



# Agenda attachments

## Strategic Planning and Transport Committee

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Wednesday, 19 May 2021, 6.00pm

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**SPT2105-1 SOUTH TERRACE, NO. 65 (LOT 12), FREMANTLE – SIX STOREY  
HOTEL, OFFICE AND SHOP (SDAU REFERRAL) – (NB/JK  
DA0111/21)**

**ATTACHMENTS 1 Development Plans**

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DA0111/21  
17 Mar 2021

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p. 0422076639



DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE  
FILE  
DATE  
03 Mar 2021  
SDAU 026-20

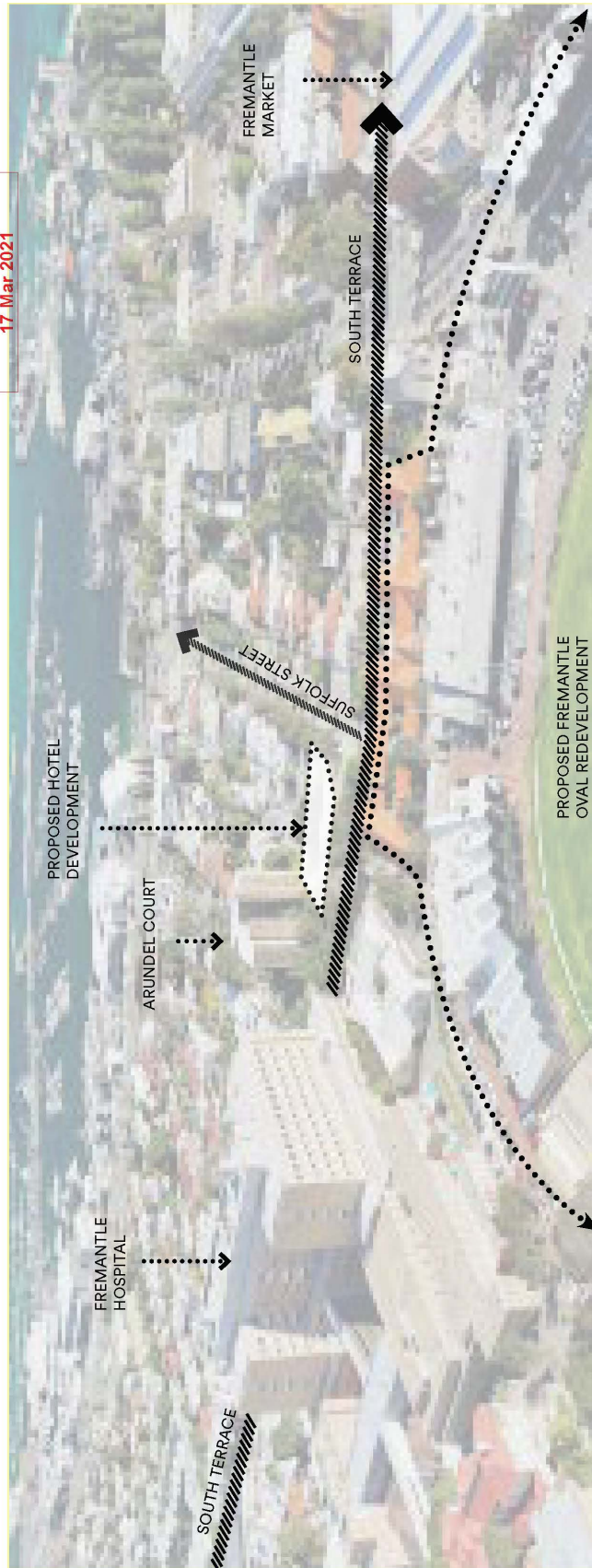


**PROPOSED HOTEL  
DEVELOPMENT**

65 South Street, Fremantle  
Development Application 11th February 2021



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17 Mar 2021



The project sits within a future city centre node and presents an opportunity to complement the scale proposed for the Fremantle Oval redevelopment creating a gateway precinct between the Fremantle City Centre and South Fremantle.

The building seeks to resonate with a unique set of local Architectural circumstances the Fremantle Hospital and Arundel Court. It references these works in terms of scale and materiality but moves further into a finer grain and tactile reading of the wider commercial and residential surrounds.



Arundel Court looking North



Fremantle Hospital looking South

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
FILE 03 Mar 2021
DATE 03 Mar 2021
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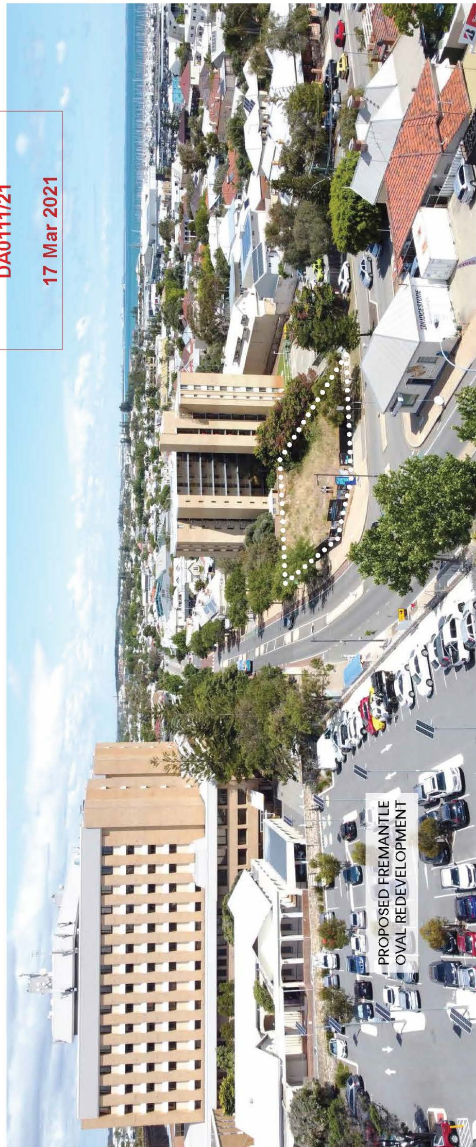
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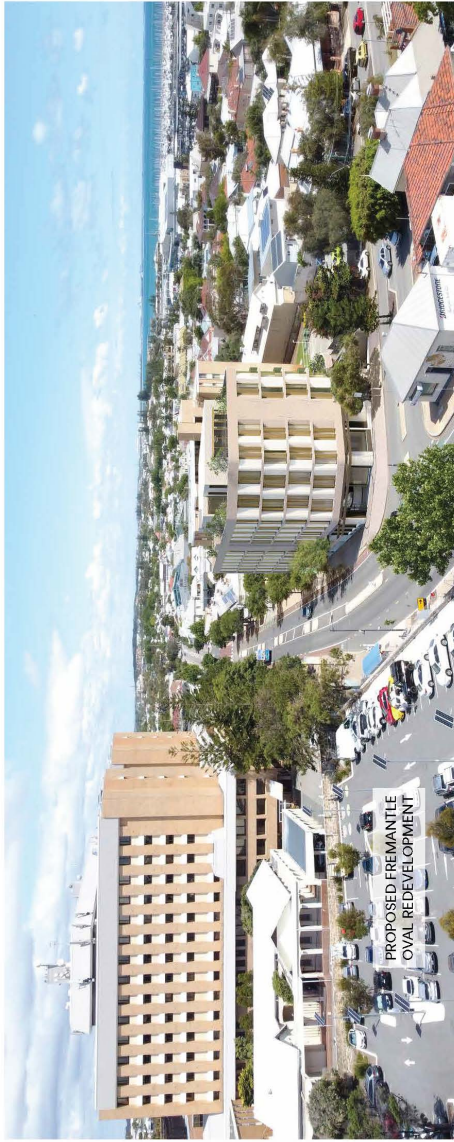
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Aerial view of the Site looking South



Aerial view of proposed development looking South

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	FILE
DATE	03-Mar-2021
FILE	SDAU-026-20

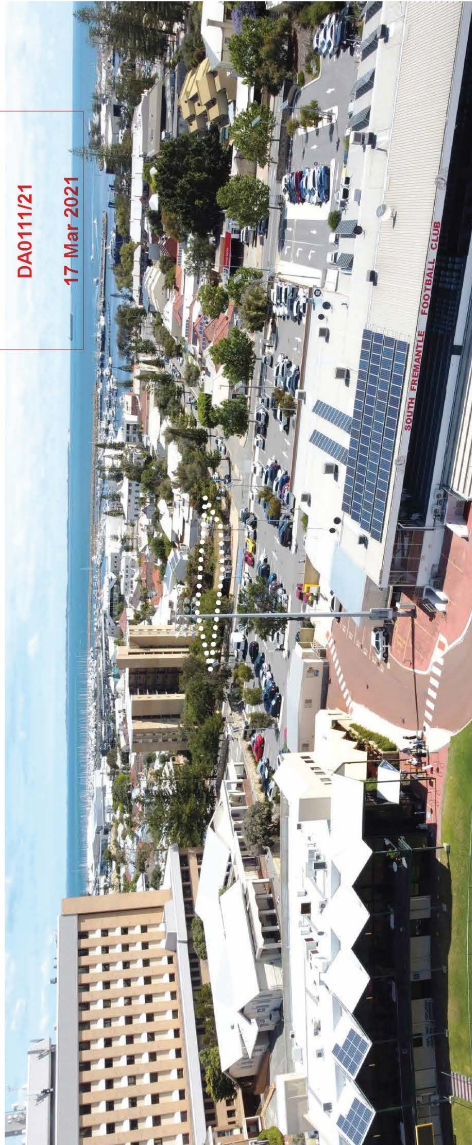


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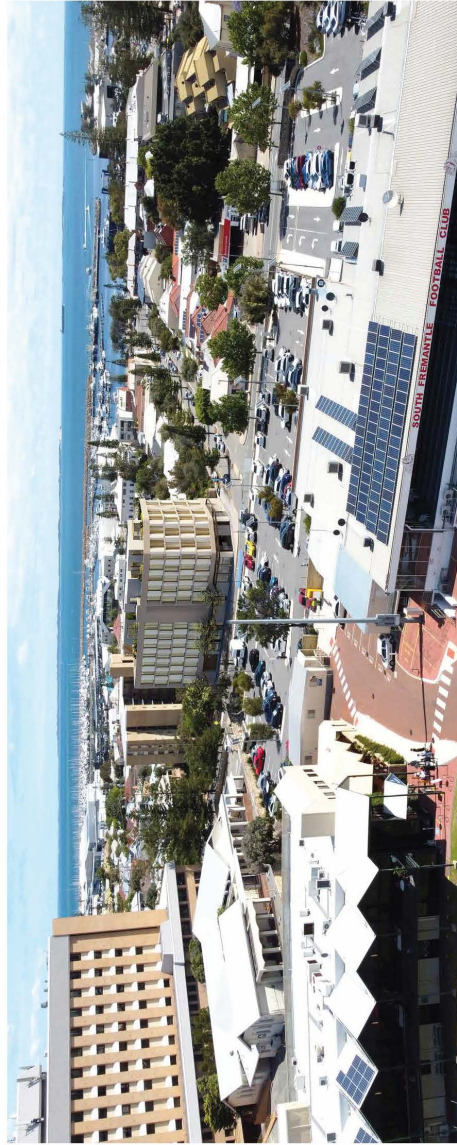
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Aerial view of the Site looking West



