

# CITY OF FREMANTLE

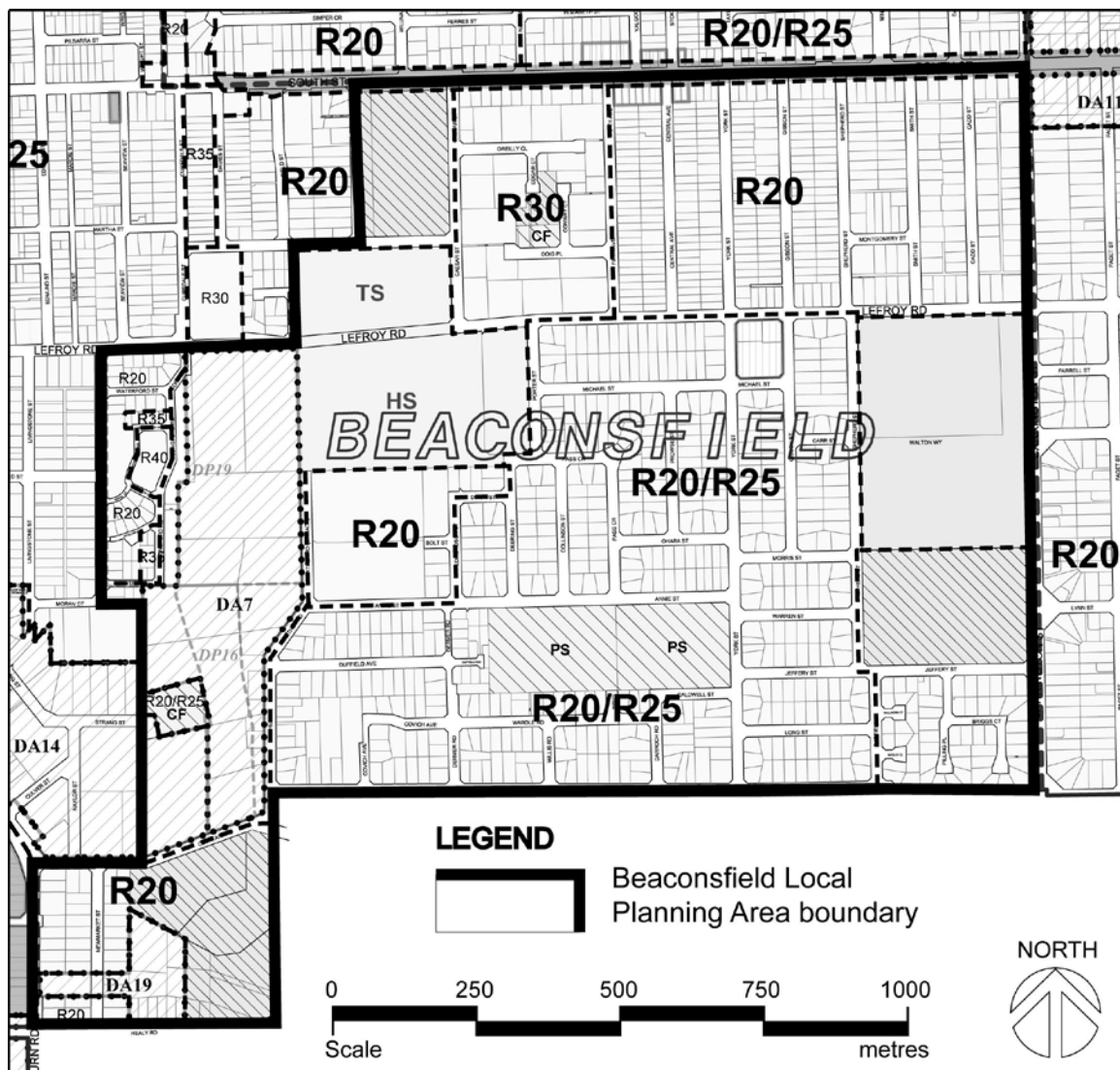
## LOCAL PLANNING POLICY 3.5

### LOCAL PLANNING AREA 5 – BEACONSFIELD

**ADOPTION DATE:** 28 May 2008

**AUTHORITY:** LOCAL PLANNING SCHEME NO.4

This Policy applies to all land contained within the Beaconsfield Local Planning Area pursuant to Local Planning Scheme No.4.



