D.G.S2

SOUTH TERRACE, SOUTH AND ATTFIELD STREETS AND LEFROY ROAD LOCAL AREA

OBJECTIVE

The objective of this policy is to protect the amenity of the Local Area while reinforcing its role within the City and allowing compatible development.

POLICY

(Refer to file - 3.66.136)

Adopted: 21/3/93
POLICY PD 2.2.7
Access and Location of
Intill Development in Residential Areas

SCHEDULE 17 -
Block bounded by
SOUTH & ATTFIELD Streets,
LEFROY Road & SOUTH Terrace
1. POLICY OBJECTIVES

(i) To acknowledge and protect the amenity of the precinct whilst reinforcing its role within the City and allowing compatible development.

(ii) To ensure that the integrity of existing places is maintained and the existing streetscape is protected.

(iii) To ensure specific attention is paid to the preservation and integrity of heritage places and their surrounds.

(iv) To ensure that new infill development results in a high quality residential development for the proposed dwelling and for existing and adjoining places.

(v) To minimise traffic and parking problems arising from additional development.

2. HERITAGE

From information sources, including the Fremantle Society List, the National Trust, Australian Heritage Commission and the preliminary findings of the South Fremantle Heritage Study, the Council has identified three categories of heritage places. These are places of:

(a) Apparent Heritage Value
(b) Potential Heritage Value
(c) No Heritage Value

These have been indicated on Map One, along with places that recently have had new infill development.

Prior to the Council approving demolition of any places of either potential or apparent heritage value, the place shall be assessed in accordance with the Council's Policy on Procedures for the Recording and Assessment of Places of Heritage Value (PD2.1.10).

In considering the heritage significance of any place, the Council shall also assess the significance of the intact survive buildings and the setting of the place. Factors to be considered in this instance include the presence of substantial vegetation and appropriate space ene around the existing place.

Places of no heritage significance will normally have their demolition approved subject to the provisions of Clause 68 c Town Planning Scheme No. 3, which enables the Council to request the submission of replacement development plans prior to approving demolition. Replacement will be favourably consider providing the design will make a sympathetic contribution to the streetscapes. Criteria to be applied when such contributions are considered are outlined in the Council's Policy on 'Urban Design and Streetscape Guidelines for Residential Development' (PD2.1.15).

3. NEW INFILL DEVELOPMENT

Very few places within this precinct can be developed with an additional dwelling in accordance with the applicable density code of R30.

As such, the majority of infill development may only occur at the Council’s discretion via use of Clause 63(b) of Town Planning Scheme No. 3. This permits the Council consider an increase in density of up to 50% in instances where the existing residence is retained.

This situation gives the Council a substantial opportunity to ensure that a level of infill consent is achieved.
precinct occurs, which also has design of a high standard.

As such, Council shall be mindful that the use of Clause 63(b) is critically dependent on the form of the proposed additional dwelling and its impact on the existing environment and residences.

Those places which contain heritage buildings should be primarily developed by means of restoring, adapting and adding to the existing house and by conservation of its setting.

In cases of no opportunity for vehicular access, no infill development shall be encouraged.

Furthermore, in considering the use of Clause 63(b), the Council shall consider the state of repair of the existing house, and in instances where it is considered appropriate, the Council may impose upgrading requirements on that residence as a condition of granting a discretionary increase in density.

In considering an increase in density associated with the use of Clause 63(b), the Council must be satisfied that the quality of site planning and design warrants the use of discretion. The impact on adjoining places will also be carefully considered to ensure that issues such as privacy, access and scale of development are addressed.

The criteria applied in considering new proposals are as follows:

(i) The effect of the proposal in terms of conservation and enhancement of the architectural or historical character and appearance of:
- the area as a whole.
- the streetscape.
- adjoining houses or works.
- the subject house and its setting.

(ii) The need to provide accommodation consistent with present day standards.

(iii) The need to prevent overdevelopment of sites. Overdevelopment need
determined by the impact new development has on existing places.

In general overdevelopment can be determined by:
- the degree of increase in the intensity of new development in relation to existing traditional intensity;
- greater scale of new buildings;
- the significant reduction of open space provision;
- the availability of land on site to accommodate parking generated by the development; or
- if the vehicles have to park in the street, the degree of undesirable congestion it could create; and
- the impact new development has on existing mature trees on site.

(iv) The particular characteristics of each place which require a specific design response.

In some sections of the precinct urban infill can occur with limited impact. These places have also been represented diagrammatically on Map Two.

These places are considered appropriate for urban infill due to their double street frontages or availability of land and easy access. In these instances, the preferred form of subdivision will be green title.