Aerial view of proposed development looking West

DEPARTMENT OF PLANNING, LANDS AND INFRASTRUCTURE		
DATE	FILE	
03-Mar-2021	SDAU 02/6-20	



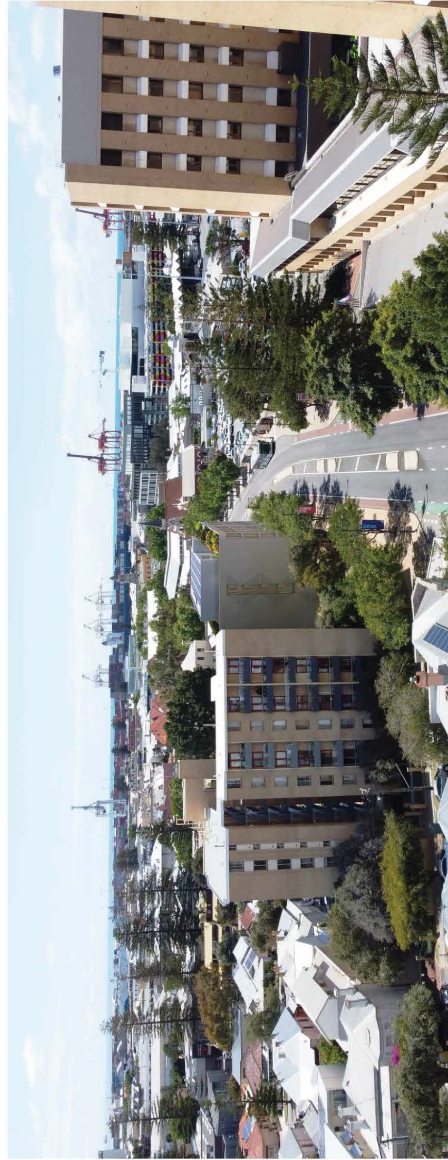
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Aerial view of the Site looking North



Aerial view of proposed development looking North

DEPARTMENT OF PLANNING, LANDS AND INFRASTRUCTURE	FILE
DATE	FILE
03 Mar 2021	SD003-026-20



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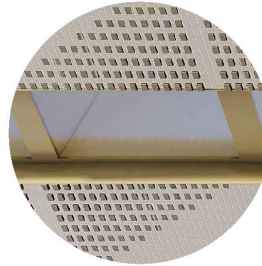
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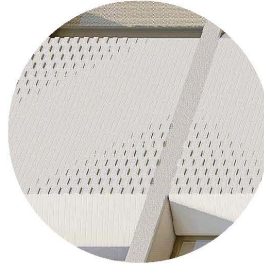


Elevation view of proposed development from South Terrace looking North

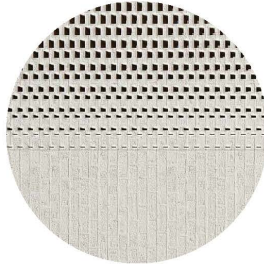
#### BRICKWORK DETAILS



Hotel passage



Patterned brick wall detail



Lift lobby brick screen detail



DEPARTMENT OF PLANNING, LANDS AND INFRASTRUCTURE	FILE
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03 Mar 2021	

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Elevation view of proposed development from South Terrace

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DATE	FILE	
03 Mar 2021	SDAU 006-20	



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Elevation view of proposed development from South Terrace looking South

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE		
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03 Mar 2021	SDM 0.26-20	



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**DETAILS**  
**17 Mar 2021**



Elevation view of proposed development from Suffolk Street



Curved corner windows  
and slab detail



Glass Juliet balcony  
(West elevation)

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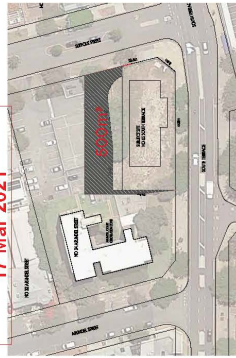
DA0111/21

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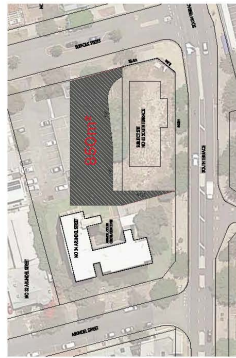
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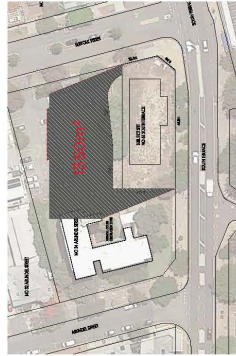
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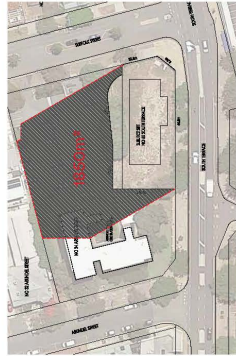
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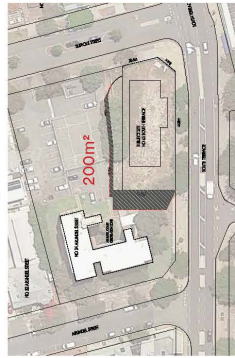
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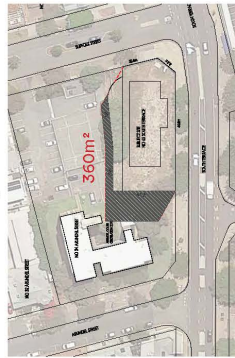
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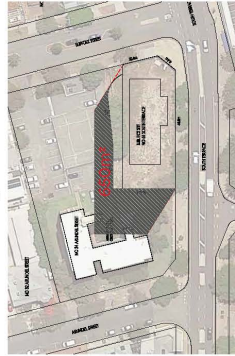
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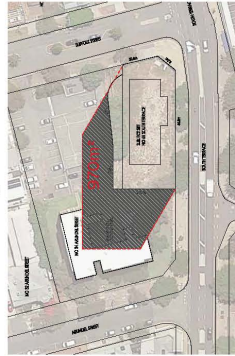
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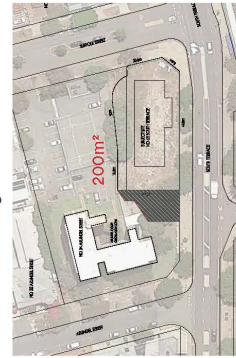
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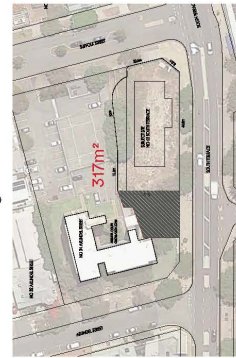
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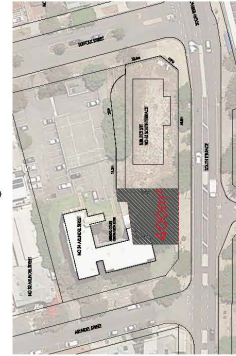
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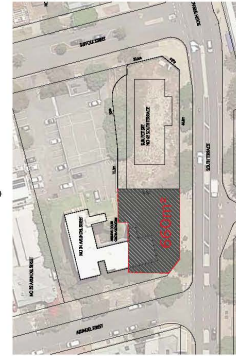
6% Overshadowing



10% Overshadowing



12% Overshadowing



20% Overshadowing



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DATE  
03-Mar-2021  
FILE  
S04M-EDM-20

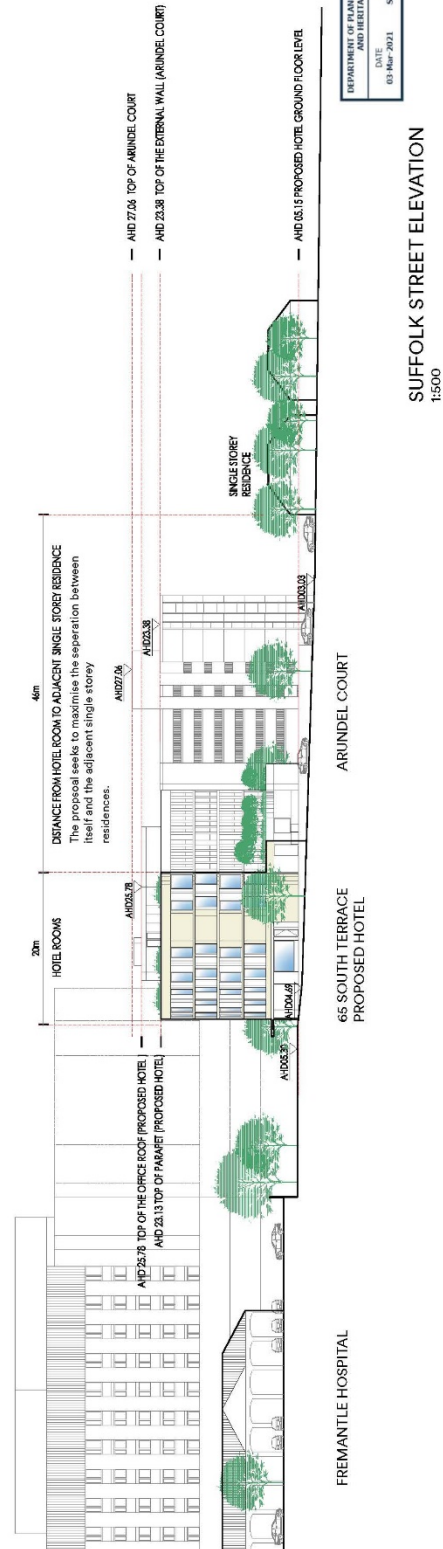
OVERSHADOWING DIAGRAMS  
Neighbouring lot area 331m²



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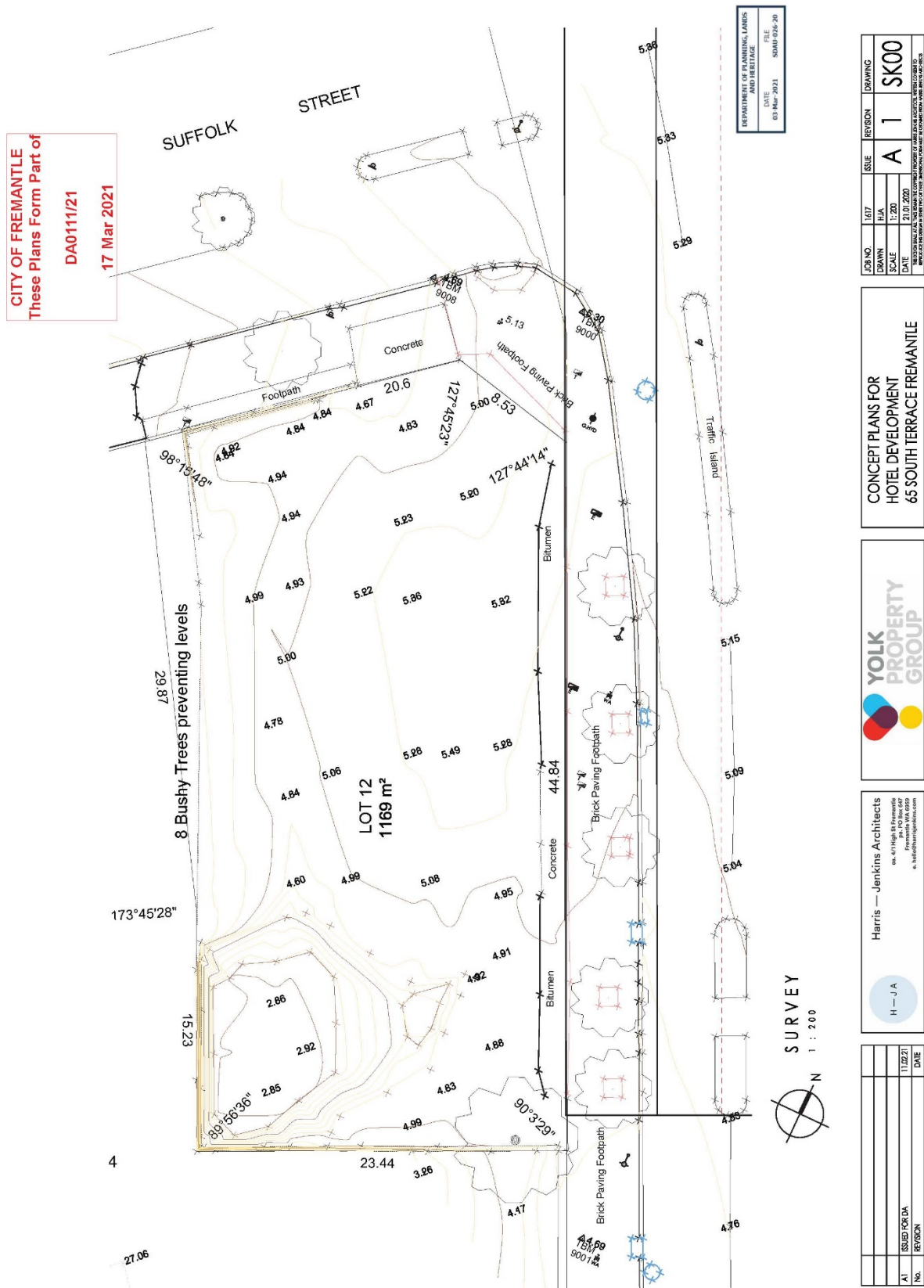


