



CITY OF FREMANTLE

LOCAL PLANNING POLICY 3.1.3.1

PRECINCT 3, AREA 6A: 7-15 QUARRY STREET, FREMANTLE

ADOPTION DATE: 8 JANUARY 2021
WAPC Approval Granted 8 December 2020 (Statutory Planning Committee)

AUTHORITY: LOCAL PLANNING SCHEME NO. 4
PLANNING & DEVELOPMENT (LOCAL PLANNING SCHEMES)
REGULATIONS 2015

STATUTORY BACKGROUND

Schedule 2, Deemed Provisions for local planning schemes, Part 9, Clause 67 - requires the Local Government to consider a broad range of matters when determining an application including any local planning policy adopted for the scheme area.

Schedule 2, Deemed Provisions for local planning schemes, Part 2 – provides for the making of a local planning policy.

PREAMBLE

In 2020, sub area 2.3.1 within Schedule 8 of the scheme (the Queen Victoria Residential Precinct) was expanded to include Lots 1, 2 and 8 (Nos. 7 and 9 – 15) Quarry Street, Fremantle. This site is referred to as 'Area 6A' within the sub-area.

Inclusion of the site within this sub-area reflects its strategic location and proximity to a wide range of services and amenities, and the opportunities it presents to accommodate high-quality residential / mixed-use development as part of the City Centre's northern gateway. However, it also provides a transition between high-density mixed-use zonings to the south and west, and existing lower-density development to the north. This policy seeks to supplement the provisions of the local planning scheme to promote an appropriate design response to this context.

PURPOSE

To define site-specific design controls for the development site at Lots 1, 2 and 8, Nos. 7-15 Quarry Street, Fremantle.

RESIDENTIAL DESIGN CODES

This policy varies the following sections of the Residential Design Codes (as applicable):

- Volume 1
 - 'Deemed-to-comply' criteria for Cl. 5.1.2 – Street Setback
 - 'Deemed-to-comply' criteria for Cl. 5.1.3 – Lot Boundary Setback
 - 'Deemed-to-comply' criteria for Cl. 5.2.3 – Street Surveillance
- Volume 2 – Apartments
 - 'Acceptable Development' outcomes for Part 2.3 – Street Setbacks
 - 'Acceptable Development' outcomes for Part 2.4 – Side and Rear Setbacks
 - 'Acceptable Development' outcomes for Part 3.6 – Public Domain Interface

POLICY

In addition to the development requirements outlined in Local Planning Scheme No. 4 for Area 6A of sub-area 2.3.1, and the Residential Design Codes, the following provisions apply.

1. Building Setbacks

- 1.1 Buildings shall be set back a minimum of 2.0 metres and maximum 4.0 metres from Quarry Street and a minimum of 2.0 metres from Fremantle Park.
- 1.2 Buildings greater than 2 storeys in height shall be set back a minimum of 10 metres from the north-eastern and south-western boundaries as indicated in Figure 1.
- 1.3 Notwithstanding the minimum lot boundary setback requirements of the Residential Design Codes Volumes 1 and 2, walls built up to a lot boundary shall only be permitted on the south-western boundary for the location and height indicated in Figure 1.
- 1.4 Remaining walls to buildings shall be set back from lot boundaries in accordance with Tables 2a and 2b of the *Residential Design Codes Volume 1*, or Table 2.1 (Primary Controls Table) of the *Residential Design Codes Volume 2 – Apartments*, as applicable.

2. Public Domain Interface

- 2.1 Buildings shall address the public domain through orientation and provision of major openings and/or balconies on all levels, to provide active and passive surveillance opportunities.
- 2.2 Visually permeable fencing shall be provided in accordance with *Local Planning Policy 2.8: Fences Policy* for a minimum two-thirds of the length of the rear/south-eastern boundary which abuts Fremantle Park, as indicated in Figure 1. For the balance of this fencing, higher solid portions of fencing may be permitted up to 1.8 metres in height to facilitate screening to outdoor living areas.

- 2.3 Direct pedestrian and resident access into the park is encouraged to facilitate activation.
- 2.4 In development fronting Fremantle Park, the ground floor level must be no greater than 600mm above the level of the adjacent levels of the public open space adjacent to the site.

3. Landscaping and Tree Retention

- 3.1 Retention of trees on site and their integration into development is strongly encouraged. Landscaping and the potential for tree retention and / or relocation should be considered in site planning, and will be assessed against the provisions of the Residential Design Codes Volumes 1 and 2, as applicable.
- 3.2 All development proposals are to be supported by a detailed landscaping plan showing the type and location of landscaping treatments as well as retained vegetation on site (where proposed).

