

CITY OF FREMANTLE

LOCAL PLANNING POLICY 3.9

LOCAL PLANNING AREA 9 – SAMSON

ADOPTION DATE: 25 July 2007

AUTHORITY: LOCAL PLANNING SCHEME NO.4

POLICY D.B.L. 9

9.1 STATEMENT OF CHARACTER

Residential

Dominant Style

- Majority of housing developed in the 1970s and 80s generally described as modern "bungalow" style housing.

Dominant scale

- Predominantly single storey single residential dwellings on lots between 700 - 800 sqm.

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.

9.2 STATEMENT OF OBJECTIVES

1. Retain Samson as a predominantly low density residential area.
2. Ensure that future residential development or redevelopment is compatible with the existing character of dwellings and the streetscapes as well as retaining the amenity of adjoining properties.
3. Ensure any future planning enhances the local shops, recreation centre and the Samson Primary School as a local community hub.
4. Maintain and enhance the environmental and community values of the Sir Fredrick Samson Park.
5. Ensure safe access and movement for pedestrians and cyclists.

9.3 DEVELOPMENT REQUIREMENTS

9.3.1: Land Use: As per Zoning Table 2 of LPS-4.

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.

9.3.2 : 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.

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

9.4 MATTERS TO BE CONSIDERED IN APPLYING GENERAL AND SPECIFIC REQUIREMENTS

9.4.1: 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 Council's local planning policies.
- Council may require a greater setback than the minimum prescribed above.

9.4.2: 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.

9.4.3: Matters to be considered in the design and construction of buildings

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

- design of vehicle ingress / 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.