DEPARTMENT OF PLANNING, LANDS AND HERITAGE	FILE
DATE	63 Mar 2021
DATE	63 Mar 2021
DATE	63 Mar 2021



H — J A







JOB NO.	1617	ISSUE	REVISION	DRAWING
DRAWN	HJA	A	3	SK01
SCALE	1:200			
DATE	21.01.2020			

CONCEPT PLANS FOR  
HOTEL DEVELOPMENT  
65 SOUTH TERRACE FREMANTLE

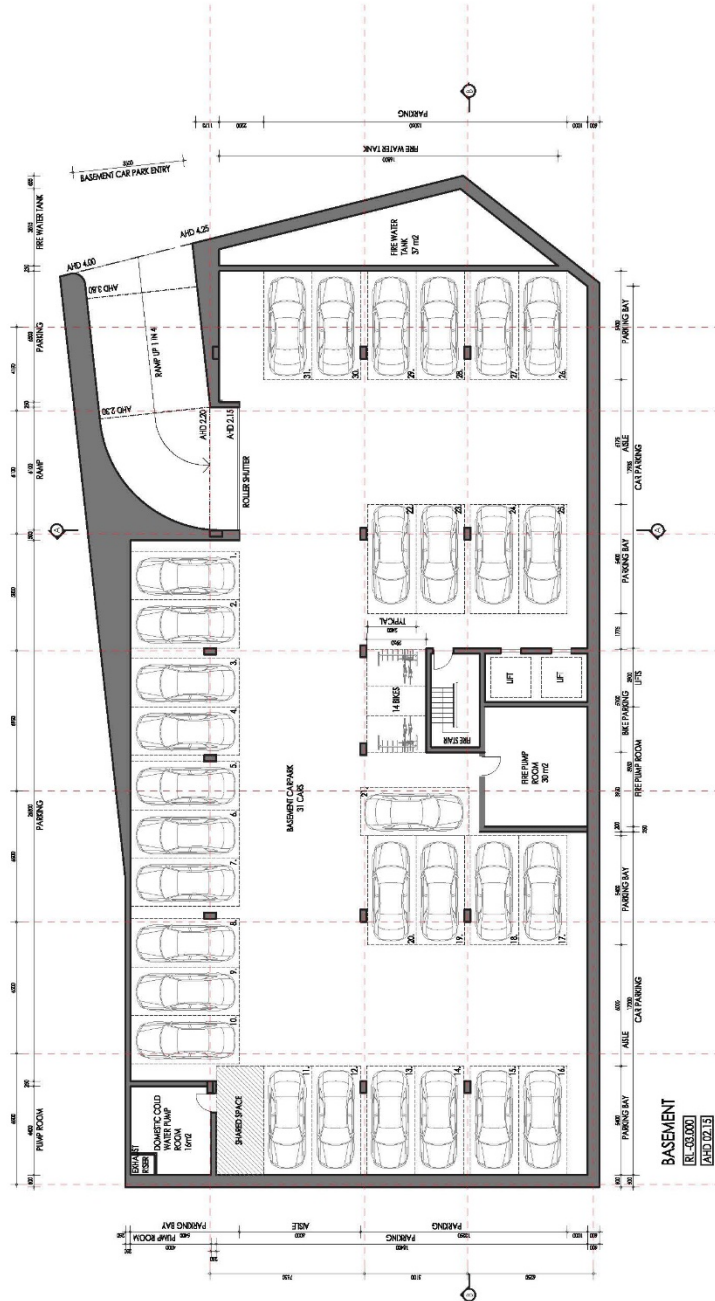


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H-JA

A3	ISSUED FOR DA		11/02/21	
NO	SESSION		DATE	

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BASEMENT PLAN  
1:200

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 03 Mar 2021
FILE SK01010020

JOB NO.	1617	ISSUE	REVISION	DRAWING
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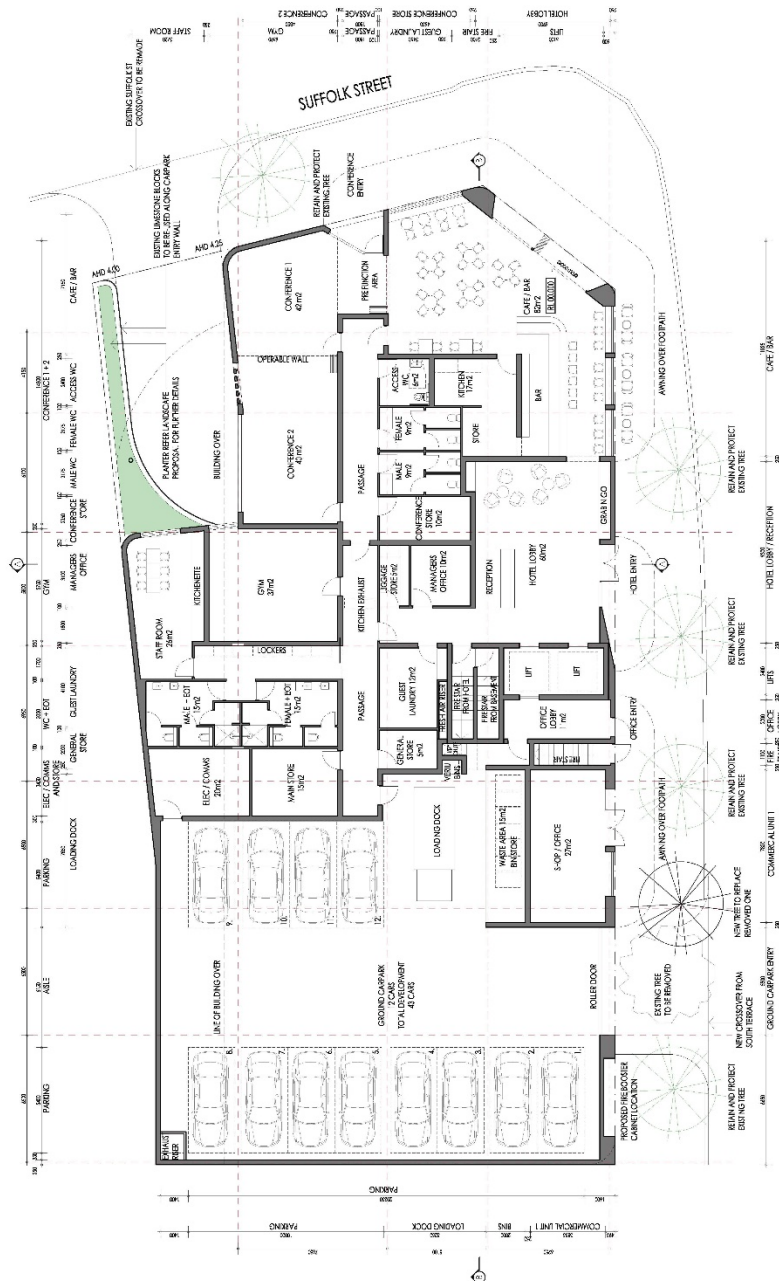


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A10	11.02.21		



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GROUND FLOOR PLAN  
1 : 200

No.	REVISION	DATE
A11	RE ISSUED FOR DA	11.02.21
A10	ISSUED FOR DA	11.02.21

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JOINT NO.	1617	ISSUE	REVISION	DRAWING
DRAWN	HIA	A	11	SK03
DATE	21.01.2020	SCALE	1:200	

REVISIONS TO BE MADE IN 10 DAY SET  
REVISIONS TO BE MADE IN 10 DAY SET

PREPARED BY: J. HARRIS  
DATE: 21.01.2020  
SCALE: 1:200

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1ST FLOOR PLAN  
1 : 200

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FILE S0401000.20

NO.	ISSUED FOR DA	REVISION	DATE
A11	11.02.21		

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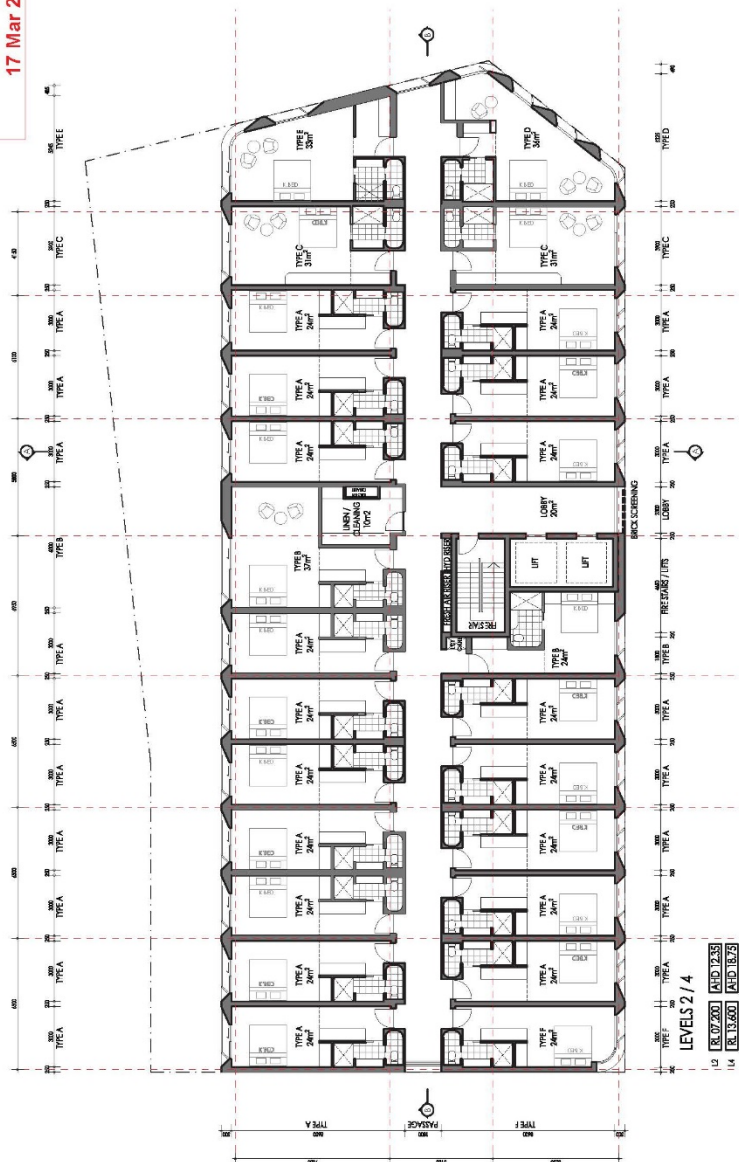