As per Local Planning Scheme No.4 (LPS4), where there is conflict between the general development requirements of the Scheme and specific development requirements of a local planning area, the provisions of the local planning area shall prevail.

## 1.0 DEVELOPMENT REQUIREMENTS

1.1 Land Use	As per Zoning Table 2 of LPS4.						
1.2 Parking	As per Vehicle-parking Table 3 of LPS4.						
1.3 Buildings requirement s	Zone (Within LPA Only)	Maximum			Setbacks		
		Plot Ratio	Site C/age	External Wall Height	Minimum		
					Front	Rear	Side
	Local Centre	1.0	75%	As per Schedule 12 LPS4	Nil	Nil*	Nil*
		* As per Residential Design Codes where property adjoins a dwelling or Residential zoned land.					
	Residential	All requirements as per the Residential Design Codes and special applications under clause 5.3 of LPS4.					

## 2.0 AREA-SPECIFIC DEVELOPMENT REQUIREMENTS

### 2.1 *Properties abutting Rights-of-Way*

Council will consider the construction of additional dwellings to the rear of existing residences orientated towards a publicly-owned right-of-way, with sole access from the right-of-way, where it is satisfied that:

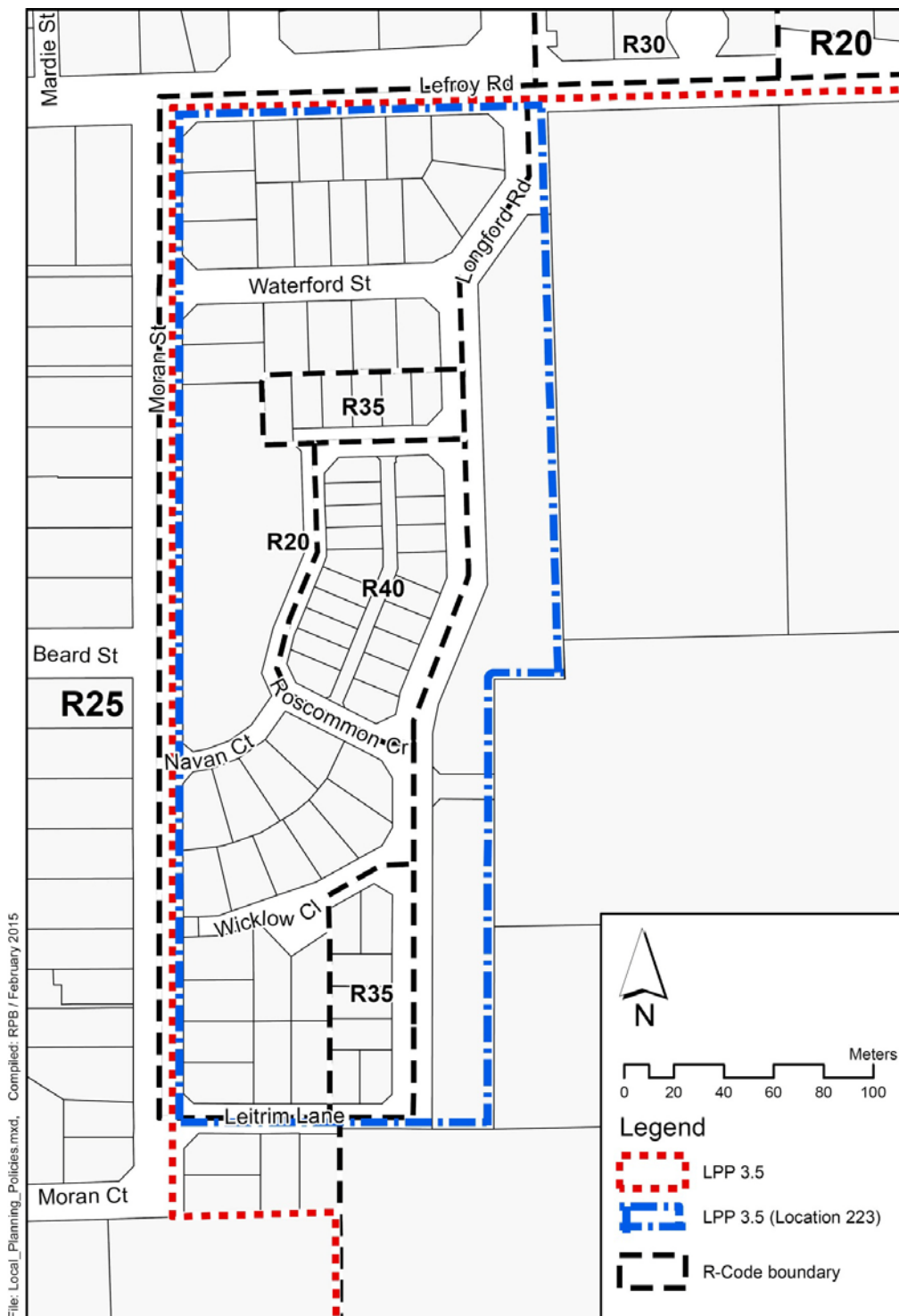
- the additional dwelling will aid in the creation of a streetscape, commensurate with the existing character of the locality,
- the proposal will not adversely affect the amenity of adjoining properties in the locality,
- the additional dwelling is setback a minimum 3 metres from the right-of-way,
- access to the additional dwelling is via a constructed and drained right-of-way,
- a minimum manoeuvring space of at least 6m located immediately in front of the opening to a carport or garage and permanently available.

