-Carriageway

Dwellings on lots with frontage to the subdivisional lane or right-of-carriageway are to have a minimum setback of 4.0m from the lane or right-of-carriageway. Dwellings on corner lots with a secondary frontage to the lane or right-of-carriageway may be set back a minimum of 2.0m from the lane, including carports or garages.

### 6.5 Side Setbacks

Side setbacks are to be in accordance with the requirements of the Residential Planning Codes. Variations will be considered if they will not adversely affect the amenity of any adjoining property. Nil side setbacks will not be supported on lots abutting any public open space or foreshore reserve. R Code requirements will be applied in these instances.

### 6.6 Garages and Carports

Carports and garages should comply with Council's Policy D.C.6 'Carports and Garages in Front of the Building Alignment' and should not be located forward of the building line except where it abuts the lane or right-of-carriageway. On lots with access from the lane or right-of-carriageway, carports and garages should be accessed from the lane or right-of-carriageway rather than from Corkhill, Ainslie, Alfred or Harvest Roads.

## 7. Building Height and Scale

New buildings are to be of a height and scale consistent with the predominant established height and scale of local single residential buildings in the immediate area. Building height is measured from the finished ground level of the lot. A storey is generally considered to have a height of 3m. Double volume spaces will be considered as two storeys. Habitable roof space will be considered on its merits but will not be supported if it results in the specified height limitations being exceeded.

### 7.1 Wall Height on Nil Setbacks

No wall approved with a nil setback may exceed 3.5m in height.

7.2 Lots bounded by Alfred Road, Corkhill Street and Ainslie Road

A two storey height limit applies to development on these lots. The maximum wall height is 6.0m and the maximum overall height (to the roof ridge line) is 9.0m.

7.3 Lots bounded by Corkhill Street, Ainslie and Harvest Roads

Lot 203: Building on this lot is limited to two storeys. A maximum wall height of 6.0m and a maximum ridge height of 9.0m applies.

Lots 204 – 206: Buildings are limited to a single storey on the Ainslie Road frontage, with a maximum wall height of 4.0m and a maximum ridge height of 6.0m. The maximum wall height facing the rear boundary of these lots is to be 9.0m and may include an undercroft garage at the rear. Particular care is to be taken to minimise the visual bulk of buildings on these lots through roof architecture and stepping buildings down the slope.

Lots 201 and 202: Buildings are limited to two storeys in height including any undercroft garage and shall step down with the slope of the land. Maximum permissible wall height is 6.0m with a maximum overall height of 9.0m. Council will not support filling of land but will consider alternative construction methods (such as plinths or stumps/stilts) to retain the existing landscape/contours as much as possible.

Where undercroft garages are proposed the garage will be considered as a single storey for the purposes of calculating building height

8. Front fences

Low front fences are encouraged in order to maintain an interaction between the dwellings and the street. Front fences and screen walls are to comply with the City of Fremantle Policy D.B.H2 'Front Fences and Screen Walls'. This limit (generally 1.2 metres) shall apply to all fences forward of the building line including dividing fences. These requirements also apply to lots with sole frontage to the lane.

8.1 Fences on Secondary Frontages and Cypress Hill Regional Parks and Recreation Reserve

Fences and screen walls to secondary streets for corner lots and lots abutting the Cypress Hill Regional Parks and Recreation reserve shall be permitted to a height of 1.8m behind the building alignment of the dwelling. In such cases, 50% of the length of the fence on each public

boundary must be of open construction, with infill of a design acceptable to the Council.

#### 8.2 Fences abutting the Swan River Foreshore Reserve

Fences abutting the Swan River Foreshore Reserve will be highly visible and must therefore be of a consistently high quality and cohesive design. They are to be of open construction to a maximum height of 1.8m measured from the foreshore ground level along the boundary. Fences should contain regularly spaced piers to a maximum of 1.8m in height and infill of a design acceptable to the Council.

#### 8.3 Fencing Materials

Fences should be constructed of traditional materials including limestone, cement render, wrought iron (including steel and other metal finishes) and timber pickets and should complement the materials used in the dwelling. Generally a vertical style of fencing is preferred. Fencing materials and designs are to be specified in plans submitted to the Council for approval. Fibro cement, sheet metal, pinelap, brushwood and similar materials will not be supported.