CONCEPT PLANS FOR  
HOTEL DEVELOPMENT  
65 SOUTH TERRACE FREMANTLE

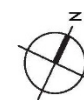
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SCALE	1:200			
DATE	25.01.2021			



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2ND/4TH FLOOR PLAN  
1 : 200



DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	03 Mar 2021
FILE	50010-000-200

JOB NO.	1617	ISSUE	REVISION	DRAWING
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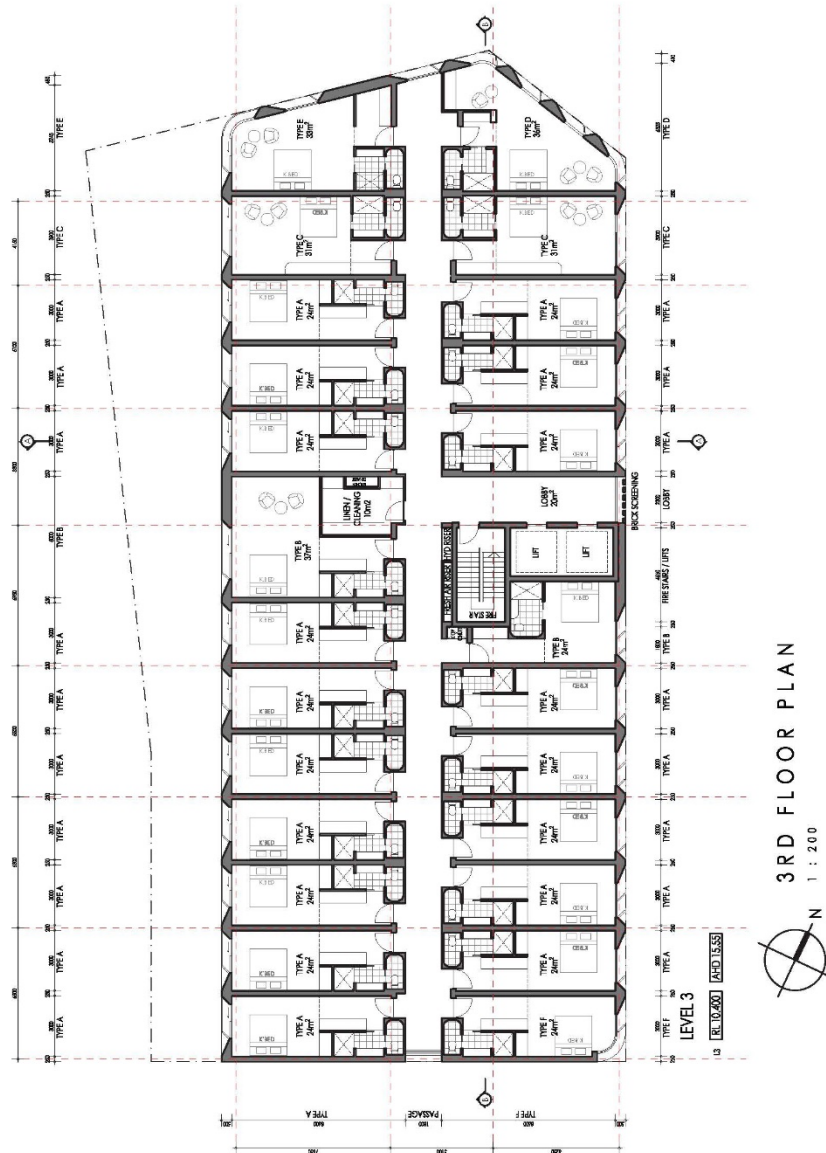
CONCEPT PLANS FOR  
HOTEL DEVELOPMENT  
65 SOUTH TERRACE FREMANTLE



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HOTEL DEVELOPMENT  
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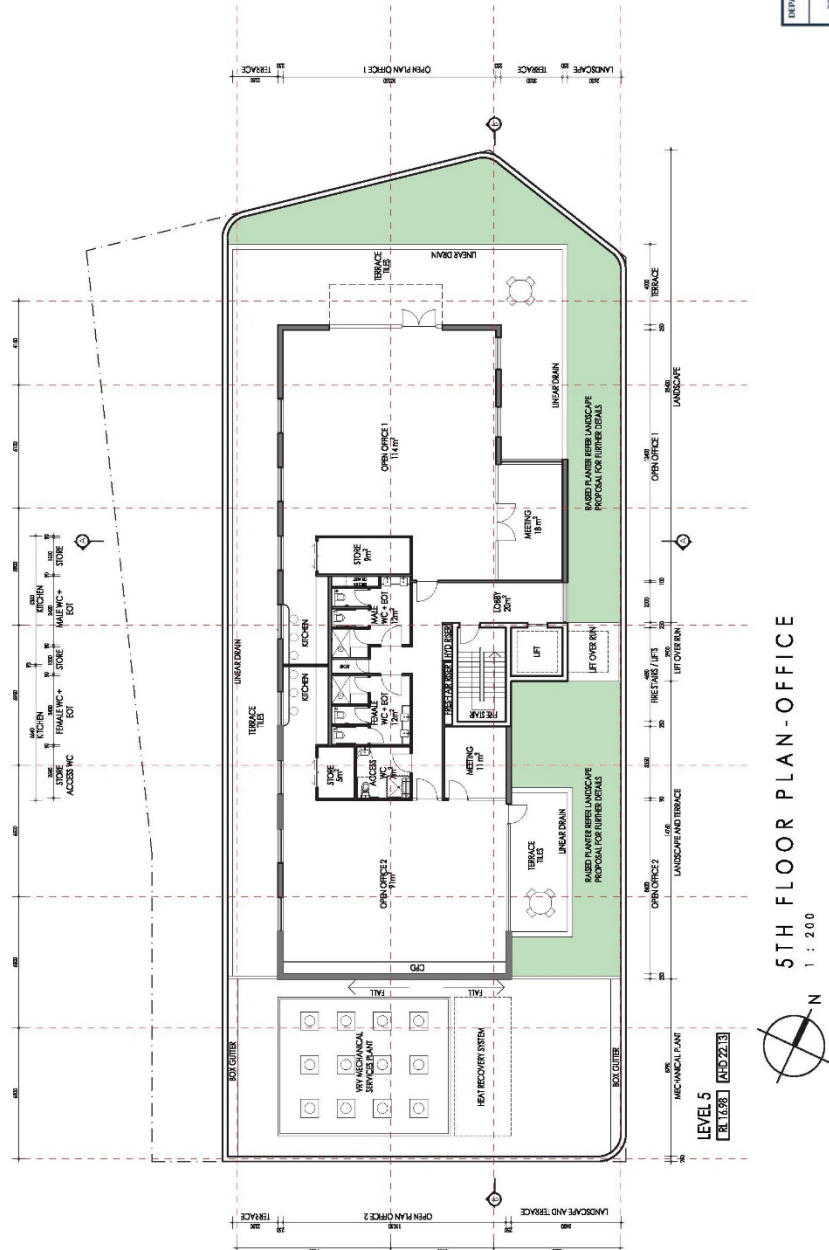


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A9	ISSUED FOR DA		11.02.21



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DATE 03 Mar 2021
FILE S00102020

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DATE	21.01.2020	SCALE	1:200	
DATE	21.01.2020	DATE	21.01.2020	

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HOTEL DEVELOPMENT  
65 SOUTH TERRACE FREMANTLE



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NO.	REVISION	DATE
A8	ISSUED FOR DA	11.02.21

ROOF  
TOP OF ROOF PARAPET RL20.63 AHD 25.78



ROOF PLAN  
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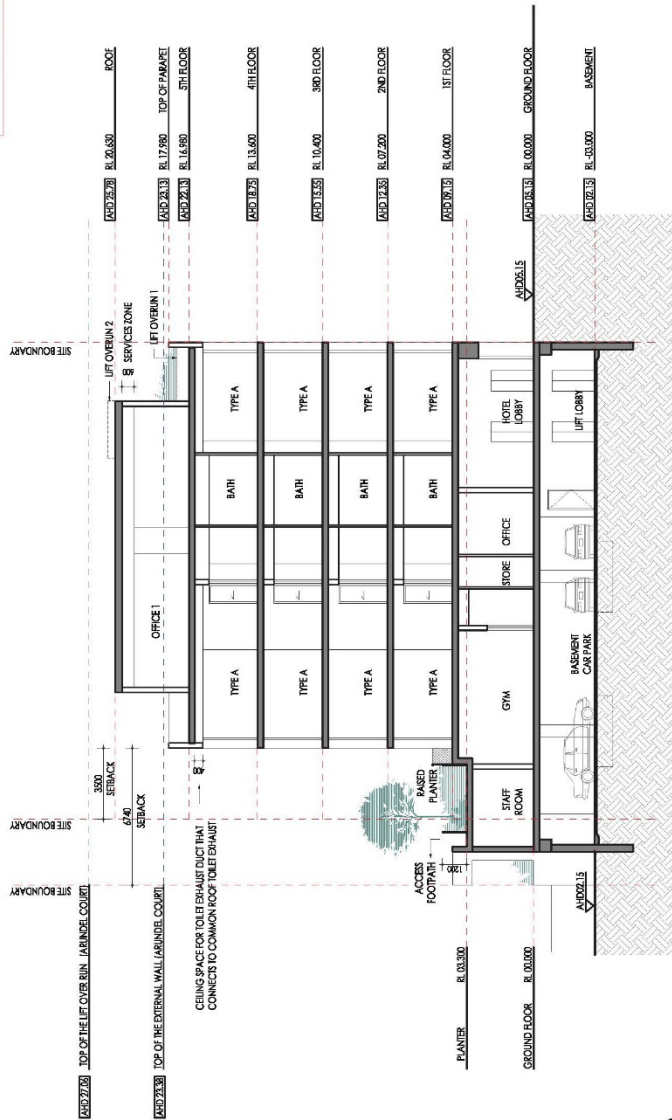
YOLK  
PROPERTY  
GROUP

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A8	ISSUED FOR DA			11.02.21	
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17 Mar 2021



DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 03 Mar 2021
FILE SK001-000-200

