

THOMPSON, ALFRED, RULE AND HARVEST LOCAL AREA

OBJECTIVES

The objectives of this policy are to:

1. Ensure that any new development in the policy area complements the existing built heritage and streetscape character of the area.
2. 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 and access to solar energy and natural sunlight.

POLICY

1.0 Policy Area

The policy applies to properties located in the area bounded by Thompson Road, Alfred Road, Rule Street and Harvest Road in North Fremantle.

2.0 Development Guidelines

2.1 General

Council may grant variations to the building requirements set out in table 2, in accordance with Clause 49 of the Scheme, to achieve development that will comply with the objectives of this policy.

Generally, development should relate to the scale, height, form and mass of the existing dwellings in the street block and policy area.

Development should contribute to the traditional streetscape and amenity including:

- orientation of openings, awnings, verandahs and balconies to street frontages;
- minimisation of overshadowing and overlooking of adjacent residential developments; and
- passive solar orientation and energy efficient building design principles.

2.2 Building Height

2.2.1 General

A maximum height of two storeys will be permitted (5.7 metre external wall height and 7.7 metres to roof ridge) as measured from ground level (see definitions below) and refer to figure 1.

In granting consent to the **maximum** heights prescribed, Council shall be satisfied in regard to all of the following:

- a) that the proposal is consistent with predominant height patterns of properties in the street block and the policy area generally,
- b) the proposal would not be detrimental to the amenity of adjoining properties, and
- c) the proposal would be consistent, if applicable, with conservation objectives for the site and any other relevant matter outlined in Council's Development and Land Use Policy manual.

Council may impose a lesser height in the event that the proposal does not satisfy any of the above requirements.

2.2.2 Variation to Height Requirement – How to Deal with Sloping Sites

Where there is a variation in ground level over a given lot of greater than one metre, Council may average the height requirement subject to:

- a) no portion of the external wall exceeding the maximum height limit by greater than 1.5 metres,
- b) compliance with Council's cut and fill policy (D.B.H3), and
- c) compliance with points 2.2.1 a) - c) above.

See figure 1.

It is acknowledged that on some sites variation in ground level may warrant split level construction in order to comply with the height requirements of the policy. In this case, the height requirements will be calculated separately for each level.

The average height of a building may be determined by the sum of the external wall heights of the four corners of the building divided by four.

2.2.3 Flat Roof Construction

In the case of flat roof construction, Council may allow an additional external wall height of up to a maximum 1.5 metres to allow for parapet construction or a façade treatment.

2.2.4 Basement Car Parking

Council may consider basement or undercroft parking in addition to the two storey height limit, subject to the following:

- a) the basement being exclusively designed and utilised for the parking of a maximum of two motor vehicles,
- b) a minimum of 50% of the volume of the basement space being located below ground level, and
- c) compliance with the overall height requirements specified above.

2.3 Car Parking

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 be located in a position that minimises the impact on the amenity of the streetscape.

2.4 Building Design

Articulation and Detailing

Buildings should be articulated and provide visual interest and variety through the use of front doors and windows addressing the street directly; verandahs; windows and doors with vertical emphasis. Mock historical style housing, poorly proportioned, with excessive use of 'reproduction' detailing will not be supported.

3.0 Other Matters

3.1 Streetscape

Where development applications include enhancement of streets in the area, such works shall be consistent with the Council's streetscape requirements. Policy D.B.H1 should be considered in this regard.

3.2 Heritage

The policy area is within the North Fremantle heritage precinct defined in the City of Fremantle Municipal Heritage Inventory. The area also contains a number of individually listed limestone features and dwellings that are significant in their own right, as well as the precinct. The preservation of these buildings and the streetscape needs careful consideration in any development application. Council advice in relation to the heritage value and issues associated with existing buildings should be sought.

