TABLE OF CONTENTS

1.0 Policy Purpose ........................................................................................................................................

2.0 Policy Objectives ....................................................................................................................................

3.0 Policy Area ............................................................................................................................................

4.0 General Development Requirements ....................................................................................................
   4.1 Elevations ...........................................................................................................................................
   4.2 Building materials ..............................................................................................................................
   4.3 Carports and Garages ...........................................................................................................................
   4.4 Ancillary development and services .....................................................................................................
   4.5 Fencing ................................................................................................................................................

5.0 Appendix one ..........................................................................................................................................
....................................................................................................................................................................
LIST OF FIGURES

Figure one - Policy area

LIST OF APPENDICES

Appendix One - General Development Requirements
1.0 POLICY PURPOSE

The purpose of the policy is to encourage a vibrant, modern, coastal residential development that visually incorporates design elements that are compatible with the character of South Fremantle.

All development in the City of Fremantle is required to comply with Town Planning Scheme No.3. This policy should also be read in conjunction with Town Planning Scheme No.3, Council’s Development & Land Use Policy Manual and Residential Design Codes of Western Australia.

2.0 POLICY OBJECTIVES

The policy objectives are:

- To ensure development design embodies a coastal character reflecting the climate and feel of Fremantle’s beaches rather than conventional suburbs.
- To promote building design and development that is compatible with the character of South Fremantle.
- To provide a mix of building materials, colours and textures.

3.0 POLICY AREA

This policy is applicable to lots highlighted in orange in figure one below.

Figure one – Policy area
4.0 GENERAL DEVELOPMENT REQUIREMENTS

Development shall be in accordance with Town Planning Scheme No.3 with specific reference to Development Plan 14. The development requirements provided below are provided in addition to those within Town Planning Scheme No.3, Residential Design Codes of Western Australia and the City of Fremantle’s Development and Land Use Policy Manual. The policy also provides for interpretation of scheme requirements in appendix one.

Where an inconsistency between this policy and the Scheme arises the scheme shall prevail.

4.1 ELEVATIONS

Building elevations shall be in accordance with the following development requirements.

Elevations are to be articulated on those parts of the dwelling that are visible from the primary street and public open space by varying the setbacks and/or construction materials.

Elevations must address the primary street and any adjacent public open space by way of design, fenestration and clearly identifiable vertically articulated entry.

Passive surveillance must be ensured over primary and secondary streets and public open space. This shall be achieved by the provision of major openings to these areas which allow passive surveillance.

Dwellings on corner lots shall be designed to address both street frontages by way of design, fenestration and clearly identifiable vertically articulated entry.

4.2 BUILDING MATERIALS

Buildings shall be in accordance with the following development requirements.

A blend a mix of building materials, colours and textures shall be provided to create architectural interest.

Predominant building base colours should be light, natural, earthy and synonymous with the coastal landscape.

Predominately masonry face brick wall construction will not be approved. Use in highlights and features is however supported.

Natural and/or reconstituted limestone blocks will be accepted in building design.

4.3 CARPORTS AND GARAGES

Carports and garages shall be in accordance with the following development requirements and locations identified in appendix one.

Vehicles must be accommodated on site with minimal obtrusiveness and adequate provision made for vehicle manoeuvring.

The garage door must be a panel lift door of timber or steel with a horizontal timber panel door look.

Triple width garages are not permitted.
Approved finishes for the driveway include the following:

- Masonry and clay paving.
- Precast concrete pavers which are planed, honed or split faced.
- Exposed aggregate concrete finish.
- Coloured concrete with feature inserts.
- Liquid limestone.

4.4 ANCILLARY DEVELOPMENT AND SERVICES

Ancillary development and services shall be in accordance with the following development requirements.

External fixtures shall be in accordance with the acceptable development standards of Element 10 of the Residential Design Codes. Where this is not achievable external fixtures that are screened from view shall be determined as meeting the performance criteria of the Residential Design Codes for Western Australia.