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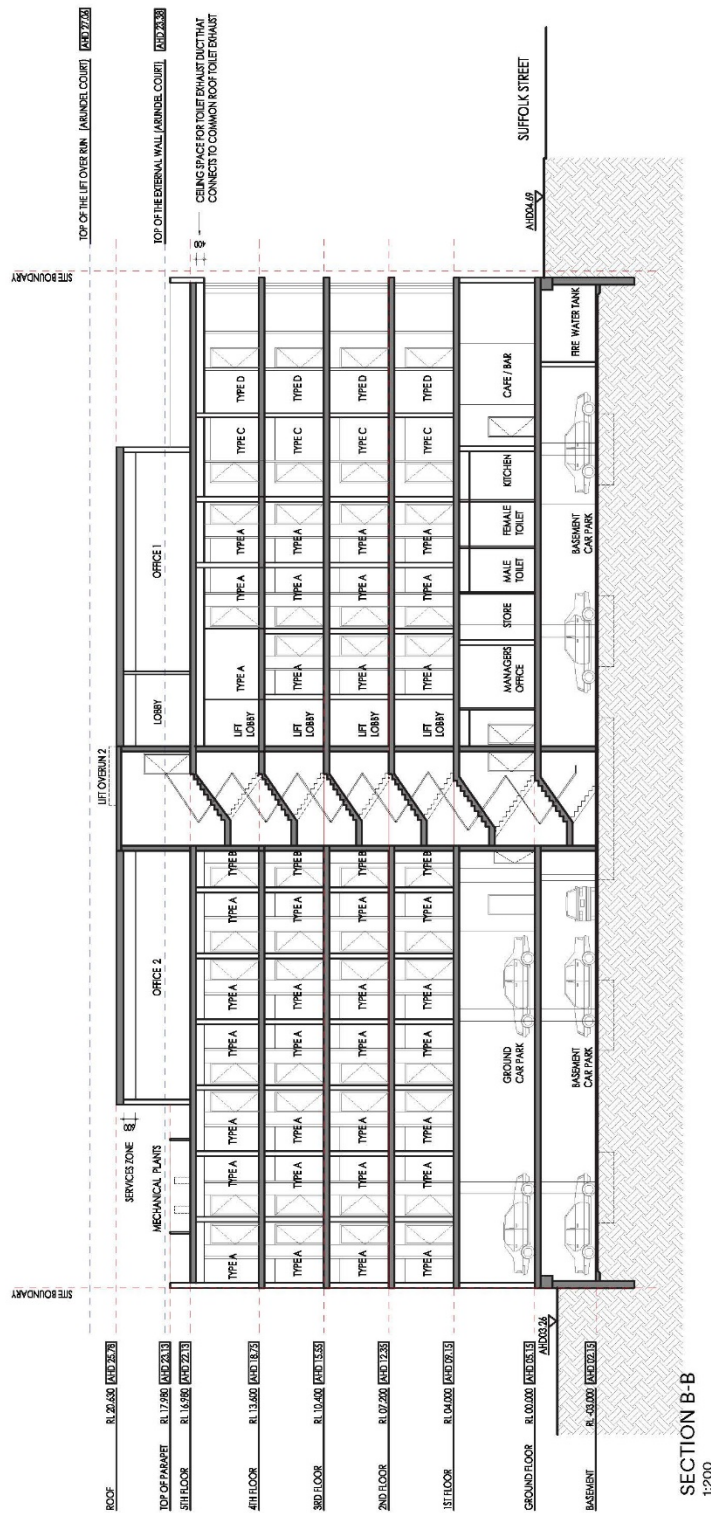
CONCEPT PLANS FOR  
HOTEL DEVELOPMENT  
65 SOUTH TERRACE FREMANTLE



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NO.	REVISION	DATE
A3	ISSUED FOR DA	11.02.21
A2	ISSUED TO LANDSCAPE ARCHITECTS	25.01.21
A1	CONSULTANT REVIEW	02.11.20

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
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FILE S0001026 20

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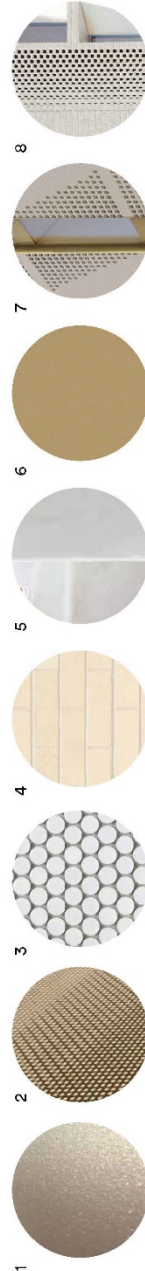
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A1	CONSULTANT REVIEW	02/11/20



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DATE	03 Mar 2021
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JOB NO.	1617	ISSUE	REVISION	DRAWING
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SCALE	AS SHOWN			
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CONCEPT PLANS FOR  
HOTEL DEVELOPMENT  
65 SOUTH TERRACE FREMANTLE



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A2	ISSUED FOR DA	11/02/21
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DEPARTMENT OF PLANNING, LANDS AND HERITAGE	FILE
DATE	03 Mar 2021
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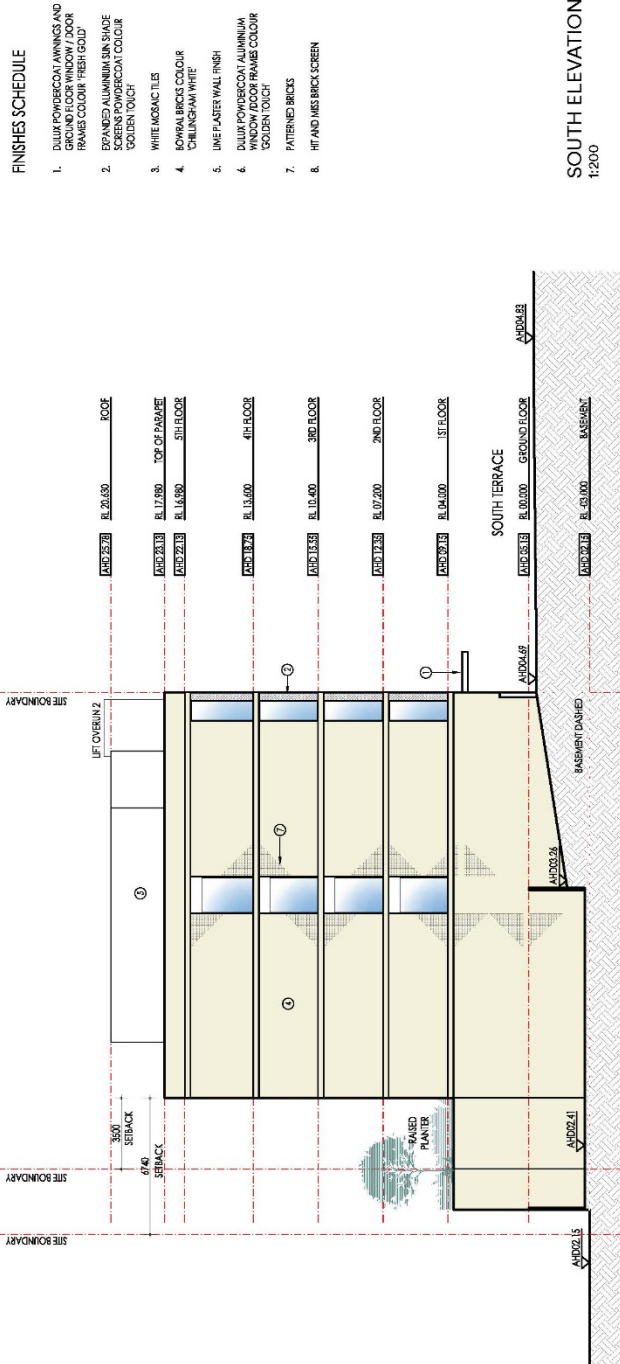
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No.	REVISION	DATE
A2	SUBMIT FOR DA	11.02.21
A1	CONSULTANT REVIEW	02.11.20

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03 Mar 2021	SHAM 026-20	

JOB NO.		1617	ISSUE	REVISION	DRAWING
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DATE	21.07.2020				

CONCEPT PLANS FOR  
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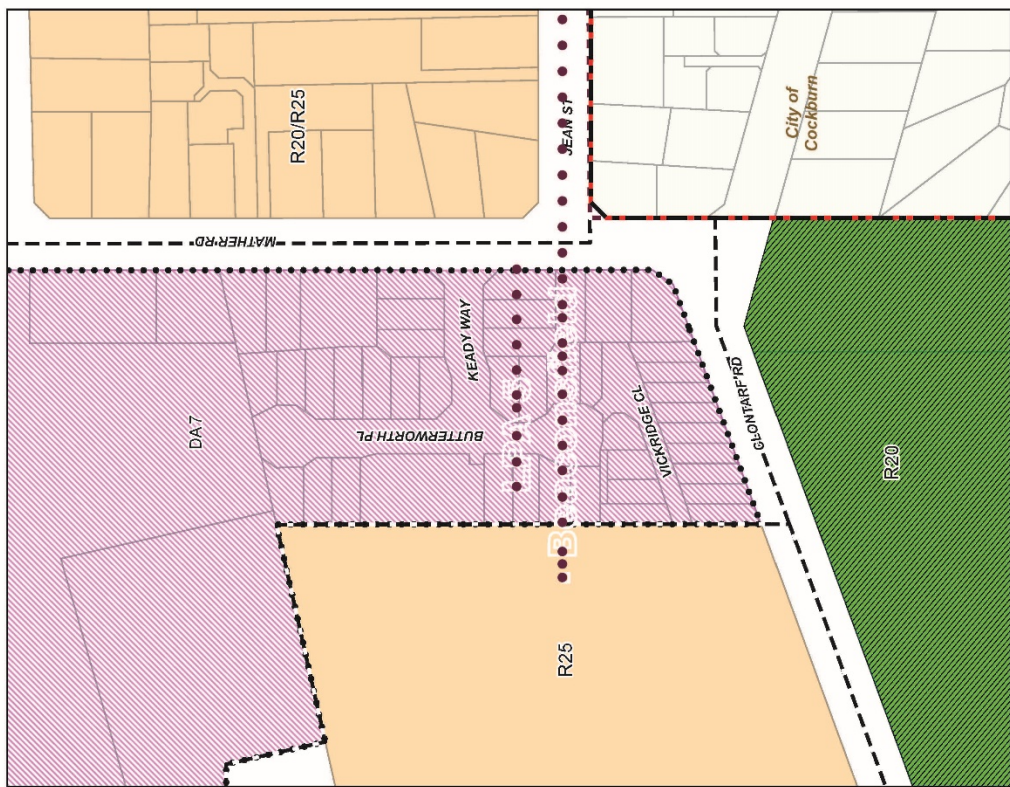
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H — J A		DATE
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REVISION		



