



CITY OF FREMANTLE

LOCAL PLANNING POLICY 3.19

CLONTARF ROAD AREA

ADOPTION DATE: 20/05/2017 (COUNCIL ADOPTION 26 APRIL 2017)
AUTHORITY: LOCAL PLANNING SCHEME NO.4

STATUTORY BACKGROUND

Planning and Development (Local Planning Schemes) Regulations 2015

Under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the Deemed Provisions contained in Schedule 2 of the Regulations are applicable to all local planning schemes, whether or not they are incorporated into the local planning scheme text. Accordingly these provisions are applicable to the City of Fremantle Local Planning Scheme No. 4 (the Scheme).

Clause 67 of the *Deemed Provisions* of the *Regulations* requires the Local Government to consider a broad range of matters when determining an application.

Local Planning Scheme No. 4 (LPS4)

Clause 3.2.2 of the City's Local Planning Scheme No. 4 (LPS4) states that unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform to the provisions of the R Codes.

Clause 4.8.2.1 allows Council to vary other requirements of the Scheme subject to being satisfied in relation to all of the following:

- (a) the variation will not be detrimental to the amenity of adjoining properties or with the locality generally;
- (b) conservation of the cultural heritage values of buildings on-site and adjoining; and
- (c) any other relevant matter outlined in Council's local planning policies.

APPLICATION

This policy area applies to 2 (lots 72 and 100) and 4 (lot 25) Clontarf Road and 1 (lot 73) Naylor Street, Beaconsfield as shown on the map (refer to figure 1). Provisions relating to the development standards for this site are contained in LPS4 under Sub Area 4.3.5 area number 4 and 4a of Schedule 12.

In the event that there is a conflict between this policy, and a provision contained within a Local Area Planning Policy, the most specific policy provision shall prevail.

PURPOSE

The purpose of this policy is to ensure coordinated design of subdivision and development within the subject area. The local planning policy is made up of three parts:

- Assessment of the additional development standards under Schedule 8 – Sub Area 4.3.5 area 4 and 4a of the Local Planning Scheme No. 4
- Guidance on the exercise of discretion to vary Local Planning Scheme No. 4 development standards
- Promotion of high quality design outcomes in terms of integration with the surrounding urban area and landscape features.

CONSIDERATION BY THE DESIGN ADVISORY COMMITTEE

Notwithstanding the zoning of the site, development applications for the site require referral to the Design Advisory Committee for consideration.

POLICY AREA



Figure 1. Policy area

POLICY

1. Assessment of the additional development standards under Schedule 8 – Sub Area 4.3.5 area 4 and 4a of the Local Planning Scheme No. 4.

- 1.1 To achieve the additional development standards as set out in Schedule 8 – Sub Area 4.3.5 area 4 and 4a of LPS4 for the policy area the development application must meet all five criteria provided in LPS4 and reproduced in table 1 of this policy.
- 1.2 When assessing whether a development proposal satisfies the criteria to be met for additional development standards to apply in the policy area Council shall have regard to:
- The purpose of each criterion (provided in table 1).
 - The development application demonstrating a coordinated approach to development of the policy area. This shall include the submission of an indicative plan showing development of adjoining sites and the relationship of proposed development to the overall policy area layout and built form.

2. Exercise of discretion to vary Local Planning Scheme No. 4 development standards.

- 2.1 In accordance with clause 4.8.2.1 (c) of LPS4, when considering a variation to one or more of the additional development standards of Schedule 8 – Sub Area 4.3.5 area 4 and 4a of LPS4 Council shall have due regard to:
- The purpose of each criterion (provided in table 1) and the extent to which a development proposal meets this purpose.
 - The development application demonstrating a coordinated approach to development of the policy area. This shall include the submission of an indicative plan showing development of adjoining sites and the relationship of proposed development to the overall policy area layout and built form.