4.5 FENCING

Where front and side fences are proposed forward of the front building line, they will be restricted to 1.2m in height from natural ground level. All portions of the front fences shall be a minimum of 50% visually permeable excluding piers. (Refer to Residential Design Codes of Western Australia for definition of visually permeable).

Fencing materials to be of masonry, timber or steel, and can include pickets or horizontal slats, brickwork or limestone.
LOCATION PLAN

LEGEND

- GARAGE
- BUILDING ENVELOPE
- PUBLIC OPEN SPACE

CITY of FREMANTLE

HEIGHT
- 5.5m maximum external wall height of single residential development, measured from the ground level.
- 4.5m maximum to the overall roof ridge above ground level.

ROOF PITCH
- 35 degrees maximum pitch.

ROOF FORM
- Flat and curved roofs are permitted subject to compliance with the insulation requirements (as set below) and providing the roof fall within the building envelope as set out in Tables A and B of Development Plan 14.

FRONT SETBACKS
- Not withstanding the minimum front setback of 3m, Council may permit the front setback requirement to be varied, subject to the following:
  a) an absolute minimum setback of 3m, averaging to be in accordance with the methodology outlined in the RZ codes; and
  b) the applicant must demonstrate to the Council’s satisfaction that a reduced setback will not be detrimental to the amenity of the area.

GARAGES AND CARPORTS
- All garages and carports will be accessed from laneways where provided. Where there is no rear laneway, access may be from off the Primary Street, and subject to the front setbacks.

FENCING
- All fencing should be as per the policy and is limited to 1.3m high from natural ground level with 50% visually permeable where the fence is forward of the building line.

WINDOWS
- All northern windows shall contain glazed (out) clients to allow light penetration. Windows or surfaces representing a minimum of 50% of the total wall area.

Windows/ Glazed surfaces should:
  a) include the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for northern walls;
  b) include the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for eastern and western walls for the major part of the day.

c) Generally be limited on eastern and western walls with preference for vertical em- phasis where required.

ANCILLARY DEVELOPMENT AND SERVICES
- The City encourages the installation of solar or gas hot water systems for all heating requirements. Gas, solar hot water systems, air conditioning, cooling units and external “shades” should be installed in accordance with the policy.

INSULATION
- All dwellings shall be insulated with a minimum R2.5 rating in ceilings or R2 rating together with double sided insulation beneath the roof and wall surface and be of suspended brick cavity or construction with a similar thermal characteristic.

NOISE AND VIBRATION
- Any residential development within 50m of the rail line will be required to demonstrate compliance with noise and vibration criteria set out in the Noise Management Plan, which is required under Statement No 560 published by the Minister of the Environment on 22 December 2002 (South Beach Village Noise Management Strategy, August 2002, and accompanying qualifying correspondence approved by WAPEC on 11 March 2003).
LOCATION PLAN

LEGEND
- GARAGE
- BUILDING ENVELOPE
- PUBLIC OPEN SPACE

CITY OF FREMANTLE
HEIGHT
- 8.5m maximum external wall height of single residential development, measured from the ground level
- 6.5m maximum to the overall roof ridge above ground level

ROOF PITCH
- 33 degrees maximum pitch

ROOF FORM
Flat and curved roofs are permitted subject to compliance with the insulation requirements (as set out below) and providing the roof falls within the building envelope as set out in Tables A and B of Development Plan 14

FRONT SETBACKS
Notwithstanding the minimum front set back of 3m, Council may permit the front setback requirement to be averaged subject to the following:
(a) an allowance maximum setback of 1.5m, averaging to be in accordance with the methodology outlined in the R codes, and
(b) the application must demonstrate to the Council’s satisfaction that a reduced setback will not be detrimental to the amenity of the area.

GARAGES AND CARPORTS
All garages and carports will be accessed from laneways where provided. Where there is no access to the building, access may be from the Primary Street, and subject to the front setbacks.

FENCING
All fencing should be as per the policy and is limited to 1.8m high from the ground level with 50% visually permeable where the fence is forward of the building line.

WINDOWS
All northern windows shall contain glazed (self-tinted) to allow light penetration. Windows or surfaces representing a minimum of 50% of the total wall area.