#### 8.4 Existing Features

There is an existing heritage limestone retaining wall that runs along the southern boundary of lots 201 and 202 where they front Harvest Road. Fencing along this frontage, if required, is to be self supporting and setback a minimum of 1 metre behind the existing wall. The maximum permitted fence height along the top of this wall is 1.2m with piers/posts to a maximum of 1.4m.

The creation of additional openings to Lot 202 through the existing limestone wall along Harvest Road is not permitted. Pedestrian access may be made to lot 201 by shortening the wall at the eastern end by up to 1.5m. Any such proposals will have to be made in close co-operation with Council with particular attention being paid to heritage, engineering and safety requirements.

### 9. Open Space and Privacy

#### 9.1 Open Space

All lots are to achieve a minimum total open space provision of 50% this may be varied to a minimum of 45% in addition to the provisions of Clause 61 of the Scheme for lots under 400m<sup>2</sup>, where good design characteristics incorporating passive solar principles warrant such a variation.

## 9.2 Private Open Space

Open space should be configured so that it is useable by the occupants of the dwelling. To this end, each dwelling is to be provided with at least one private courtyard area with a minimum dimension of 4.0m and a minimum area of 24m<sup>2</sup>. Front setbacks are not to be included in the provision of private courtyard spaces, as they will not be permitted to be screened to afford adequate privacy. The provision of additional open space in the form of balconies, decks or terraces is encouraged and where possible should be north facing and should be directly accessible from the living area of the dwelling.

## 9.3 Visual Privacy

Council acknowledges that because of lot sizes and residents' desire to obtain river views, some level of overlooking is likely to occur. Therefore, Council may consider variations to Policy D.C.10 "Visual Privacy for Dwellings" to facilitate river views and vistas where it can be demonstrated that the amenity of adjoining lots will not be adversely affected by such variations. The privacy of courtyard areas on adjoining lots must not be compromised.

## 9.4 Acoustic Privacy

Smaller lot sizes mean neighbours are closer together. If the possibility of noise is a concern, consideration should be given to incorporating noise attenuation measures into the design of dwellings in order to minimise the transmittal of noise. Such measures may involve the choice of building materials including insulation and glazing, and the orientation of major openings and private outdoor spaces.

## 10. Aerials, Air Conditioners and Other Services

All building services are to be screened from view from public spaces and neighbouring buildings. Building services include such items as air conditioning ducts and condensers, bin storage areas, meter boxes, clothes drying areas, hot water systems, television and dish antennas.

## 11. Geotechnical Conditions

The site is perched above limestone cliffs adjacent to the Swan River. A geotechnical report has been prepared for the Cypress Hill site by Gordon Geological Consultants. It has been assessed that the site does not contain any large solution tubes, swallow holes or dolines, other than a depression in the vicinity of Lot 209 which may require further investigation. Council may require landowners to undertake a detailed geotechnical survey of their lot, at their cost, prior to the issue of a building licence.



12. Truncations and Road Construction

Wherever possible truncations on street corners will not be required. All road pavement within the subdivision shall be constructed with black bitumen surface.

13. Other Relevant Policies

These guidelines are intended to supplement the provisions of the Town Planning Scheme No 3, Residential Planning Codes and Statements of Planning Policies and should be read in conjunction with those documents. In determining any application for planning consent the Council will have regard to these guidelines, the Scheme and Policies. The following policies shall also be considered in the design of residential buildings:

- (a) Council's Policy D.B.H1 'Urban Design and Streetscape Guidelines'.
- (b) Council's Policy D.C.10 'Dwellings and Visual Privacy'.
- (c) Council's Policy D.C.6 'Carports and Garages in Front of the Building Alignment'.
- (d) Council's Policy D.B.H2 'Front Fences and Screen Walls'.
- (e) Council's Policy D.B.H.3 'Development Levels (Extent of Cut and Fill)'.

*Adopted:* 7/12/98  
*Amended:* 23/10/00