New development facing the street should reflect the urban patterns of the domestic streets of Fremantle in the following respects:

The primary street frontage of the residence should address the street in the traditional manner, that is, front doors and windows facing the street.

Council supports the reinforcement of these traditional qualities which tend to make experience of the houses from the street more personal and make the houses themselves more inviting.
(a) Building Alignment

Building alignment is an essential factor in determining whether the prevailing pattern and spatial character of the city streets is continued or interrupted. The front setback of new houses should therefore reflect any existing established pattern within the street (see Diagram 1).

(b) Orientation

A related, but separate, design issue to alignment is building orientation, that is, how a building is located on site, and the direction it faces. In general, the traditional domestic streets of Fremantle have houses parallel to and orientated to the street (see Diagram 2).

In these special circumstances, the Council may support the selective, justifiable and small-scale use of design elements which would add interest and diversity to the streetscape; however, the indiscriminate use of these and other architectural fashions likely to be detrimental to the prevailing pattern in the streetscape will be discouraged.

Consideration to passive solar design principles should also be investigated when assessing the orientation of the building on the site. A building form that both contributes to the traditional pattern of the streetscape and incorporates passive solar principles is the most desirable. However, the incorporation of solar design principles should in no way impact upon the integrity of existing places of heritage value, including vegetation.

(c) Front Setbacks

Front areas of new houses should reflect the existing street's pattern, which in general can be described as a lineal progression from road --- fence (gate) --- path --- step --- covered front door (see Diagram 3 - Typical traditional front garden layout).

The fence may be simply stated by vegetation but more often is a picket fence or brick (limestone) wall with a gate (see Diagram 3). The entrance generally upwards (it may be a flight of steps). The front door generally faces the street and often covered by a roof, with a roof separate from the main roof and general at a different pitch. This progression generally occurs over 3-4m (relating to the house's setback from the street). New development should almost always be in straight line unless the existing street pattern varies. This should result in clearly stated public and private realms, and a direct visual relationship between the house and the street.

(d) Corner Houses

Traditionally houses constructed on corner sites have double frontages with front setbacks compatible with the dominant alignments of the existing houses in both streets (see Diagram 4), whilst primarily retaining only one street frontage.

Wherever applicable new corner houses should reflect this pattern. The design of service areas in particular should take into account any unsympathetic impact on the streetscape.

(e) New Infill Development at the Rear of Existing Houses Fronting the Street

New developments should generally reflect the principles of this policy except that the Council may exercise greater flexibility in approving alternative building forms and designs reflective of modern trends as opposed to those simply reproducing traditional architecture giving the existing streetscape its character.

(f) Boundary Walls and Historic Outbuildings

Where existing limestone boundary walls or stables form part of the original surviving setting of the main house, they should be conserved and incorporated into the new development. Freestanding toilets and laundries should be retained wherever practicable.
4. SCALE

The predominant scale of compatible development within this precinct is single storey. In considering the scale of development within this precinct, the Council shall take cognisance of the particular characteristics of each development site, including the form of the existing building environment and building layout of adjoining places. Map Three indicates one and two storey buildings, and places where access to the rear is compromised because of the position of the existing house.

In specified areas, namely Charles Street, William Street and the southern side of Nelson Street, the Council shall generally impose a single storey height limit to new infill development.

In considering any variation to this section of the policy, the Council shall carefully examine the impact of the additional dwelling upon adjoining places, particularly as they relate to building layout.

An example of an appropriate way to achieve this is demonstrated in Diagram 5.

Council shall only vary this requirement in instances where it can be demonstrated that site features or individual designs reveal that the requested form of development can be achieved in a manner that will have no unacceptable impact upon the amenity of the locality and adjoining places. An example of such variation would be to contain a second storey within the roof space with small scale dormers. However, dormers should not impact on the streetscape as seen from the front or side of the place.

Second storey additions should ensure that views from windows are retained on site or are in a skyward direction

(a) Mass

Building mass or bulk is the apparent massiveness of a building in relation to its surroundings. To complement the scale of

be designed to blend with, rather than dominate, that space. ‘Oversized’ buildings which overwhelm existing houses and dominate the streetscape will be discouraged (see Diagram 6).

Where larger infill houses or additions are proposed, the building mass should be articulated to complement the massing of surrounding places.

To this end, building mass should complement the scale of the existing streetscape with new houses being designed to blend with, rather than dominate, the space. Buildings which dominate existing places will be discouraged.

(b) Carports, Garages, Front Fences

Carports or garages in residential developments should comply with the Council’s Policy on ‘Carports and Garages in Front of the Building Alignment’ (PD2.2.4). Front fence and screen walls should comply with the Council’s Policy on ‘Front Fences and Screen Walls’ (PD2.2.1).