Windows / Glazed surfaces should:
(a) through the use of verandahs and solar pergolas achieve 75% exposure to winter and 100% shade in summer for northern walls.
(b) through the use of verandahs and solar pergolas achieve 75% exposure in winter and 100% shade in summer for eastern and western walls for the major part of the clay.
(c) generally be limited on eastern and western surfaces with preference for vertical exposure where required.

ANCILLARY DEVELOPMENT AND SERVICES
The City encourages the installation of solar or gas hot water systems for all heating requirements. Gas, solar hot water systems, air conditioning, cooling units and external things should be installed in accordance with the policy.

INSULATION
All dwellings shall be insulated with a minimum R2.5 rating in ceilings or R2 rating together with double-sided insulation both to the roof surfaces and be of insulated brick cavity or construction with a similar thermal characteristic.

NOISE AND VIBRATION
Any residential development within 50m of the rail line will be required to demonstrate compliance with noise and vibration criteria outlined in the Noise Management Plan required under Statement No 560 published by the Minister for the Environment on 27 December 2002 (South Beach Widge Noise Management Strategy, August 2002, and accompanying qualifications approved by WA Planning Board on 1 March 2003).

Note: City of Fremantle Town Planning Scheme No 3 and DP4 prevail over these guidelines.

© 2004 JONES COUTLER YOUNG ARCHITECTS AND URBAN DESIGNERS
CITY OF FREMANTLE

HEIGHT SINGLE RESIDENTIAL R30
- 5.0m maximum external wall height of single residential development, measured from the ground level.
- 5.3m maximum to the overall roof ridge above ground level.

HEIGHT GROUP DWELLING R30
- 6.0m maximum external wall height of single residential development, measured from the ground level.
- 6.0m maximum to the overall roof ridge above ground level.

ROOF PITCH
- 10 degrees maximum pitch.

ROOF FORM
- Flat and curved roofs are permitted subject to compliance with the Insulation requirements (as set below) and providing the roof falls within the building envelope as set out in Table A and B of Development Plan 14.

FRONT SETBACKS
- Notwithstanding the minimum front set back of 3.0m, Council may permit the front setback requirement to be varied subject to the following:
  a) an absolute minimum setback of 1.5m, averaging to be in accordance with the methodology outlined in the R codes, and
  b) the application must demonstrate to the Council's satisfaction that a reduced setback will not be detrimental to the amenity of the area.

OPEN SPACE GROUP DWELLINGS R30
- 40% minimum open space.
- 320sqm minimum private open space.

GARAGES AND CARPORTS
- Garages and carports will be accessed from laneways where provided. Where there is no laneway, access may be from off the Primary Street, and subject to the front setbacks.

FENCING
- All fencing should be as per policy and is limited to 1.2m high from natural ground level and 50% visually permeable area, where the fence is forward of the building line.

WINDOWS
- All northern windows shall contain glazed (clear to allow light penetration) windows or surfaces representing a minimum of 50% of the total wall area.
  a) through the use of windows and solar pergolas achieve 75% exposure in winter and 100% shade in summer for northern walls.
  b) through the use of windows and solar pergolas achieve 75% exposure in winter and 100% shade in summer for eastern and western walls.

AMENITY DEVELOPMENT AND SERVICES
- The City encourages the installation of solar or gas hot water systems for all heating requirements. Gas, solar, hot water systems, air conditioning, cooking units and external things should be installed in accordance with the policy.

INSULATION
- All dwellings shall be installed with a minimum R2.5 rating in ceilings or R2 rating together with double sided insulation beneath the roof surface and be of insulated brick cavity or construction with a similar thermal characteristic.

PUBLIC OPEN SPACE

Note: City of Fremantle Town Planning Scheme No.3 and DP1-01 prevail over these guidelines.

JONES COULTER YOUNG
architects and urban designers

ADDRESS:
Elevations must
address the street and
the public open space
in accordance with
the policy. Lot 244
must have windows over
the public open space for
surveillance.