



CITY OF FREMANTLE

LOCAL PLANNING POLICY 3.14

WRAY AVENUE PRECINCT

ADOPTION DATE: 03/07/2012
AUTHORITY: LOCAL PLANNING SCHEME NO.4

STATUTORY BACKGROUND

This is a Local Planning Policy prepared and adopted under the provisions of Part 2 of the City of Fremantle Local Planning Scheme No. 4 ('LPS4').

Clause 5.2.2 of 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 Codes.

Section 5.3.1 of the Residential Design Codes states that a local government may adopt a Local Planning Policy which varies or replaces specific acceptable development provisions of the Residential Design Codes. A Local Planning Policy may also contain development provisions for any aspect of residential development that is not provided for in the Codes.

Under LPS4 the area is largely zoned Residential (R30) with small sections for Local Centre and Mixed Use at the South Terrace/Wray Avenue intersection and at the corner of Hampton Road.

Clause 10.2 of the Scheme empowers the Council to consider a broad range of considerations and impose conditions relating to these in dealing with an application for planning approval.

CHARACTER APPRAISAL

Initial planning for the Wray Avenue Precinct took place approximately 30 - 40 years after the more level areas of the Fremantle townsite had been surveyed. In this Precinct the layout of the often irregularly shaped lots reflects the topography of the land – South Terrace follows the line of transition between the level sandy ground along the ocean front and the limestone ridge further inland. Wray Avenue's oblique alignment provided a more gradual incline than if it had run at right angles to South Terrace, facilitating construction of the road without major earthworks and providing a suitable route for the tram along the east end of Wray Avenue in the early 20th century.

The basic character of the Precinct can be seen as evolving to the point where aspects such as the pattern of development, urban grain, density of development and mix of uses, together with the way that these are embodied in the building types, in their height, massing and appearance, was effectively established by the early part of the 20th century and remained largely unchanged until circa 1950's. It is important that new development and redevelopment continues this process of evolution, taking the opportunity to incorporate new styles and materials in ways which are sympathetic to the existing character but showing innovation in responding to future needs.

The Wray Avenue Precinct can be categorised as a *high-quality varied townscape* defined by a significant streetscape consisting of larger scaled mixed use developments at each end and lower scaled residential developments along its length.

The west end of Wray Avenue was an established mixed use area by the early 20th century. On the north side many of the original buildings remain and have a high level of cultural significance.



Typically they display the characteristics of the Federation Classical Free Style with front façades parapeted and influenced by Paladian proportions to provide a balanced façade with neither horizontal nor vertical emphasis.

On the south side the mixed use buildings were constructed after 1960 and generally are not significant.

All retail/commercial buildings in this part of Wray Avenue have zero front and side setbacks. Typically the older buildings have verandahs that span the full width of the footpath and are of the same height as the ground floor of the building. Retail units present an interactive front to the street.

Away from the west end there is a lower density of development, mainly residential and consisting of single storey, modestly scaled masonry houses, predominantly Victorian or Federation in style and often semi-detached. The design and placement on the lot often reflects the topography of the land, especially near Brennan Street. Further up Wray Avenue, to deal with the lower level of land dwellings are set well back or have high foundations.

The houses relate well to the street, most of them having verandahs which run the full width of the front facade with the front edge varying up to 2 metres from the street boundary. Front fences are generally low.

Roofs are typically hipped or gabled, pitched at 22.5 degrees and of corrugated iron or clay tiles.