3.3 Other Policies

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 include:

D.B.H1 Urban Design and Streetscape Guidelines
D.B.H2 Front Fences and Screen Walls
D.B.H3 Development Levels (Extent of Cut and Fill)
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

Definitions

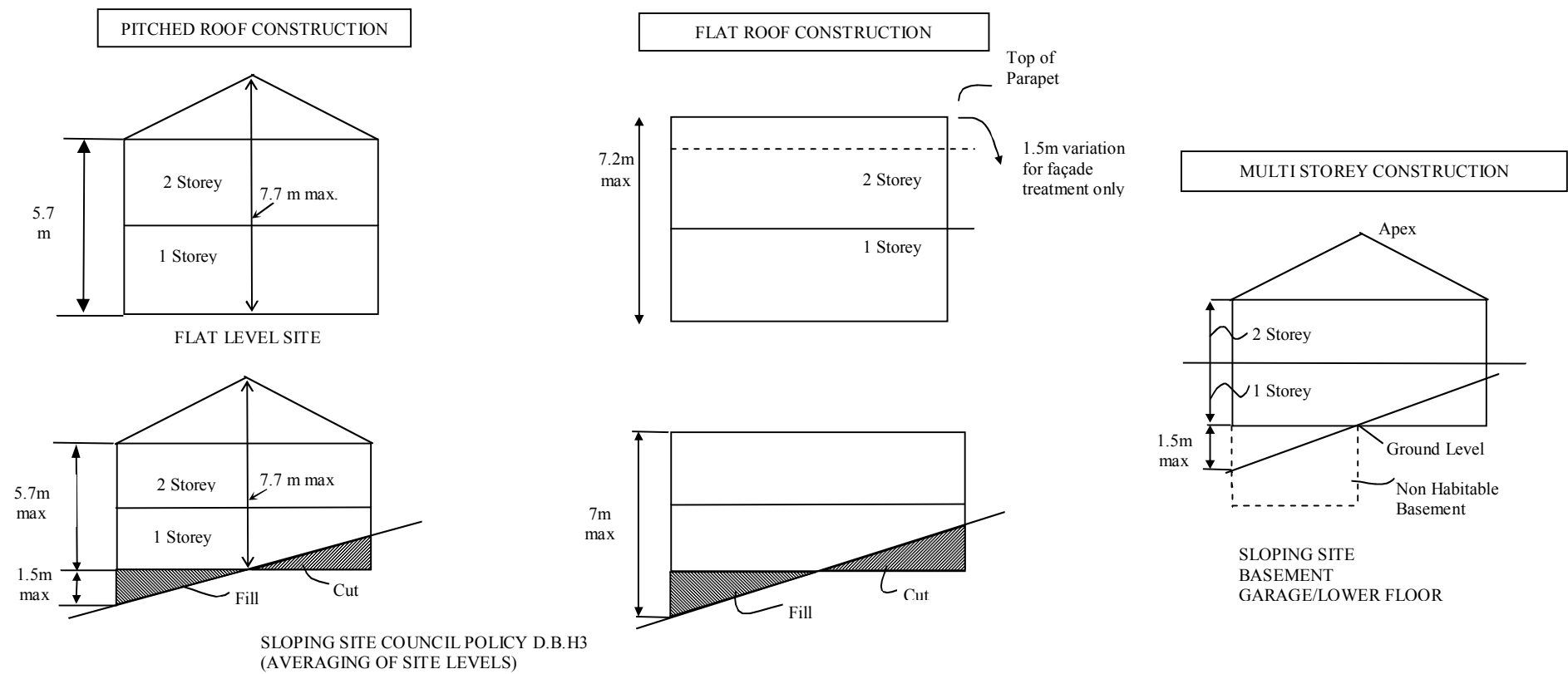
Ground level at any point for the purposes of determining the height of a wall or building, means the ground level which existed prior to development (including any earth works). Subject to Council discretion, Council may deem the approved finished ground level resulting from subdivision as natural ground level.

Height means the maximum vertical distance between ground level and the finished roof height directly above, and "external wall height" means the maximum vertical distance between the adjoining ground level and the top of the wall at the point of intersection with the eaves directly above.

Adopted by Council 12/8/2002

Figure 1

CALCULATION OF BUILDING HEIGHTS



Note: Refer Council Policy D.B.H3 Development Levels (Extent of Cut and Fill)