Table 1. Additional Development Standard Assessment Criteria and Purpose

ADDITIONAL DEVELOPMENT STANDARD ASSESSMENT CRITERIA AND PURPOSE	
Criteria to be met in order for additional development standards to apply (all criteria to be met)	
1. The development site comprises of a minimum land parcel of 10,000 sqm within Area 4 (including Area 4a).	<i>Purpose – To incentivise a coordinated approach to development across the policy area to avoid piecemeal redevelopment of individual lots in separate ownership.</i>
2. Non-residential land uses are restricted to the ground floor unless it is demonstrated to Council's satisfaction that the non-residential land use meets the local needs for commercial services.	<i>Purpose – To ensure the policy area is developed for the purposes of residential development unless there is a local need for non-residential services.</i>
3. Development provides active frontages to public street(s) and public open space. Residential development with frontage to Clontarf Road is to include openings and pedestrian access directly to Clontarf Road.	<i>Purpose – To ensure development is responsive to and addresses the surrounding area.</i>
4. The location and design of new road(s) and footpaths shall demonstrate a high standard of vehicular and pedestrian connectivity with the existing road and footpath network.	<i>Purpose – To ensure a well-integrated movement network.</i>
5. A portion of the lot area, not less than 7.5m in width, to be provided for the length of the lot adjacent to the common boundaries of 1 Naylor St, 2 Clontarf Rd (Lot 72) and 4 Clontarf Rd. This portion of land shall be transferred at no cost to the City of Fremantle to provide a north-south linkage between Strang St and Clontarf Rd for the purpose of public open space and/or a landscaped dual use pathway, to integrate with the existing areas of public open space at Clontarf Hill and future public open space within Development Area 7 – Lefroy Road Quarry.	<i>Purpose – To ensure a north to south public open space and/or a landscaped dual use pathway linkage between Strang St and Clontarf Rd, to link existing and future public open space in the area.</i>

3. High quality design outcomes

3.1 In assessing subdivision or development applications on land subject to this policy due regard will be given to how the proposed development demonstrates that it addresses the following design objectives:

High Quality Design Outcomes
1. Character
<p><i>"Successful places are distinctive and memorable..."</i></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Integrate with the surrounding urban framework including a sensitive interface to existing dwellings. • Create a connected and legible street network which provides positive way finding elements through a logical hierarchy whilst limiting through-traffic from the semi industrial areas to the north in the short term. • Respond to the natural landforms both within the site and external to the site, in particular Clontarf Hill and the valley to the east. • Reflect and respond to existing building forms on site either in the built form or landscape design within open space. • Respond to the existing adjacent dwellings in a respectful manner, whilst also considering an increase in building height and scale centrally within the policy area, reflecting the infill nature of the site as well as the surrounding topography and views. • Use a variety of building materials and forms which create a distinct local character. • Respond to and embrace Clontarf Hill and the Portuguese Club.

2. Continuity and Enclosure
<p><i>"A place where public and private spaces are clearly distinguished, and buildings define the open spaces..."</i></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Create animated streetscapes through the connections to the surrounding public transport stops on Hampton Road and Clontarf Road. • Create articulated and activated building frontages to public streets and open space areas which are appropriate to the particular street in the hierarchy of the overall network with the potential for non-residential / home based business uses where appropriate. • Locate buildings centrally to provide enclosure and surveillance of the central open space.
3. Quality Public Realm
<p><i>"A place with well-designed, high quality public spaces..."</i></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Create a functioning network of public open spaces and pedestrian routes that enhance the user's experience through the delivery of high quality, active and safe public realm. • Provide a series of open spaces that reflect both the past and the future of the site through the potential reuse of portions of the existing buildings and a mixture of hardscape and softscape outcomes. • Deliver a public realm, which integrates seamlessly with the buildings surrounding it and reflects their use.

4. Ease of movement

"A place that is easy to get to and move through..."

Objectives:

- Create a place that is well connected to the surrounding network of streets and footpaths.
- Provide a variety of options for moving through the policy area whilst providing a range of options for pedestrian to access the surrounding transit stops on Clontarf Road and Hampton Road.
- Prioritise pedestrian access through the provision of a connected footpath network whilst limiting, in places, vehicle access.
- Provide a clear hierarchy of streets which reflect the access points into the site whilst also acknowledging the limited street connections to the north and the east as a result of previous development patterns and topographical constraints.
- Provide a variety of street block options in order to deliver a diverse range of dwellings which will inform a more diverse community. Larger street blocks will provide safe and connected pedestrian connections in order to maintain finer grain outcomes.

4. Legibility

"A place that is easy to navigate..."

Objectives:

- Create a network of streets which are legible to all users and enhance the current street network.
- Use access point from Naylor Street and Clontarf Road as landmarks to assist in way-finding with built form outcomes which respond to these important cues.
- Deliver the iconic / recognisable architectural outcomes on significant corners visible from access points into the site as well as beyond the site (i.e. from Hampton Road / Culver Street).

6. Adaptability

"A place that can change..."

Objectives:

- Deliver built form outcomes which have the capacity to change over time through adaptable floor plate heights and construction methodologies.
- Deliver an outcome that is both future-proofed for resilience to climatic conditions and future users.

7. Diversity

"A place with variety and choice..."

Objectives:

- Deliver a place that has a wide variety of dwelling types in order to create a diverse and holistic community.
- Create a place that has the potential for a range of uses over time.
- Create a place that has a variety of architectural expression through the delivery of various elements of the policy area by using a range of local and international architects and designers.
- Deliver a place that is accessible both financially and physically to a wide range of the community through built form design.
- Deliver a place that is well connected to the wider community and can ultimately deliver housing, employment and local retail needs over time.