5. AMENITY

The Council supports the reinforcement of the traditional character of the domestic streets of inner Fremantle which were designed as places where the pedestrian feels welcome and comfortable.

New developments should reflect these qualities and add to the enjoyment of walking in the street by designing infill houses which minimise environmental impacts on adjacent or nearby public spaces.

In assessing the environmental impact of new development, the Council will pay particular attention to:

- retention and enhancement of the existing landscaped areas in the street.
- retention and enhancement of pedestrian shelter and the pleasant environment created by existing mature trees, attractive front fences, and visible
(open) front gardens as well as the settings of the existing houses on the lots. The latter may include elements such as glimpses of the ocean seen from the street through the gap between houses, long and closed vistas or the attractive landform or topography of the street.
- on private land, the retention of existing mature trees, and visual intrusion on the neighbouring places.

6. NATURAL ENVIRONMENT

Existing vegetation of suitable quality shall be retained wherever possible, particularly in instances where it contributes to the streetscape, helps in the retention of visual privacy or where it forms a part of a significant place such as a significant backyard.

A proposed landscape plan shall be submitted as part of the development application process. Details of significant existing vegetation and proposed planting shall be included. Officers of the Council shall assist in the provision of information as to appropriate species and plant types to be provided.

7. ARCHITECTURAL DESIGN

(a) Building Materials

The Council will encourage the use of the most common traditional materials, which in Fremantle include:

Structural: stone, brick and timber
Cladding: weatherboard, corrugated iron
Roofing: galvanised iron and colorbond

(b) Building Style

In older areas mock ‘historic’ style housing is discouraged.

(c) Roofs

Roofs play a significant role in the urban character of the traditional domestic streetscape in Fremantle. The Council will therefore encourage traditional forms of roofs on infill houses.

Flat roofs would not generally be supported in the older part of Fremantle where the traditional roof forms survive intact and form a coherent townscape.

Particular attention will be paid to the assessment of the pitch of the roof of the proposed dwelling to ensure its pitch will not adversely impact on any adjoining site in terms of reflection, and to ensure that it complements existing roof pitches in the area.

8. ADDITIONS AND EXTENSIONS

(a) Any additions and extension should be designed in such a way as to retain an enhance the character and integrity of the existing house and to minimise an impact of new additions on the streetscape and neighbourhood places.

(b) Additions and extensions to existing houses will be assessed in light of the following conditions:

- If the proposal involves a ground floor extension it should be constructed to the side or rear of the original house. On narrow and small lots, especially in cases of additional access provided by a rear laneway, the Council supports the additions being separated from the original house rather than providing lengthy continuous walls along boundaries. Such separate extension may be linked with the main house by a covered walkway or completely enclosed narrow living space, so that the provision of light to internal spaces will not be diminished and the site coverage at the rear will not reduce the garden outlook from the house and neighbouring places (see Diagram 7).

- If the extension involves an upper floor added to the existing single storey house and if it is of the same...
area as that of the ground floor level of the existing house, it should where possible be contained within the existing roofspace. Daylight can be provided by a rooflight or dormer window(s) designed in such a manner that the character of the existing house is retained. Upper floor additions should not negatively impact upon the streetscape as seen from the front or side.

- If the proposal involves an upward extension involving a two-storey addition or loft, it should be generally located at the rear. If, in special circumstances, such an extension has to be constructed partially above the existing single storey house it should, in any event, be located behind the existing ridge so that its visual intrusion can be resolved in harmony with the building environment of the property, neighbourhood and streetscape. As such, the new roof line should be substantially behind, or screened by, the dominant roof as seen from the street.

- For extensions on a corner site the design should incorporate the additional requirement that it will reflect the quality of architecture of the existing house and will either provide a frontage to the second street or will otherwise complement the existing streetscape in a relevant alternative way.

All additions and extensions to residences must comply the Council’s Policy on ‘Dwellings and Visual Privacy’ (PD2.2.2).

9. HOUSING TYPES

The Council shall encourage the provision of a variety of housing forms, including studios and additional accommodation units. This is particularly relevant in instances where a density clause is

In determining applications for infill housing, the Council shall ensure that the floor area of the proposed dwelling is compatible with the proposed available land area. Sizes should be commensurate with the land area provided and correlate both in design and location terms with the amount of private open space available for each dwelling and protection of the appropriate setting of the existing house. To this end, the Council shall encourage the provision of purpose built homes for smaller blocks.

10. TRAFFIC/PARKING

The Council shall seek to minimise traffic and parking problems by ensuring that sufficient parking facilities are provided for new developments.

To this end, on-street carparking shall be discouraged.