



CITY OF FREMANTLE

LOCAL PLANNING POLICY

MINIM COVE, NORTH FREMANTLE

ADOPTION DATE: 14/10/2009
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 undeveloped area bound by McCabe Street and the Swan River in North Fremantle, specifically identified as, Lot 9503 on deposited plan 48312.

Lot 9503 has been approved for subdivision into 34 lots (WAPC Ref 133796). The provisions of this policy apply to all lots shown in this subdivision approval with the exception of Lot 217 as shown on the plan included in this policy. 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.

The subject land is in the Residential R25 zone in the City of Fremantle Local Planning Scheme No. 4 and falls in Local Planning Area 3 – Sub Area 3.3.1 Rocky Bay.

SETBACKS

The Residential Design Codes for R25 specify a 6 metre setback to the primary street with 1.5 metres setback to a secondary street. In this case, due to the topography of the site with tiered lots rising steeply from the river foreshore to McCabe Street, building setbacks will be varied from the acceptable development provisions of the Residential Design Codes as indicated in the table below.

Lot Numbers	Primary Street and Min. Setback	Secondary Street and Min. Setback	Min. Rear Setback	Side Setback
18-23	Westmeath Street 3 metres	N/A	As per R Codes	As per R Codes.
24-29	Tyrone Street 3 metres	N/A	4 metres	As per R codes
42-47	Mathieson Avenue 3 metres	Mathieson Avenue 3 metres	3 metres	As per R codes
48	Foundry Court extension As per R codes	N/A	6 metres to foreshore reserve	As per R codes
209-212	Mathieson Avenue 4 metres	N/A	4 metres (includes battleaxe legs)	As per R Codes
213-216	The Cutting 3 metres	N/A	As per R Codes	As per R Codes
217	Excluded	From Local	Planning	Policy
218-223	Westmeath Street As per R Codes	N/A	As per R Codes	As per R Codes

Note: "Dwelling" as referred to in the dwelling setback is defined as per the R Codes. However, for the application of this policy a "garage" is not considered a dwelling or part of a dwelling even though it may form part of the main structure of the dwelling.

A variation to Council's Policy DC 6 – 'Garages/Carports in front of dwellings/buildings' will be applied in certain circumstances to allow garages in the front setback area, to create a confined streetscape. These circumstances apply to garages which form part of the main building structure and provided the total width of the garage element of the building structure projecting into the front setback area does not exceed 7 metres. In these circumstances garages may have a minimum setback to the primary street frontage of 1.5 metres.

GROUND LEVELS

Approximate finished ground levels are as indicated in the LPP Plan and are in accordance with previously approved ground levels. The finished ground levels match closely those to the west and the east of the subject land. Building heights are to be measured from the identified ground level for each lot. Additional fill of more than 500 mms requires the planning approval of the Council under clause 8.1 and Part 9 of Local Planning Scheme No. 4.

Retaining walls are to be provided by the developer generally in accordance with the locations indicated on the Local Planning Policy Plan and to a height to facilitate the retention of the finished approved level assigned to each lot. Any other walls or fences that require planning approval will be assessed having regard to the provisions of Council's Policy LPP 2.8 – Fences Policy.



DESIGN GUIDELINES

- This Local Planning Policy (LPP) Plan accompanies the Local Planning Policy Minim Cove Development Guidelines for Minim Cove adopted under the provisions of the City of Fremantle Planning Scheme (CPS) No.4
- Modifications may be made by Council to the LPP Plan and the guidelines if Council is satisfied that the modifications will improve public amenity.
- Dwelling and garage setbacks are to be in accordance with the R25 code except as indicated in the Development Guidelines and on this plan. For the purpose of these guidelines, a garage is not considered a dwelling even though it may form part of the main structure of the dwelling.
- A variation to Councils generic Garages Policy DC8 applies in circumstances where garages form part of the main building structure and provided the width does not exceed 7metres in which case garages may have a minimum setback of 1.5 metres to the primary street in order to create a confined streetscape.
- Building height limits are to be measured from the datum level for each lot.
- No vehicle access is to be permitted from the south west of the policy area to the adjoining Foundry Court.

Legend

- Public Open Space
- Road Pavement
- Principal Pedestrian Links
- Retaining Walls (separators only)
- Dwelling Setbacks
- LGA Boundary
- Finished Ground Level

NOTE:
Dimension and areas indicated are approximate only and subject to survey. For more information refer to the Guidelines and on this map.



LOCAL PLANNING POLICY PLAN - MINIM COVE
LOT 9503 MCCABE ST, NORTH FREMANTLE

Landcorp