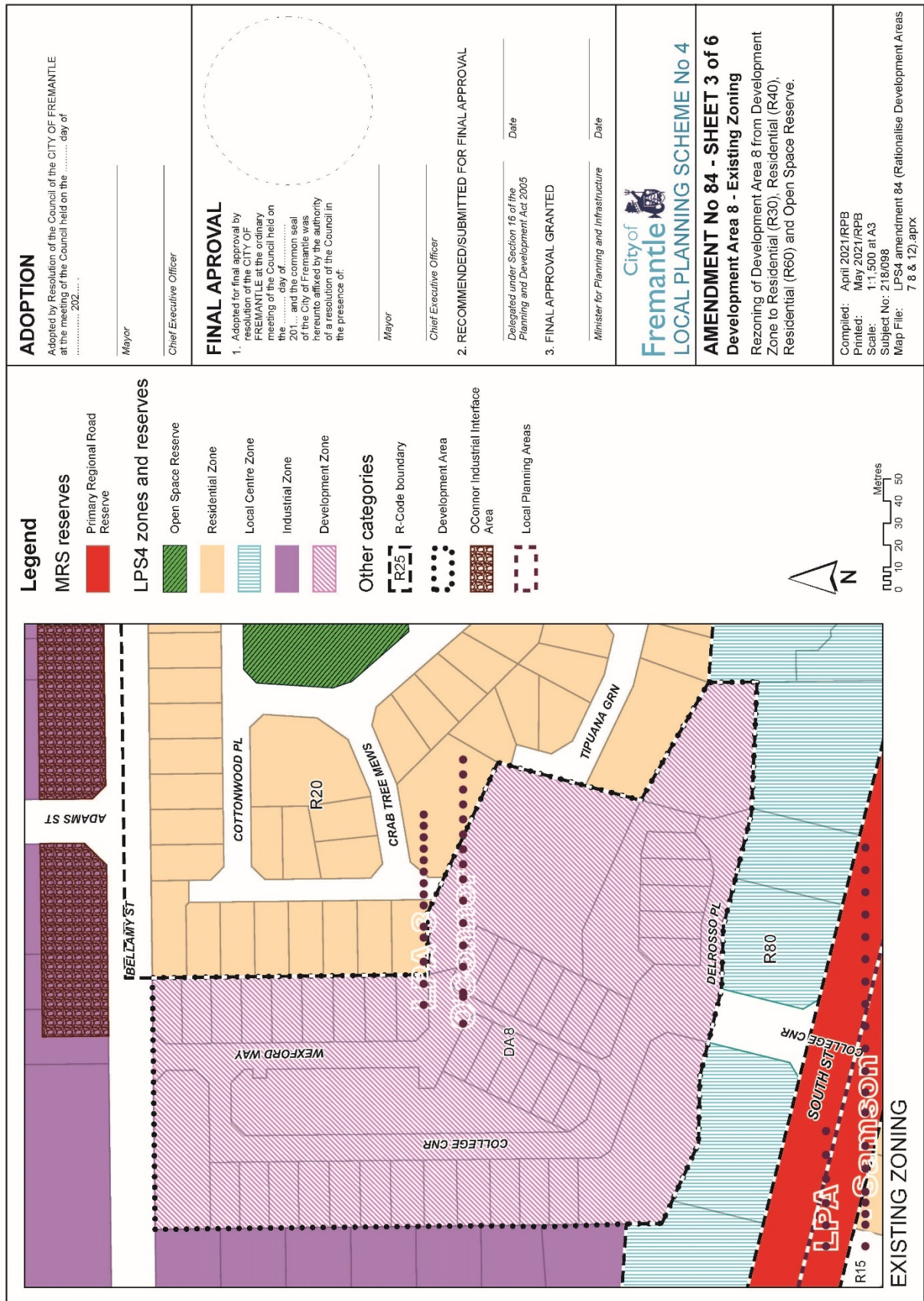
## SPT2105-2 SCHEME REVIEW: AMENDMENT 84 – NORMALISATION OF COMPLETED STRUCTURE PLAN AREAS - INITIATION

### ATTACHMENT 1 - Amendment 84 to Local Planning Scheme No. 4 Maps

<p><b>ADOPTION</b></p> <p>Adopted by Resolution of the Council of the City of Fremantle at the meeting of the Council held on the ..... day of ..... 2021.</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p>	<p><b>FINAL APPROVAL</b></p> <p>1. Adopted for final approval by resolution of the City of Fremantle at the ordinary meeting of the Council held on the ..... day of ..... 2011... and the common seal of the City of Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p> <p><b>2. RECOMMENDED/SUBMITTED FOR FINAL APPROVAL</b></p> <p>Delegated under Section 16 of the Planning and Development Act 2005 _____ Date _____</p> <p><b>3. FINAL APPROVAL GRANTED</b></p> <p>Minister for Planning and Infrastructure _____ Date _____</p>	<p><b>City of Fremantle LOCAL PLANNING SCHEME No 4</b></p> <p><b>AMENDMENT No 84 - SHEET 1 of 6</b></p> <p><b>Part of Development Area 7 - Existing Zoning</b></p> <p>Proposed rezoning of part of Development Area 7 from Development Zone to Residential (R20), Residential (R40), Residential (R50) and Open Space Reserve.</p>	<p>Compiled: April 2021/RPB Printed: May 2021/RPB Scale: 1:1,500 at A3 Subject No: 218/098 Map File: LPS4 amendment 84 (Rationalise Development Areas 7 &amp; 8 &amp; 12).aprx</p>
<div style="display: flex; justify-content: space-between;"> <div data-bbox="247 862 734 1120"> <p><b>Legend</b></p> <p><b>LPS4 zones and reserves</b></p> <ul style="list-style-type: none"> <li>Open Space Reserve</li> <li>Residential Zone</li> <li>Development Zone</li> </ul> <p><b>Other categories</b></p> <ul style="list-style-type: none"> <li>R-Code boundary</li> <li>Development Area</li> <li>Local Planning Areas</li> <li>LPS4 Scheme boundary</li> <li>LPS4 LGA boundary</li> </ul> </div> <div data-bbox="1141 963 1292 1120"> <p>N</p> <p>Metres</p> <p>0 10 20 30 40 50</p> </div> </div>  <p style="text-align: right;"><b>EXISTING ZONING</b></p>			

<p><b>ADOPTION</b></p> <p>Adopted by Resolution of the Council of the CITY OF FREMANTLE at the meeting of the Council held on the ..... day of ..... 2021.</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p>	<p><b>FINAL APPROVAL</b></p> <p>1. Adopted for final approval by resolution of the CITY OF FREMANTLE at the ordinary meeting of the Council held on the ..... day of ..... 2021, and the common seal of the City of Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p> <p>2. RECOMMENDED/SUBMITTED FOR FINAL APPROVAL</p> <p>Delegated under Section 16 of the Planning and Development Act 2005 _____ Date _____</p> <p>3. FINAL APPROVAL GRANTED</p> <p>Minister for Planning and Infrastructure _____ Date _____</p>	<p><b>City of Fremantle LOCAL PLANNING SCHEME No 4</b></p> <p><b>AMENDMENT No 84 - SHEET 2 of 6</b></p> <p><b>Part of Development Area 7 - Proposed Zoning</b></p> <p>Proposed rezoning of part of Development Area 7 from Development Zone to Residential (R20), Residential (R40), Residential (R50) and Open Space Reserve.</p> <p>Compiled: April 2021/RPB Printed: May 2021/RPB Scale: 1:1,500 at A3 Subject No: 218/098 Map File: LPS4 amendment 84 (Rationalise Development Areas 7 &amp; 12).aprx</p>
<p><b>Legend</b></p> <p><b>LPS4 zones and reserves</b></p> <p>Residential Zone</p> <p>Open Space Reserve</p> <p><b>Other categories</b></p> <p>R-Code boundary</p> <p>Development Area</p> <p>LPS4 LGA boundary</p> <p>LPS4 Scheme boundary</p> <p>0 10 20 30 40 50 Metres</p> <p><b>PROPOSED ZONING</b></p>		





City of  
Fremantle  
LOCAL PLANNING SCHEME No 4

**AMENDMENT No 84 - SHEET 3 of 6**  
**Development Area 8 - Existing Zoning**  
Rezoning of Development Area 8 from Development Zone to Residential (R30), Residential (R40), Residential (R60) and Open Space Reserve.

Compiled: April 2021/RPB  
Printed: May 2021/RPB  
Scale: 1:1,500 at A3  
Subject No: 218/098  
Map File: LPS4 amendment 84 (Rationalise Development Areas 7 & 12).aprx



<p><b>ADOPTION</b></p> <p>Adopted by Resolution of the Council of the CITY OF FREMANTLE at the meeting of the Council held on the ..... day of ..... 2021.</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p>	<p><b>FINAL APPROVAL</b></p> <p>1. Adopted for final approval by resolution of the CITY OF FREMANTLE at the ordinary meeting of the Council held on the ..... day of ..... 201... and the common seal of the City of Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p> <p>2. RECOMMENDED/SUBMITTED FOR FINAL APPROVAL</p> <p>Delegated under Section 16 of the Planning and Development Act 2005 _____ Date _____</p> <p>3. FINAL APPROVAL GRANTED</p> <p>Minister for Planning and Infrastructure _____ Date _____</p>	<p><b>City of Fremantle</b></p> <p><b>LOCAL PLANNING SCHEME No 4</b></p> <p><b>AMENDMENT No 84 - SHEET 4 of 6</b></p> <p><b>Development Area 8 - Proposed Zoning</b></p> <p>Rezoning of Development Area 8 from Development Zone to Residential (R30), Residential (R40), Residential (R60) and Open Space Reserve.</p>	<p>Compiled: April 2021/RPB Printed: May 2021/RPB Scale: 1:1,500 at A3 Subject No: 218/098 Map File: LPS4 amendment 84 (Rationalise Development Areas 7 &amp; 12).aprx</p>
<div style="display: flex; justify-content: space-between;"> <div data-bbox="255 745 526 1052"> <p><b>Legend</b></p> <p><b>LPS4 zones and reserves</b></p> <p>Residential Zone</p> <p>Open Space Reserve</p> <p><b>Other categories</b></p> <p>R-Code boundary</p> </div> <div data-bbox="526 745 1372 1948"> </div> <div data-bbox="1372 745 1436 1052"> <p>0 10 20 30 40 50 Metres</p> </div> </div> <p style="text-align: right;"><b>PROPOSED ZONING</b></p>			

<p><b>ADOPTION</b></p> <p>Adopted by Resolution of the Council of the CITY OF FREMANTLE at the meeting of the Council held on the ..... day of ..... 2021.</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p>	<p><b>FINAL APPROVAL</b></p> <p>1. Adopted for final approval by resolution of the CITY OF FREMANTLE at the ordinary meeting of the Council held on the ..... day of ..... 2021, and the common seal of the City of Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p> <p>2. RECOMMENDED/SUBMITTED FOR FINAL APPROVAL</p> <p>Delegated under Section 16 of the Planning and Development Act 2005 _____ Date _____</p> <p>3. FINAL APPROVAL GRANTED</p> <p>Minister for Planning and Infrastructure _____ Date _____</p>	<p><b>City of Fremantle LOCAL PLANNING SCHEME No 4</b></p> <p><b>AMENDMENT No 84 - SHEET 5 of 6</b></p> <p><b>Development Area 12 - Existing Zoning</b></p> <p>Rezoning of Development Area 12 from Development Zone to Residential (R35), Residential (R40), Residential (R60), Residential (R80) and Open Space Reserve.</p> <p>Compiled: April 2021/RPB Printed: May 2021/RPB Scale: 1:1,500 at A3 Subject No: 218/098 Map File: LPS4 amendment 84 (Rationalise Development Areas 7 &amp; 12).aprx</p>
<div style="display: flex; justify-content: space-between;"> <div data-bbox="255 739 478 1052"> <p><b>Legend</b></p> <p><b>MRS reserves</b></p> <p>Parks and Recreation (Restricted) Reserve <span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">R</span></p> <p>Parks and Recreation Reserve <span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"></span></p> <p><b>LPS4 zones and reserves</b></p> <p>Residential Zone <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;"></span></p> <p>Development Zone <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;"></span></p> <p><b>Other categories</b></p> <p>R-Code boundary <span style="border: 2px dashed black; padding: 2px;">R25</span></p> <p>Development Area <span style="border: 2px dotted black; padding: 2px;"></span></p> <p>Special Control Area 5.7 <span style="border: 2px dashed red; padding: 2px;"></span></p> <p>Local Planning Areas <span style="border: 2px dashed red; padding: 2px;"></span></p> </div> <div data-bbox="478 739 1442 1052"> <p style="text-align: right;">Metres</p> <p style="text-align: right;">0 10 20 30 40 50</p> <p style="text-align: right;">N</p> </div> </div> <div style="text-align: center;"> </div> <p style="text-align: right;"><b>EXISTING ZONING</b></p>		

