

CITY OF FREMANTLE

LOCAL PLANNING POLICY 3.8

LOCAL PLANNING AREA 8 – O’CONNOR

ADOPTION DATE: 25 July 2007
AUTHORITY: LOCAL PLANNING SCHEME NO.4

POLICY D.B.L. 8 LOCAL PLANNING AREA 8 – O’CONNOR

8.1 STATEMENT OF CHARACTER

Dominant Style

- Majority of housing developed in the 1950s and 60s generally described as early modern "bungalow" style housing.
- Some evidence of earlier era remnant isolated bungalow housing (timber and masonry). Possibly this housing exhibits some heritage significance.

Dominant scale

- Predominantly single storey single residential dwellings on lots of approximately 550 m².

Setbacks

- Generally street setbacks greater than 6 metres.
- Generally side setbacks approximately 1.5 metres.

Carports Garages

- Generally all garages and carports located behind building line or at the rear of the dwelling.
- Where on-site opportunities are limited, residents reliant upon parking in street.

Fencing

- Generally open front yards to street.

8.2 STATEMENT OF OBJECTIVES

1. To retain the O’Connor Industrial area as a strategic industrial area for Fremantle and the South-West metropolitan region and to ensure that development contributes to high standard of amenity and design as well as compatibility with adjacent residential uses.
2. To provide adequate zoning for the development of commercial uses along major roads and to restrict the encroachment of such uses into residential and industrial areas.
3. To retain existing residential areas as predominantly low density residential, with access to suitable open space and protection of amenity from adjoining industrial uses.
4. To ensure the development of the South Street Local Centre as a vibrant community hub that serves the day-to-day needs of nearby residents.
5. To ensure safe access and movement for pedestrians and cyclists.
6. To prevent, as far as practicable, the intrusion of commercial and industrial traffic into residential streets.

8.3 DEVELOPMENT REQUIREMENTS

8.3.1: Land Use: As per Zoning Table 2 of LPS-4 and exceptions outlined below.

Except as provided for in the Scheme, residential development is to comply with the provisions of the Residential Design Codes including variations as allowed for in the Codes.

8.3.2: Parking

As per Vehicle-parking Table 3 of LPS-4

Despite the provisions of clause 5.7.3 of LPS-4, Council generally will not support relaxation of the standard parking requirements.

8.3.3: Landscaping

A minimum on site provision of 5% of the total area of the lot or of a defined portion of the lot, the subject of an Application for Planning Approval, shall be set aside, developed and maintained as a landscaped area.

The landscaped area provided on the lot shall have a minimum width of not less than 1.5 metres and distributed in areas not less than 4.0 square metres.

There shall be not be less than one (1) shade tree planted for every 50 square metres of the total landscaped area provided on the lot and within the street verge.

There shall be not less than one (1) shade tree planted in the car parking area for every 4 car parking spaces provided on the lot.

The landscaping is to be confined to the area of the lot between the building or the use of the land and the boundaries of the lot adjoining the public road reserve, or other public reserve.

8.3.4 Buildings requirements	Zone (Within LPA Only)	Maximum			Setbacks		
		Plot Ratio	Site C/age	Wall Height	Minimum		
					Front	Rear	Side
	Industrial	1.0	75%	-	6	Nil*	Nil*
	Commercial	0.75	75%	-	Nil	Nil*	Nil*
	Local Centre	0.5	50%	5 m	Nil	Nil*	Nil*
		* As per Residential Design Codes where property adjoins a dwelling or Residential zoned land.					
	Residential	As per the Residential Design Codes and special applications under clause 5.3 of LPS-4.					

8.4 MATTERS TO BE CONSIDERED IN APPLYING GENERAL AND SPECIFIC REQUIREMENTS

8.4.1: Setbacks: In granting consent to the minimum prescribed setbacks, Council shall be satisfied in regard to all of the following:

- that the proposal is consistent with predominant setback patterns of adjoining properties and the locality generally,
- any other relevant matter outlined in Councils local planning policies.
- Council may require a greater setback than the minimum prescribed above.

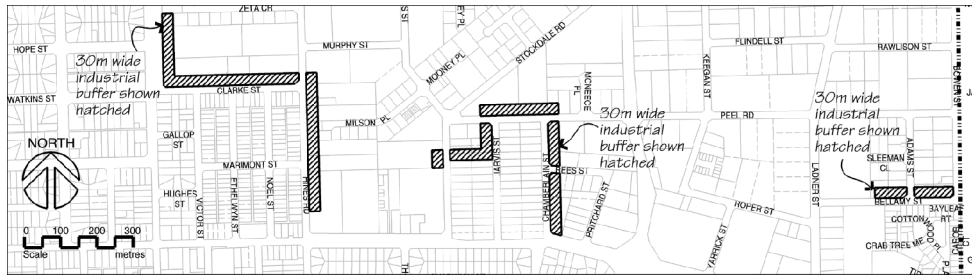
8.4.2: Plot Ratio and Site Coverage The maximum plot ratios and site coverage will be considered where:

- there is adequate open space to enable the provision of parking, delivery bays, access and manoeuvrability,
- the proposed site coverage and plot ratio does not adversely impact on adjoining properties, and
- any other relevant matter outlined in Council's local planning policies.

Council may impose a lesser plot ratio or site coverage requirement in the event that the proposal does not satisfy the above requirements.

8.5 SPECIFIC DEVELOPMENT CONTROLS FOR SUB AREAS

Sub area: 1



8.5.1.1: Land use: Despite the provisions of Zoning Table 2 of LPS-4, the following uses will generally not be approved:

- i) industry – general (licensed),
- ii) service station,
- iii) fuel depot,
- iii) motor vehicle repair,
- iv) motor vehicle wrecking,
- vi) industry - noxious,
- vii) petrol filling station, and
- v) transport depot.

8.5.1.2 Building requirements:

Height: Two Storeys (Maximum wall height of 7 metres)

Front Setback: Minimum 6 metres (No averaging)

8.5.1.3 Matter to be considered in the design and construction of buildings

In considering applications or industrial and commercial buildings Council shall have regard to all of the following:

- design of vehicle ingress and egress to minimise traffic impacts including intrusion of commercial vehicles into adjoining residential streets,
- high standard of landscaping, and
- materials and finishes to complement the visual amenity of the area.