Where a dwelling on a rear battleaxe lot is proposed, access to additional dwellings should be taken from the primary street. Council will consider secondary access only from the right-of-way where it can be demonstrated that this will neither detract from the streetscape nor adversely affect the amenity of adjoining properties.

In relation to the construction of additional dwellings to the rear of existing residences orientated towards a private right-of-way, the provisions of the relevant Council Policy shall apply.

## 2.2 Location 223 Lefroy Road and Moran Street – (Moltoni Quarry/Salentina Ridge Development)

All new development within this estate should be consistent with the following:



*Note: No.'s 5-43 (Lot 9002) Longford Road is currently unzoned, however, will be allocated a Residential zone and residential density code of R35 upon gazettal of Local Planning Scheme Amendment No. 54 in the near future.*

## *Building Design and Materials*

Buildings to provide visual interest and variety through the use of traditional housing elements which embody the following principles:

- To be simple and contemporary in nature. In this regard, mock historical style housing, which is poorly proportioned, with excessive use of 'reproduction' detailing, will not be supported.
- Use combinations of materials, colours and texture, including traditional red brick, limestone masonry, rendered brickwork, rammed earth, bagged brickwork and painted render
- Use vertical proportions to such elements as windows.

Colours to external walls shall be in earth tones with a matt finish and the use of traditional corrugated custom orb.

## *Roofing*

Roof pitches shall be between 22 – 45 degrees, with exceptions for verandahs and canopies, irrespective of the type of roofing material proposed to be used.

## *Setbacks*

In order to promote a closer relationship to the street, the following setbacks will apply:

- New development within the R20 density areas will be in accordance with the Residential Design Codes with the exception of the front setback which will be a minimum of 3m.
- New development within the R35 and R40 density areas will be in accordance with the Residential Design Codes with the exception of the front setback which will be a minimum of 2m.

## *Fences*

Fences should be constructed in a vertical style, with traditional materials including limestone, cement render, wrought iron (including steel and other metal finishes) or timber pickets and should complement the materials used in the dwelling.

## *Private Open Space*

Front setbacks are not to be included in the provision of private courtyard spaces, as they will not be permitted to be screened to afford adequate privacy. The provision of additional open space in the form of balconies, decks or terraces is encouraged and, where possible, should be north facing and directly accessible from the living area of the dwelling.