<p><b>ADOPTION</b></p> <p>Adopted by Resolution of the Council of the CITY OF FREMANTLE at the meeting of the Council held on the ..... day of ..... 2021.</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p>	<p><b>FINAL APPROVAL</b></p> <p>1. Adopted for final approval by resolution of the CITY OF FREMANTLE at the ordinary meeting of the Council held on the ..... day of ..... 2021, and the common seal of the City of Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:</p> <p>Mayor _____</p> <p>Chief Executive Officer _____</p> <p>2. RECOMMENDED/SUBMITTED FOR FINAL APPROVAL</p> <p>Delegated under Section 16 of the Planning and Development Act 2005 _____ Date _____</p> <p>3. FINAL APPROVAL GRANTED</p> <p>Minister for Planning and Infrastructure _____ Date _____</p>	<p><b>City of Fremantle LOCAL PLANNING SCHEME No 4</b></p> <p><b>AMENDMENT No 84 - SHEET 6 of 6</b></p> <p><b>Development Area 12 - Proposed Zoning</b></p> <p>Rezoning of Development Area 12 from Development Zone to Residential (R35), Residential (R40), Residential (R60), Residential (R80) and Open Space Reserve.</p> <p>Compiled: April 2021/RPB Printed: May 2021/RPB Scale: 1:1,500 at A3 Subject No: 218/098 Map File: LPS4 amendment 84 (Rationalise Development Areas 7 &amp; 12).aprx</p>
<p><b>Legend</b></p> <p><b>LPS4 zones and reserves</b></p> <p>Residential Zone (Orange)</p> <p>Open Space Reserve (Green)</p> <p>Drainage / Waterway (Blue)</p> <p>R-Code boundary (Dashed line)</p> <p>R25 (Dashed line)</p> <p><b>PROPOSED ZONING</b></p> <p>Map showing proposed zoning for Development Area 12. The map includes streets: STEVENS ST, BEAZLEY WAY, GOWER MEWS, KARAK LANE, YALGOO AV, HOPE ST, NANNINE AV, and WATKINS ST. The proposed zoning areas are: R35 (Residential Zone), R60 (Residential Zone), R40 (Residential Zone), and R80 (Residential Zone). The map also shows an Open Space Reserve (Green) and a Drainage / Waterway (Blue). The R-Code boundary is indicated by a dashed line, and the R25 boundary is indicated by a dashed line.</p> <p>Scale: 0 10 20 30 40 50 Metres</p>		



**SPT2105-4 REVIEW OF WHITE GUM VALLEY LOCAL PLANNING POLICIES**  
**ATTACHMENT 1 - D.G.W1 – Samson and Watkins Streets, Nannine and Wiluna**  
**Avenues Local Area**



**SAMSON AND WATKINS STREETS, NANNINE AND WILUNA AVENUES**  
**LOCAL AREA**

**OBJECTIVE**

The objective of this policy is to permit residential infill development in a planned and co-ordinated manner that will result in the most effective use of the available space and encourage the use of the right of way as a secondary street frontage with houses addressing the street in a traditional streetscape.

**POLICY**

1. The preferred form of land tenure is green titles.
2. The right of way should ultimately be dedicated as a public street. To enable this to occur the northern properties adjoining the right of way should cede to the Council a 1m strip of land adjoining the right of way at the time of redevelopment.
3. Additional dwellings should be in the form of single residences orientated towards the right of way.
4. All owners of property to be developed for infill housing should contribute proportionally to the cost of sealing and draining the right of way or pave and drain the right of way from the area directly abutting their property to the nearest existing constructed public road.
5. Access to the additional dwellings should ultimately come from the right of way once it has been dedicated, sealed and drained. As an interim measure shared access from the existing streets may be considered.
6. The development of the right of way as a cul de sac may be considered by the Council.

*Adopted: 19/3/90*

## **ATTACHMENT 2 - D.G.W2 – Watkins and Hope Streets, Nannine and Yalgoo Avenues Local Area**



### **WATKINS AND HOPE STREETS, NANNINE AND YALGOO AVENUES LOCAL AREA**

#### **OBJECTIVE**

The objective of this policy is to provide guidance for the future development of the Local Area.

#### **POLICY**

1. The Council supports the residential intensification of the streetblock in such a manner that recognises the desirability of utilising the right of way as a secondary street frontage with residences addressing the right of way in a traditional streetscape.
2. Additional dwellings should be in the form of single residences orientated towards and taking access from the right of way. In so doing the resultant streetscape will become a primary frontage. As such, the Council's Policy on 'Front Fences and Screen Walls' (D.B.H2) shall apply.
3. The right of way should ultimately be dedicated as a public road enabling the creation of green titled lots for the additional residences which face it.
4. 0.5m of land should be ceded to the Council on both sides of the existing right of way to enable formal dedication to take place. The land should be ceded at the time of development.
5. All owners of property to be developed for additional housing shall contribute proportionally to the cost of sealing and draining the right of way.

*Adopted:* 17/6/91

## ATTACHMENT 3 - D.G.W3 – South Street Local Centre Local Area

### D.G.W3 SOUTH STREET LOCAL CENTRE LOCAL AREA

#### OBJECTIVE

The objective of this policy is to establish a framework so that the local centre serves the local community and to identify and guide future land use in the area whilst protecting the amenity of the adjoining residents and ensuring that traffic movement and carparking provides minimal impact within and around the centre.

#### POLICY

1. The policy relates to the area as indicated on Diagram One.

2. Land Use

The Council will not support any linear extension to the local centre considering the ample redevelopment opportunities already existing and due to the need to contain existing commercial land uses within a readily defined area, as well as to limit impacts on adjacent residential areas.

In considering applications to change the use of existing buildings, the Council shall be guided by land uses as contained in Table One of Town Planning Scheme No. 3 and the accompanying development standards as contained in Table Two.

3. Car Parking

All new development within the designated local centre shall fully comply with the car parking requirements as specified in Table 3 of Town Planning Scheme No. 3. In assessing proposals, the Council shall be mindful of the need to prevent vehicles using the local centre from parking in adjoining residential streets.

In light of the existing area context (refer Diagram Two), it is considered that the most functionally and visually appropriate general distribution of parking within the local centre is:

- (i) the wide strip of front setbacks (approximately 12.0m) on the northern side of South Street subject to satisfactory access arrangements. In considering applications, the Council will encourage a co-operative approach to traffic movement and parking that will minimise access and egress points; and,
- (ii) upgraded and appropriately landscaped rear areas of properties facing southern side of South Street with access provided via Central Avenue and Fifth Avenue.