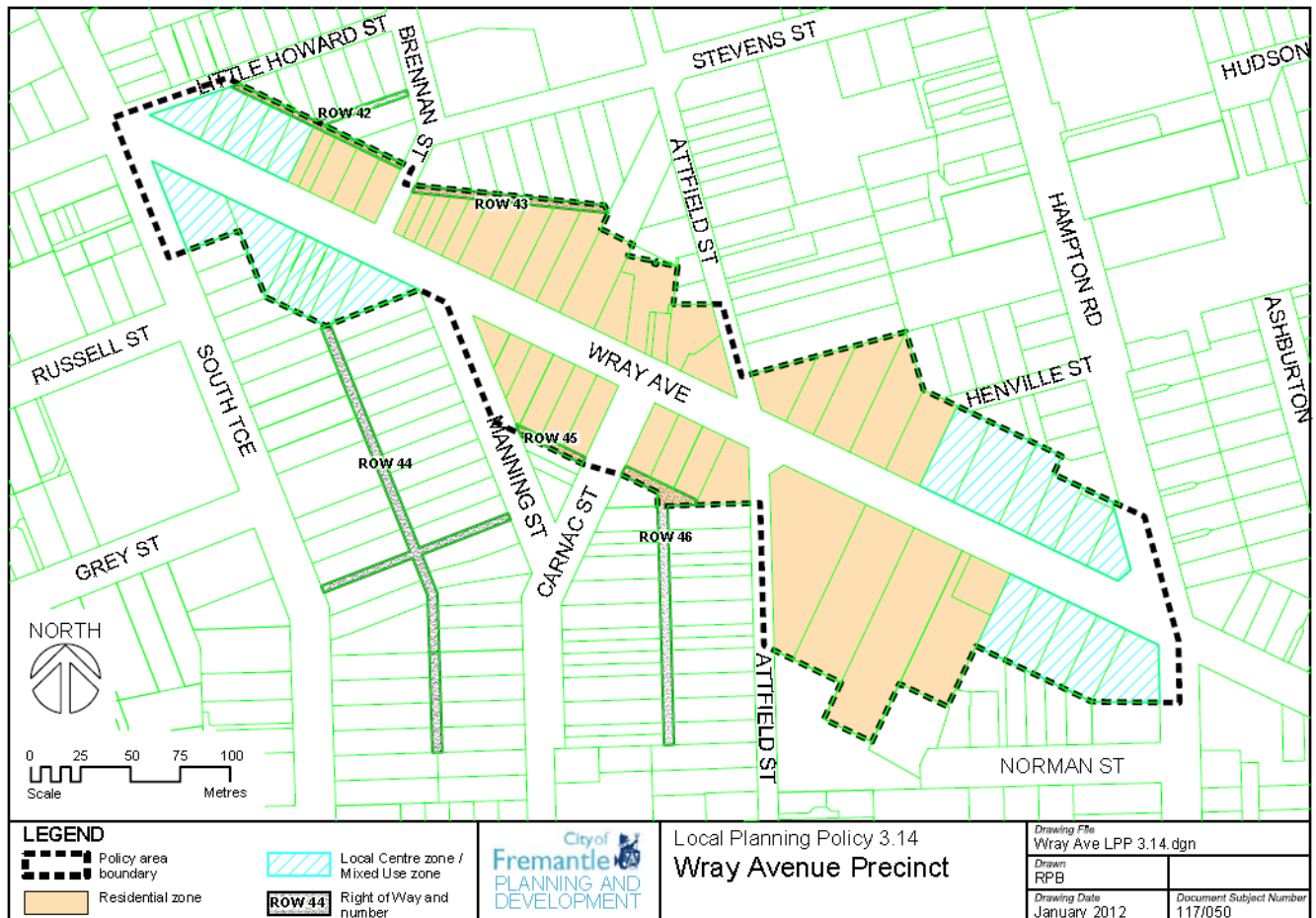
The overall character is remarkably consistent. The individuality of the houses is often expressed in small decorative details, sometimes reflecting when they were built, sometimes the fact that they were owned by Italians. There is no sense of striving to be different, or of making a statement, but there is potential for new styles which combine traditional characteristics with innovative design to suit the contemporary environment.

In the residential section towards Hampton Road a few significant commercial buildings remain on the north side. On the south west corner the old Beaconsfield theatre faces Hampton Road (please note the commercial centre in Hampton Road is not included in this policy).

The local centre in the Wray Avenue Precinct provides a range of important local services and has significant social value. In particular, Galati's store is a major attraction, for people outside the area as well as local residents. Along the east side of South Terrace commercial/retail uses prevail. There are no industries or warehouses in the Precinct.

APPLICATION

The Wray Avenue Precinct comprises Wray Avenue from Hampton Road to South Terrace and is located within Schedule 12 Local Planning Area 4 – South Fremantle, Sub Area 4.3.3, of LPS4. This policy applies only to the Wray Avenue Precinct as identified on the plan below.



PURPOSE

The purpose of this Local Planning Policy is to provide development and design guidance to ensure new development or redevelopment within the Wray Avenue Precinct is compatible with the distinctive character and heritage significance of the Precinct.

POLICY

1. Streetscape requirements – Development on land zoned Local Centre or Mixed Use

1.1. Setback of buildings

- 1.1.1 Buildings shall have a zero setback from the primary street.
- 1.1.2 Buildings shall have a zero setback from both side boundaries for a minimum building depth of 5 metres from the façade; any remaining part of a building shall have a minimum setback of 1.5 metres.
- 1.1.3 Buildings on corner lots shall have a zero setback from the secondary street in addition to a zero setback from the primary street.

1.2. Height

- 1.2.1 Control over the maximum height of buildings is exercised through the provision of Schedule 12 Local Planning Area 4 – South Fremantle (clauses 4.1, 4.2 and 4.3.3) of LPS4.
- 1.2.2 In considering the matters identified in clause 4.2 of Schedule 12 when determining applications for development at the west end of Wray Avenue, north side, Council will have particular regard to the compatibility between the height of proposed development and the height of existing buildings included on the Heritage List under clause 7.1 of LPS4.
- 1.2.3 Minimum external wall height for new development at the west end of Wray Avenue shall be 3.6 - 4.0 metres in order to achieve proportions similar to existing heritage listed buildings.

1.3. Form, proportion and architectural style

- 1.3.1 New buildings at the west end of Wray Avenue must relate sympathetically with existing buildings included on the Heritage List under LPS4 in architectural style, bulk and scale. Existing buildings characteristically have a parapet on the front façade and the roof behind is pitched or gabled, and similar design elements are strongly encouraged in new development.
- 1.3.2 External alterations to existing heritage listed buildings must conserve the overall architectural style and the original external form and proportions, with particular regard to any heritage assessment prepared under Local Planning Policy 1.6 – Preparing Heritage Assessments.
- 1.3.3 The side of any new building is to be parallel to the side boundary.
- 1.3.4 The original size and position of openings in existing heritage listed buildings, as visible from the street, shall be conserved.