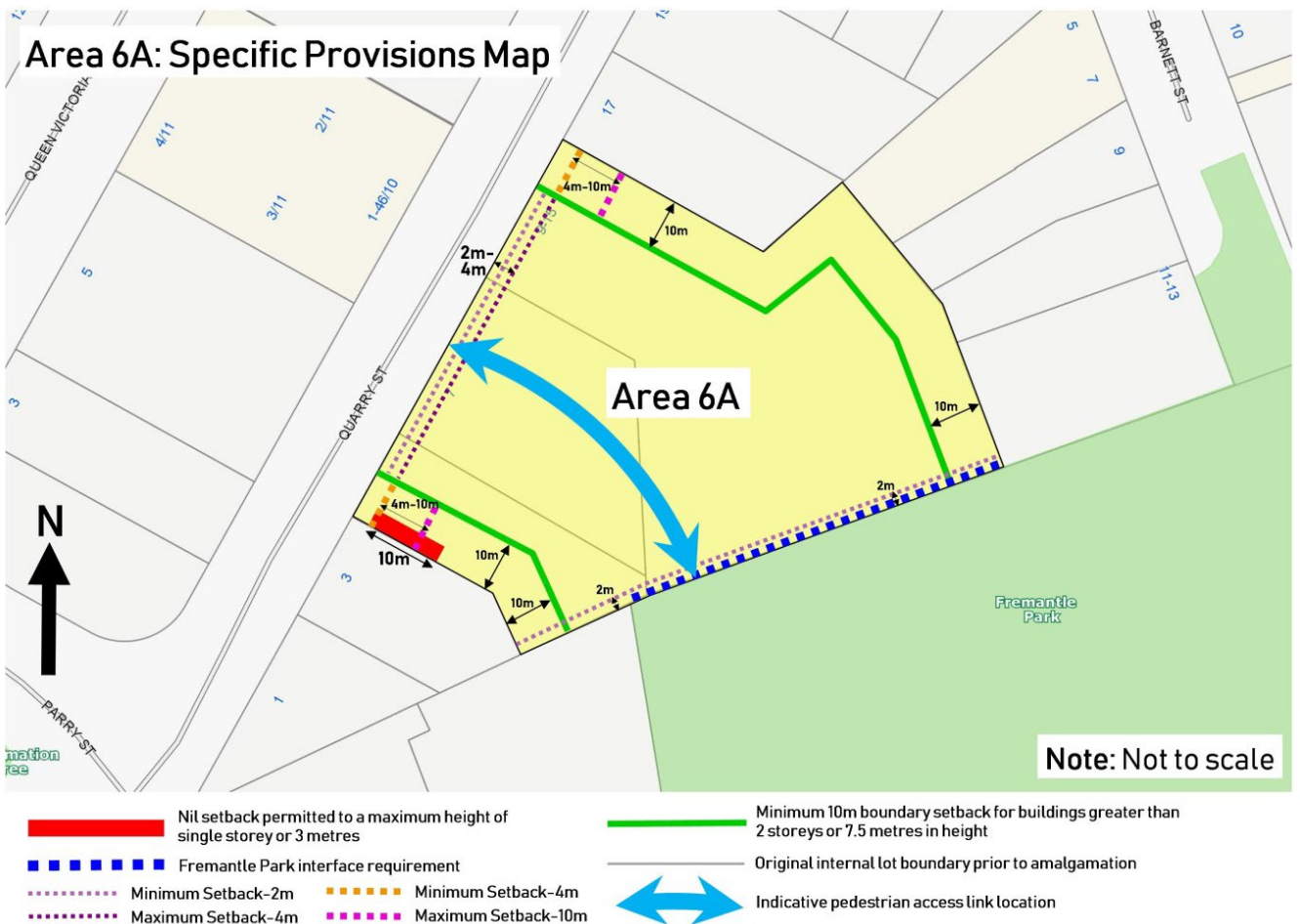


Figure 1: Specific provisions relating to Area 6A – Quarry Street (summary)

Review information and related documentation

Reviewing officer:	Manager Strategic Planning
Policy adopted:	8 January 2021
Policy amended:	<i>n/a</i>
Legislation:	<i>Planning & Development (Local Planning Schemes) Regulations 2015</i>
Delegations:	NA
Related documents:	NA
Next review date:	5 yrs from adoption