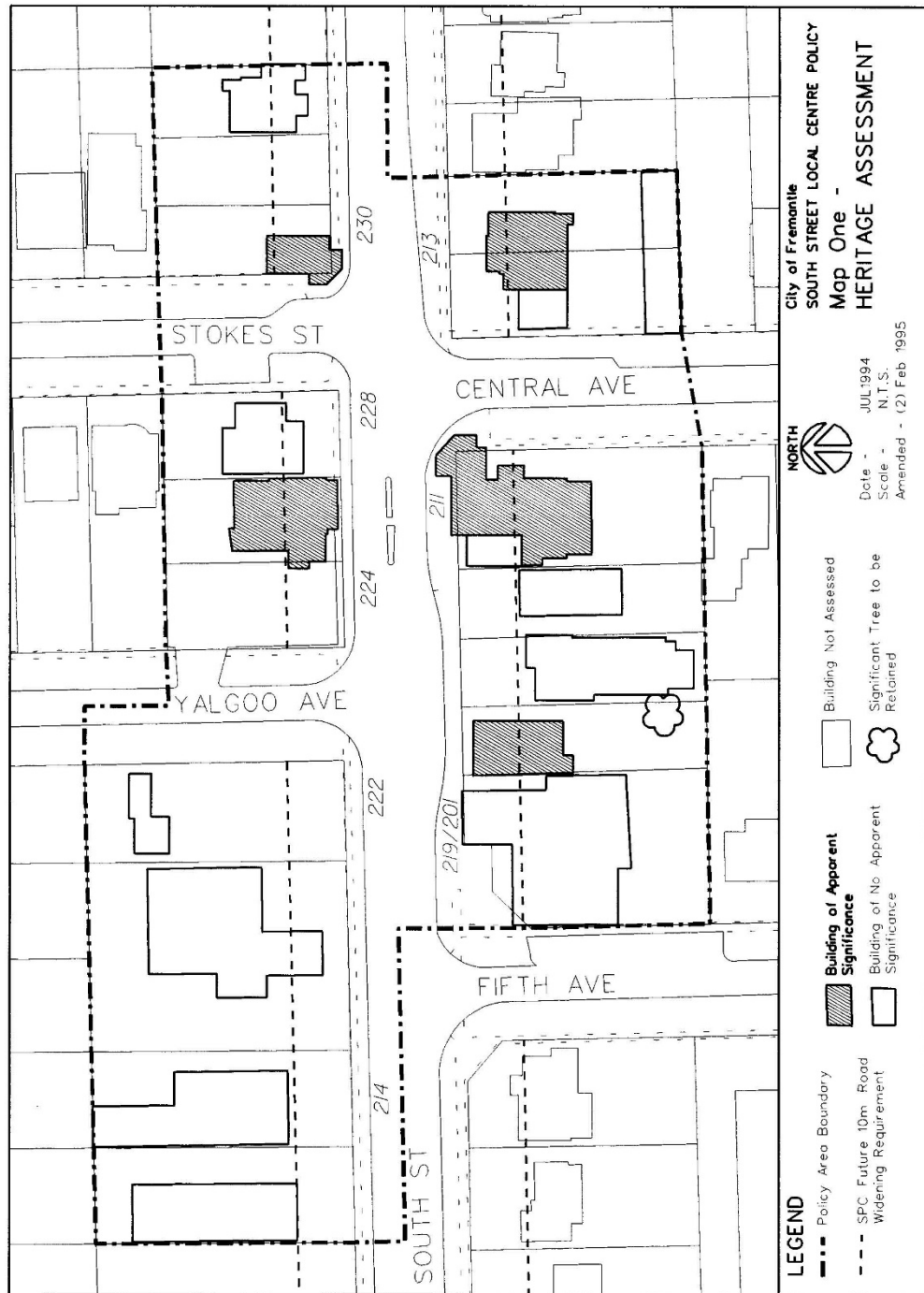


Diagram One Heritage Assessment - South Street Local Area

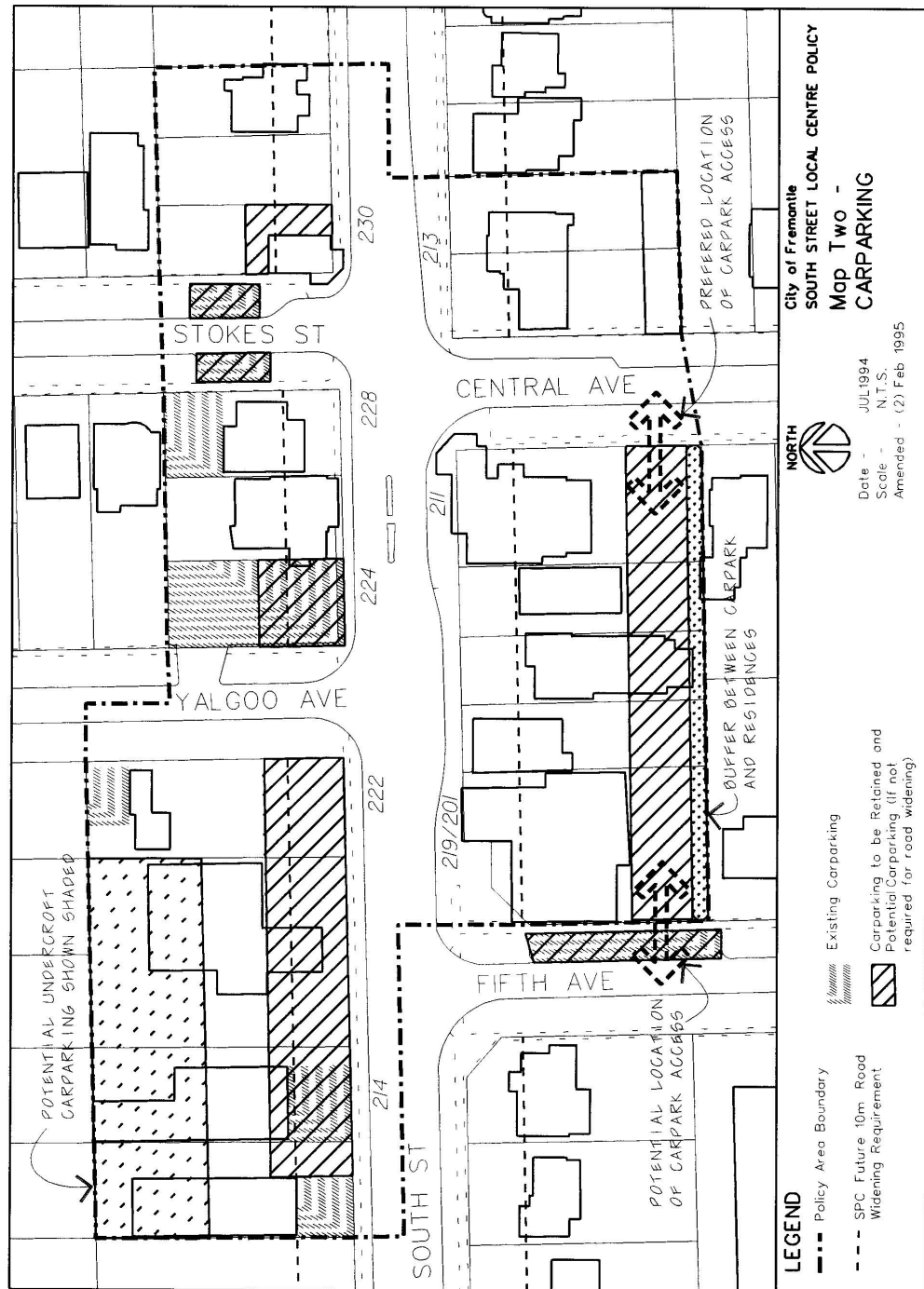


Diagram Two Carparking for South Street Local Area

4. Adjoining Residential Land Uses

In considering intensification of land uses within the local centre, the Council shall consider the impact on adjoining sites, particularly in terms of visual and acoustic amenity. Wherever possible, the Council shall ensure that the local centre does not adversely impact upon residential sites by:

- reducing the number of parking bays or car movements in areas adjacent to residences;
- introduction of screening landscaping; and,
- buffer zones.

5. Demolition

In considering applications for demolition, the Council will assess the place in accordance with the Council's Policy on 'Procedures for the Recording and Assessment of Places of Heritage Value' (D.B.H9).

The following buildings as identified on Diagram One have already been identified as being of heritage value, add to the identity and character of local centre, and should therefore be retained and restored:

Nos. 236, 230, 213, 211 (including shop and residence), and 203 South Street.

Places of no heritage significance will normally have their demolition approved pursuant to the provisions of Clause 68 of Town Planning Scheme No. 3. This enables the Council to request the submission of replacement development plans prior to approving demolition.

6. Redevelopment Opportunities

Several sites within this Centre have the potential for redevelopment. These may take the form of new buildings on vacant lots or replacement buildings located and designed in a manner which improves the overall character of the centre. These are indicated on Diagram Three.

7. The Built Form

Any new development should provide well defined street frontages, at unified setbacks from the street, be of well defined architectural merit and generally be single storey.

Potential building locations and envelopes have been indicated on Diagram Three accompanying this policy.

The Council will encourage development of properties Nos. 214 and 232 in a manner that identifies the beginning and end of the local centre as perceived by drivers progressing along South Street.



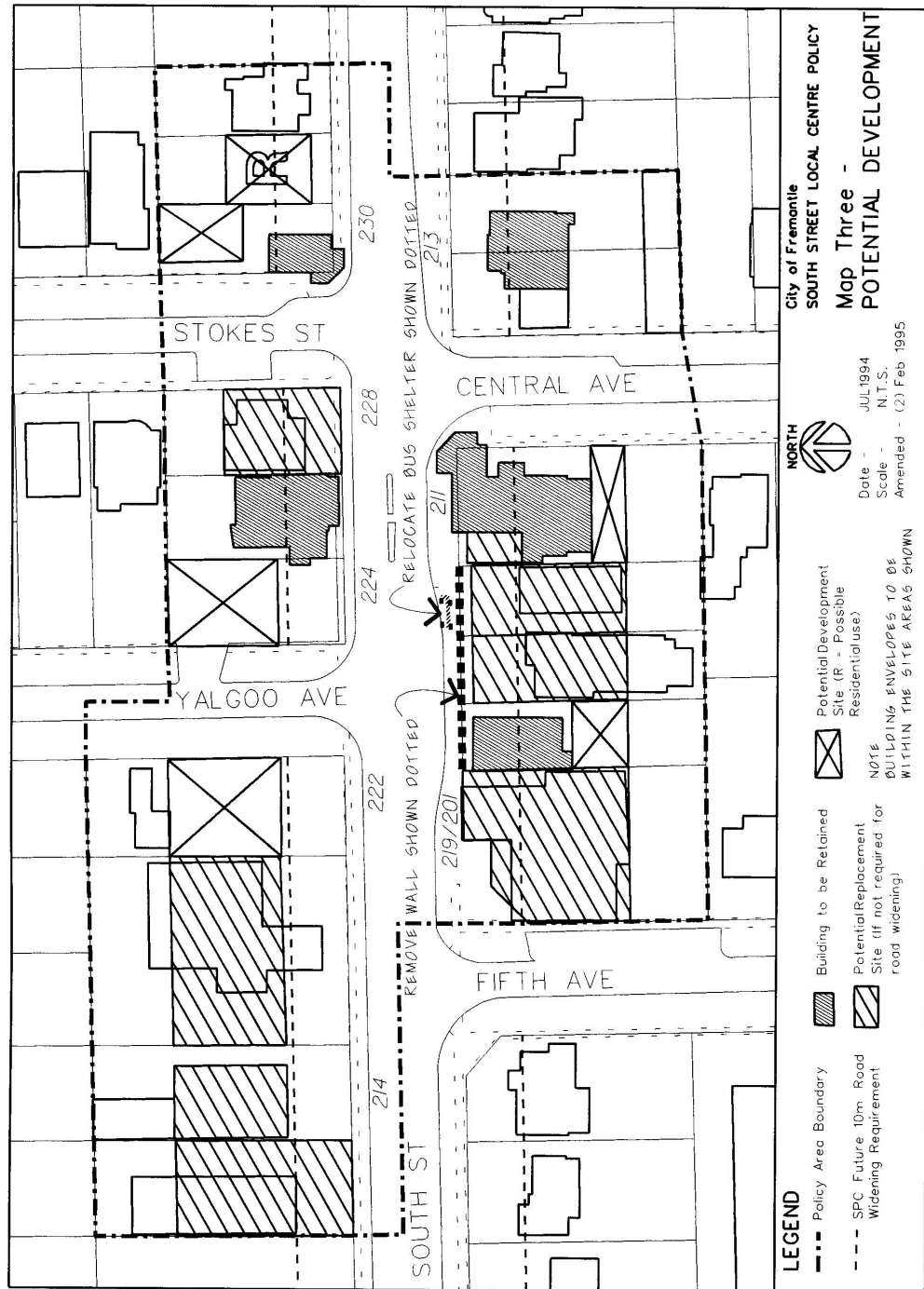


Diagram Three Potential Development for South Street Local Area

8. Streetscape

Any proposal for the public domain of the existing street, including roadway, pathways and verges, shall comply with the Council's 'Landscaping Policy for Central Fremantle and Main Approaches to the City' (D.E.1) with regard to tree planting, and location of bus shelters. Any outdoor dining proposals shall comply with the Council's Policy on 'Trading in Public Places' (D.B.U5).

9. Signage

Development applications should include an assessment of the number and size of signs on the subject site. The Council will encourage designs of new buildings that allow advertising signs to be provided in a defined and co-ordinated manner within the building frontages: for example by use of awnings, parapet walls, or well defined decorative panels.

All new proposals shall strictly comply with Council's Policy on 'Signs and Hoardings' (D.B.H6) and the City of Fremantle Local Law relating to signage.

10. Front Fences and Screen Walls

In considering new development applications, the Council shall ensure that the predominantly open relationship between the building and the street shall be maintained.

In instances where solid screen walls are already in existence, the Council shall actively encourage their removal.

11. Application Requirements

All applications for major improvements or additions to the existing businesses that effect the amenity of the residents be subject to approval by full Council, not delegated authority.

*Adopted:* 20/2/95

*Amended:* 9/6/97

## ATTACHMENT 4 - D.G.W4 – Carrington, Hope and Watkins Streets and Minilya Avenue Local Area



### CARRINGTON, HOPE AND WATKINS STREETS AND MINILYA AVENUE LOCAL AREA

#### OBJECTIVE

The objective of this policy is to guide future development of the Local Area and enable the widening of the right of way.

#### POLICY

The following specific provisions relate to the redevelopment of this Local Area:

- (i) Access to additional dwellings shall where possible be taken from the right of way.
- (ii) Additional dwellings shall be orientated to the right of way with a view to creating a streetscape.
- (iii) A 1m strip of land adjoining the right of way shall be ceded to the Council to enable the widening and dedication of the right of way as a public road.
- (iv) The additional dwelling shall be located 4m from the revised boundary adjoining the right of way.
- (v) The applicant shall give an undertaking to the Council to proportionally contribute to the cost of sealing and draining the right of way.
- (vi) Where redevelopment is proposed it shall be in a form which does not preclude the development of additional dwellings on other lots in the block.

*Adopted:* 16/7/00

*Amended:* 2/11/98



## **ATTACHMENT 5 - D.G.W5 – Watkins and Samson Streets, Minilya and Wongan Avenues Local Area**



### **WATKINS AND SAMSON STREETS, MINILYA AND WONGAN AVENUES LOCAL AREA**

#### **OBJECTIVE**

This policy outlines preferred development options for the above Local Area.

#### **POLICY**

1. The following are specific provisions for the future development of the Local Area:
  - 1.1 The preferred form of land tenure would be green titles.
  - 1.2 Only two dwellings should be permitted on any lot in accordance with the Residential Planning Codes until further investigations are carried out regarding the potential of the right of way for access.
  - 1.3 The second dwelling should be located towards the middle of the lot on those lots where three dwellings are possible, in order to permit a third potential dwelling having sufficient site area.
  - 1.4 The second dwelling should take access from the existing street and be located in a manner that a third potential dwelling could also take access from the street.
  - 1.5 For those lots which abut the right of way and can accommodate only a maximum of two dwellings, the second dwelling should be designed and orientated in a manner which can address the right of way but take access from the existing street until further investigations are carried out regarding the potential of the right of way for access.
  - 1.6 Private open space for the existing residence should be provided at the rear of that residence.
  - 1.7 Private open space for the new house should be located in the area between the two residences.
  - 1.8 Car parking provisions for the existing residences should be located at the rear of that residence.
  - 1.9 Vehicular access should be restricted to one access point per existing lot.

*Adopted:* 17/10/88  
*Amended:* 2/11/98