SOUTH STREET LOCAL CENTRE LOCAL AREA

OBJECTIVE

The objective of this policy is to establish a framework so that the local centre serves the local community and to identify and guide future land use in the area whilst protecting the amenity of the adjoining residents and ensuring that traffic movement and car parking provides minimal impact within and around the centre.

POLICY

1. The policy relates to the area as indicated on Diagram One.

2. Land Use

The Council will not support any linear extension to the local centre considering the ample redevelopment opportunities already existing and due to the need to contain existing commercial land uses within a readily defined area, as well as to limit impacts on adjacent residential areas.

In considering applications to change the use of existing buildings, the Council shall be guided by land uses as contained in Table One of Town Planning Scheme No. 3 and the accompanying development standards as contained in Table Two.

3. Car Parking

All new development within the designated local centre shall fully comply with the car parking requirements as specified in Table 3 of Town Planning Scheme No. 3. In assessing proposals, the Council shall be mindful of the need to prevent vehicles using the local centre from parking in adjoining residential streets.

In light of the existing area context (refer Diagram Two), it is considered that the most functionally and visually appropriate general distribution of parking within the local centre is:

(i) the wide strip of front setbacks (approximately 12.0m) on the northern side of South Street subject to satisfactory access arrangements. In considering applications, the Council will encourage a co-operative approach to traffic movement and parking that will minimise access and egress points; and,

(ii) upgraded and appropriately landscaped rear areas of properties facing southern side of South Street with access provided via Central Avenue and Fifth Avenue.
Diagram One
Heritage Assessment - South Street Local Area

LEGEND
- Policy Area Boundary
- SPC Future 10m Road Widening Requirement
- Building of Apparent Significance
- Building of No Apparent Significance
- Building Not Assessed
- Significant Tree to be Retained

City of Fremantle
SOUTH STREET LOCAL CENTRE POLICY
Map One - HERITAGE ASSESSMENT

Date: JUL 1994
Scale: N.T.S.
Amended: 21 Feb 1995
Diagram Two

Carparking for South Street Local Area

**Legend**

- Policy Area Boundary
- SPC Future 10m Road Widening Requirement
- Existing Carparking
- Carparking to be Retained and Potential Carparking (if not required for road widening)

**City of Fremantle**

**South Street Local Centre Policy**

**Map Two - CARPARKING**

**Date:** JUL 1994

**Scale:** N.T.S.

**Amended:** (2) Feb 1995
4. **Adjoining Residential Land Uses**

In considering intensification of land uses within the local centre, the Council shall consider the impact on adjoining sites, particularly in terms of visual and acoustic amenity. Wherever possible, the Council shall ensure that the local centre does not adversely impact upon residential sites by:

- reducing the number of parking bays or car movements in areas adjacent to residences;
- introduction of screening landscaping; and,
- buffer zones.

5. **Demolition**

In considering applications for demolition, the Council will assess the place in accordance with the Council's Policy on 'Procedures for the Recording and Assessment of Places of Heritage Value' (D.B.H9).

The following buildings as identified on Diagram One have already been identified as being of heritage value, add to the identity and character of local centre, and should therefore be retained and restored:

Nos. 236, 230, 213, 211 (including shop and residence), and 203 South Street.

Places of no heritage significance will normally have their demolition approved pursuant to the provisions of Clause 68 of Town Planning Scheme No. 3. This enables the Council to request the submission of replacement development plans prior to approving demolition.

6. **Redevelopment Opportunities**

Several sites within this Centre have the potential for redevelopment. These may take the form of new buildings on vacant lots or replacement buildings located and designed in a manner which improves the overall character of the centre. These are indicated on Diagram Three.

7. **The Built Form**

Any new development should provide well defined street frontages, at unified setbacks from the street, be of well defined architectural merit and generally be single storey.

Potential building locations and envelopes have been indicated on Diagram Three accompanying this policy.

The Council will encourage development of properties Nos. 214 and 232 in a manner that identifies the beginning and end of the local centre as perceived by drivers progressing along South Street.
Diagram Three - Potential Development for South Street Local Area

Legend:
- Policy Area Boundary
- SPC Future 10m Road Widening Requirement
- Building to be Retained
- Potential Replacement Site (if not required for road widening)
- Potential Development Site (R - Possible Residential Use)

NOTE: BUILDING ENVELOPES TO BE WITHIN THE SITE AREAS SHOWN

City of Fremantle
SOUTH STREET LOCAL CENTRE POLICY

Map Three - POTENTIAL DEVELOPMENT

Date: JUL 1994
Scale: N.T.S.
Amended: 12 Feb 1995
8. **Streetscape**

Any proposal for the public domain of the existing street, including roadway, pathways and verges, shall comply with the Council's 'Landscaping Policy for Central Fremantle and Main Approaches to the City' (D.E.1) with regard to tree planting, and location of bus shelters. Any outdoor dining proposals shall comply with the Council's Policy on 'Trading in Public Places' (D.B.U5).

9. **Signage**

Development applications should include an assessment of the number and size of signs on the subject site. The Council will encourage designs of new buildings that allow advertising signs to be provided in a defined and co-ordinated manner within the building frontages: for example by use of awnings, parapet walls, or well defined decorative panels.

All new proposals shall strictly comply with Council's Policy on 'Signs and Hoardings' (D.B.H6) and the City of Fremantle Local Law relating to signage.

10. **Front Fences and Screen Walls**

In considering new development applications, the Council shall ensure that the predominantly open relationship between the building and the street shall be maintained.

In instances where solid screen walls are already in existence, the Council shall actively encourage their removal.

11. **Application Requirements**

All applications for major improvements or additions to the existing businesses that effect the amenity of the residents be subject to approval by full Council, not delegated authority.

*Adopted: 20/2/95*  
*Amended: 9/6/97*