

LOCAL PLANNING POLICY 3.10

THOMPSON ROAD, CRAIG STREET AND LIME STREET DEVELOPMENT GUIDELINES

ADOPTION DATE: 24 SEPTEMBER 2008
AUTHORITY: LOCAL PLANNING SCHEME NO.4

STATUTORY BACKGROUND

Part 2 of the City's Scheme allows Council to prepare a local planning policy in respect to any matter related to planning and development of any part of the Scheme area.

Should this local planning policy be inconsistent with the provisions of the City's Scheme, the Scheme will prevail.

While Council is not bound by the provisions contained within this local planning policy, Council will have due regard to the objectives and provisions contained within.

PURPOSE

The objective of this policy is to provide design guidance for the policy area, primarily with respect to overall built mass, scale and vehicle access, in conjunction with the City's Scheme, the Residential Design Codes and other relevant Council Policies.

POLICY

The policy applies to the area bound by Thompson Road and Lime Street in North Fremantle, specifically identified as the following existing freehold land parcels:

- Lot 500 on Diagram 49023 ;
- Lots 6 to 10 (inclusive) on Plan 730; and
- Lots 103 and 104 on Deposited Plan 30694.

Other than the site requirements outlined within this local planning policy, the provisions of the Residential Design Codes and any other relevant Council Policies will apply.

While the City recognises that a transmission line easement is burdened upon all the properties abutting Thompson Road, the onus is upon the individual property owners to seek advice from the responsible authority with respect to any proposed development encroaching into this easement.

In recognition of the undersized survey strata lots created as a result of the Western Australian Planning Commission's approval, dated 12 May 2005, the following provisions will apply:

Lot Number*	Open Space (percentage of lot area)	Outdoor Living (minimum area per lot)	Setback from Thompson Road	Setback from Lime Street	Setback from Craig Street
TH1	45%	24m ²	4 metres	n/a	n/a
TH2	45%	24m ²	4 metres	n/a	n/a
TH3	45%	24m ²	4 metres	n/a	n/a
TH4	45%	24m ²	4 metres	n/a	n/a
TH5	45%	24m ²	4 metres	n/a	n/a
TH6	45%	24m ²	4 metres	n/a	n/a
TH7	45%	24m ²	4 metres	n/a	n/a
SD1	45%	24m ²	4 metres	n/a	n/a
SD2	45%	24m ²	4 metres	n/a	n/a
SD3	45%	24m ²	4 metres	n/a	n/a
SD4	45%	24m ²	4 metres	2.5 metres	n/a
SD5	45%	24m ²	4 metres	2.5 metres	n/a
SD6	45%	24m ²	4 metres	2.5 metres	1.5 metres
SD7	45%	24m ²	n/a	2.5 metres	n/a
SD8	45%	24m ² * Lot numbers shown on Diagram 1.	n/a	2.5 metres	n/a
SD9	45%	24m ²	n/a	2.5 metres	n/a