- 1.3.5 Proposals for the removal of existing verandahs from heritage listed buildings will not be approved. New buildings should include verandahs/canopies which extend across the width of the building façade and project over the road reserve with a minimum headroom clearance to the underside of the verandah/canopy of 2.75 metres, subject to any other necessary approvals.

1.4. Contribution to the public realm

- 1.4.1 All buildings must present an interactive frontage to the street, with entrances opening directly on to the footpath.

2. Streetscape requirements – All development on land zoned Residential

2.1. Setback of buildings

The Acceptable Development provisions of the relevant clauses of the Residential Design Codes are replaced with the following:

- 2.1.1 Buildings shall be set back from the primary street a distance of 4 metres. Verandahs or similar projections into the street setback area shall be set back a minimum of 2 metres from the primary street boundary and may extend across any percentage of the width of the building façade, up to and including, 100%.
- 2.1.2 Garages and carports (including those under the main roof of the development):
- a) In the case of lots with legal vehicular access from a rear right of way or secondary street, garages and carports shall be located behind or integrated into the rear part of the dwelling and not obtain access from the primary street.
 - b) In the case of lots which only have vehicular access from the primary street, the garage or carport shall be set back in line with or behind the front wall of the dwelling.
- 2.1.3 Garage and carport width (including doors and supporting structures):
- a) Where the garage or carport is set back in line with or less than 2 metres behind the front wall of the dwelling, the width of the garage or carport shall be no more than 3.2 metres.
 - b) Where the garage or carport is set back 2 metres or more behind the front wall of the dwelling, the width of the garage or carport shall be no more than 45% of the width of the front wall of the dwelling, and the formed driveway shall be gradually tapered from the garage or carport to a maximum width of 3.5 metres at the street boundary.

2.2. Height

- 2.2.1 Control over the maximum height of buildings is exercised through the provisions of Schedule 12 Local Planning Area 4 - South Fremantle (clauses 4.1, 4.2 and 4.3.3) of LPS4. Despite the general height requirements in clauses 4.1 and 4.2 requiring development to satisfy the building height requirements of the Residential Design Codes, development on land zoned Residential in the area covered by this policy is also subject to the provisions of clause 4.3.3 which limits such development to two storeys.
- 2.2.2 Excluding development on a rear survey strata lot, battleaxe lot or the equivalent, the front and side elevations of buildings shall present generally as a single storey dwelling when viewed from the street with the predominant bulk of any two storey element located at the rear of the dwelling.

2.3. Form and proportion

- 2.3.1 The front façade of any new dwelling is to be orientated parallel with the front boundary of the property addressing the primary street.
- 2.3.2 Roofs shall be hipped or gabled with a minimum roof pitch of 22.5 degrees.
- 2.3.3 Roofs shall be simple in form, incorporating no more than two roof elements facing the primary and/or secondary street.
- 2.3.4 Eaves shall be a minimum width of 450 mm.

2.4. Contribution to the public realm

- 2.4.1 The Acceptable Development provisions of the relevant clauses of the Residential Design Codes is replaced with the following:
- a) The front door of the dwelling and at least one habitable room window shall face the street and be clearly visible from the street. In the case of grouped or multiple dwelling developments, the dwelling unit nearest to the street must comply with this design requirement.

2.5. Infill provisions

- 2.5.1 Where development is proposed on a site or lot that is either a battleaxe lot, rear survey strata lot or the equivalent, and the proposed development has minimal presentation to the streetscape, only the height provisions of clause 2.2.1 of this policy shall apply.

2.6. Street fences and walls

- 2.6.1 The Acceptable Development provisions of the relevant clauses of the Residential Design Codes is replaced with the following:
- a) Street walls and fences shall be a maximum height of 1.2 metres and shall be visually permeable above 300 mm.

2.7. Rights of way

- 2.7.1 The two rights of way (RoW) in the area subject to this policy (RoW No. 42 located between Little Howard Street and Brennan Street, and RoW No. 43 located off Brennan Street) are privately owned and any proposal to close any portion of either right of way for amalgamation with adjoining properties would require the agreement of all adjoining property owners. In accordance with City of Fremantle Local Planning Policy D.A.15 'Policy and procedures for the dedication, upgrade or closure of rights of way' the City will not consider supporting any proposal for closure of any part or all of either of these rights of way unless the proposal has the agreement of 100% of adjoining property owners.

3. Discretionary variations to development requirements

- 3.1 Except for maximum building height requirements as referred to in 3.2 below, Council may exercise discretion to approve a development which does not comply with one or more of the above requirements in circumstances where it can be demonstrated that the proposed development would still be compatible with the character of the precinct as described in the Character Appraisal section of this policy.
- 3.2 Proposed variations to maximum building height requirements must be assessed under the provisions of clause 5.8.1 and/or Schedule 12 Local Planning Area 4 – South Fremantle of LPS4 as applicable to the proposed development, having regard to the zoning of the development site and land use(s) proposed.