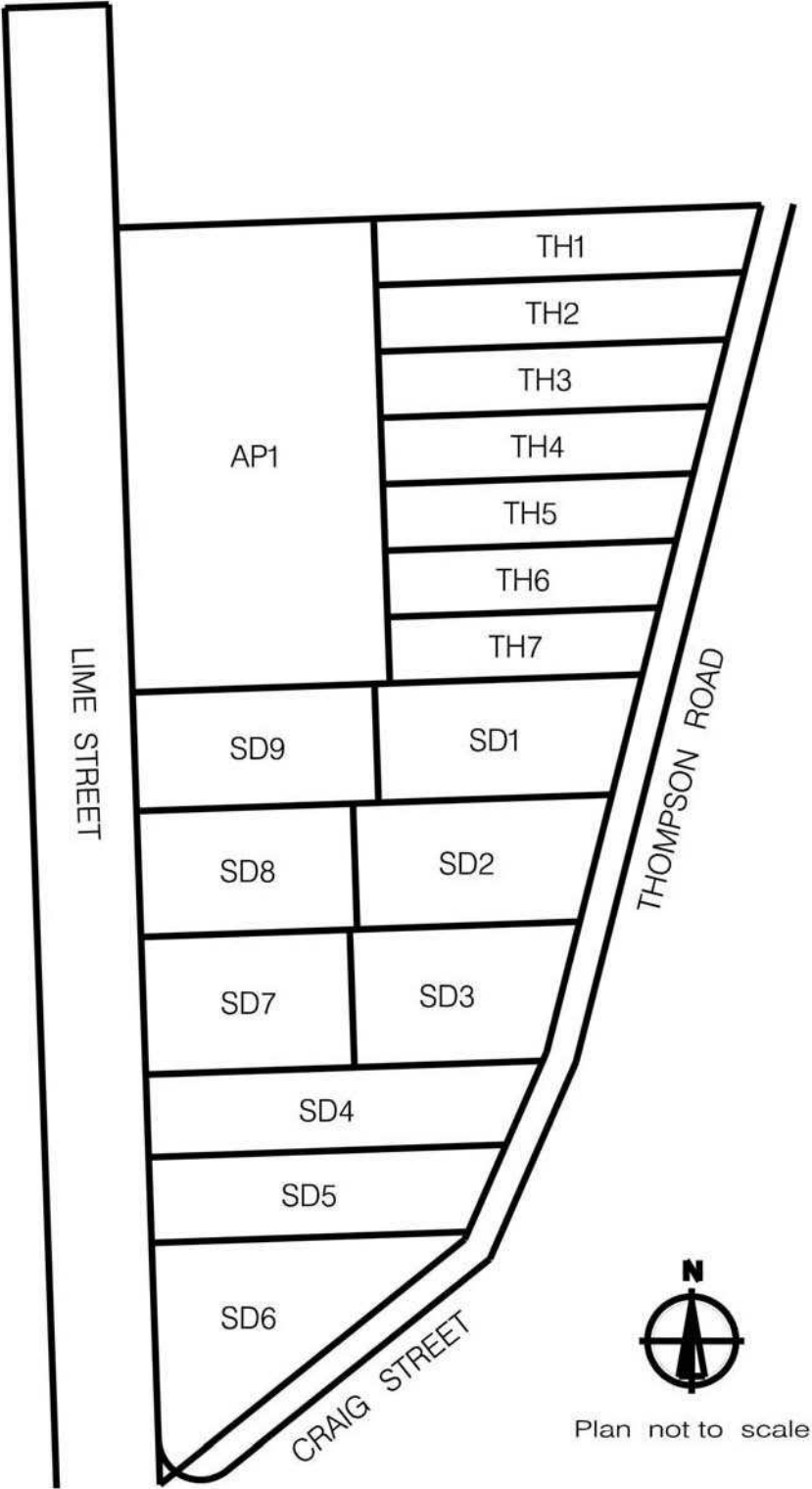


Diagram 1: Lot Numbers

For lots TH1 to TH7, on-site tandem car parking is required with the carport or garage of any buildings constructed on these lots to be single width, being no more than 4.5 metres (including supporting tiers).

The construction of boundary walls may be permitted in the locations indicated on Diagram 2.

Any buildings constructed on lots SD4, SD5 and SD6 are to provide vehicle egress to the lot exclusively from Lime Street, as indicated on Diagram 1, with any vehicle egress from Thompson Road or Craig Street not being supported.

Passive surveillance from private property out onto Lime Street is encouraged.

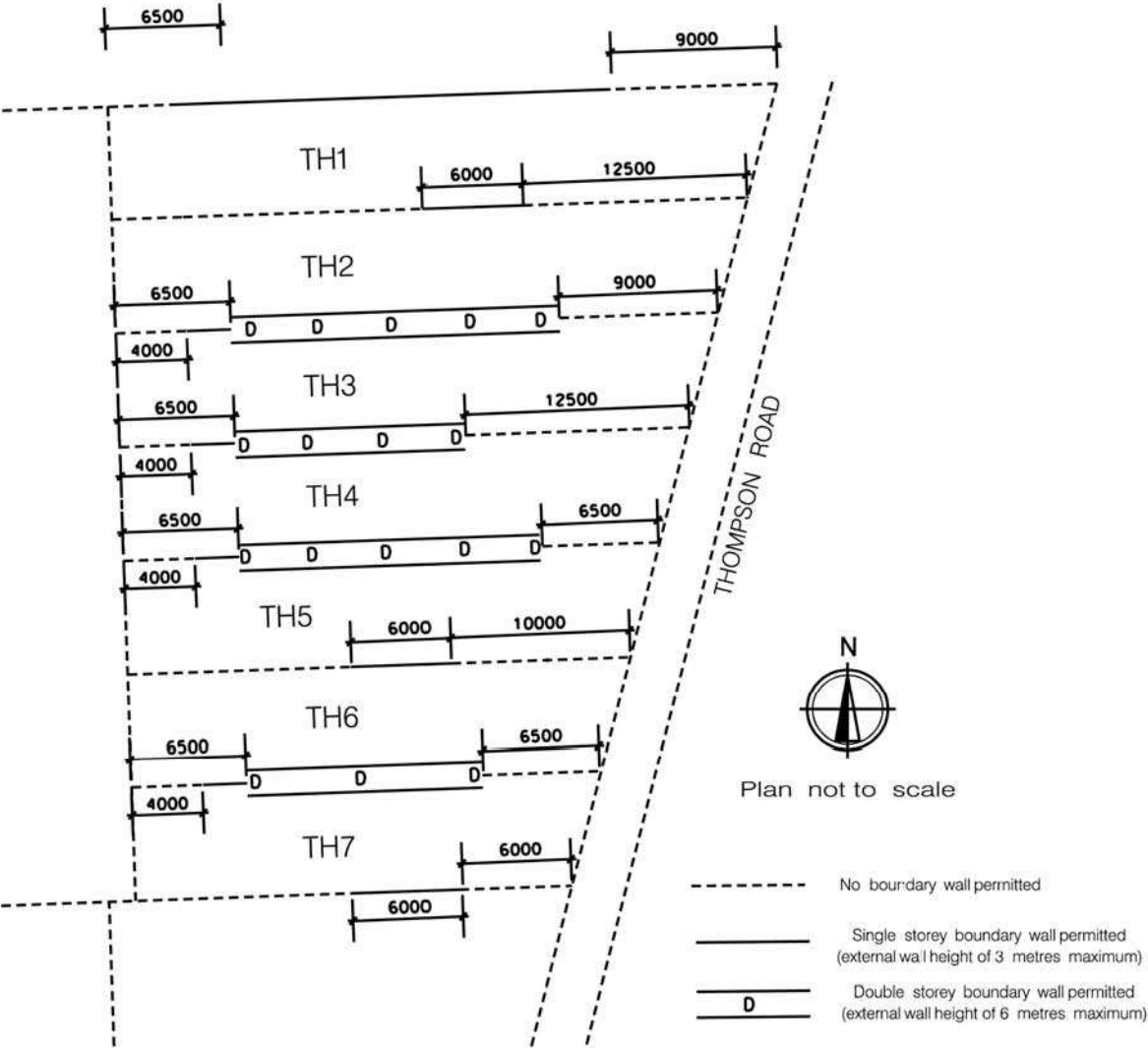


Diagram 2: Boundary Walls