

Meeting Attachments Planning Committee

Wednesday 2 March 2022 6pm

fremantle.wa.gov.au

Meeting Attachments – Planning Committee 2 March 2022



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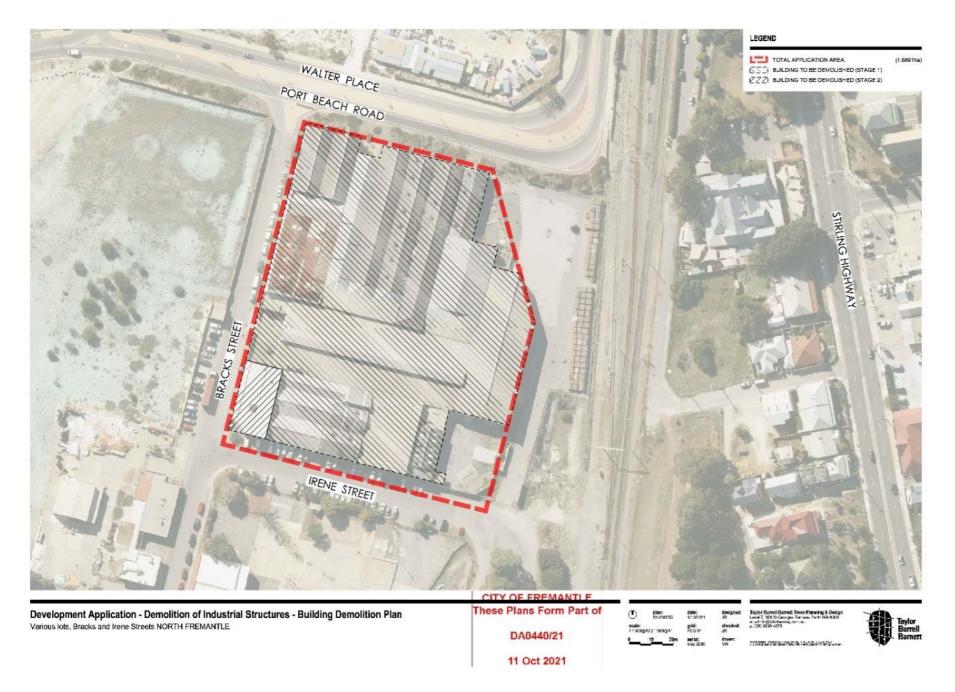
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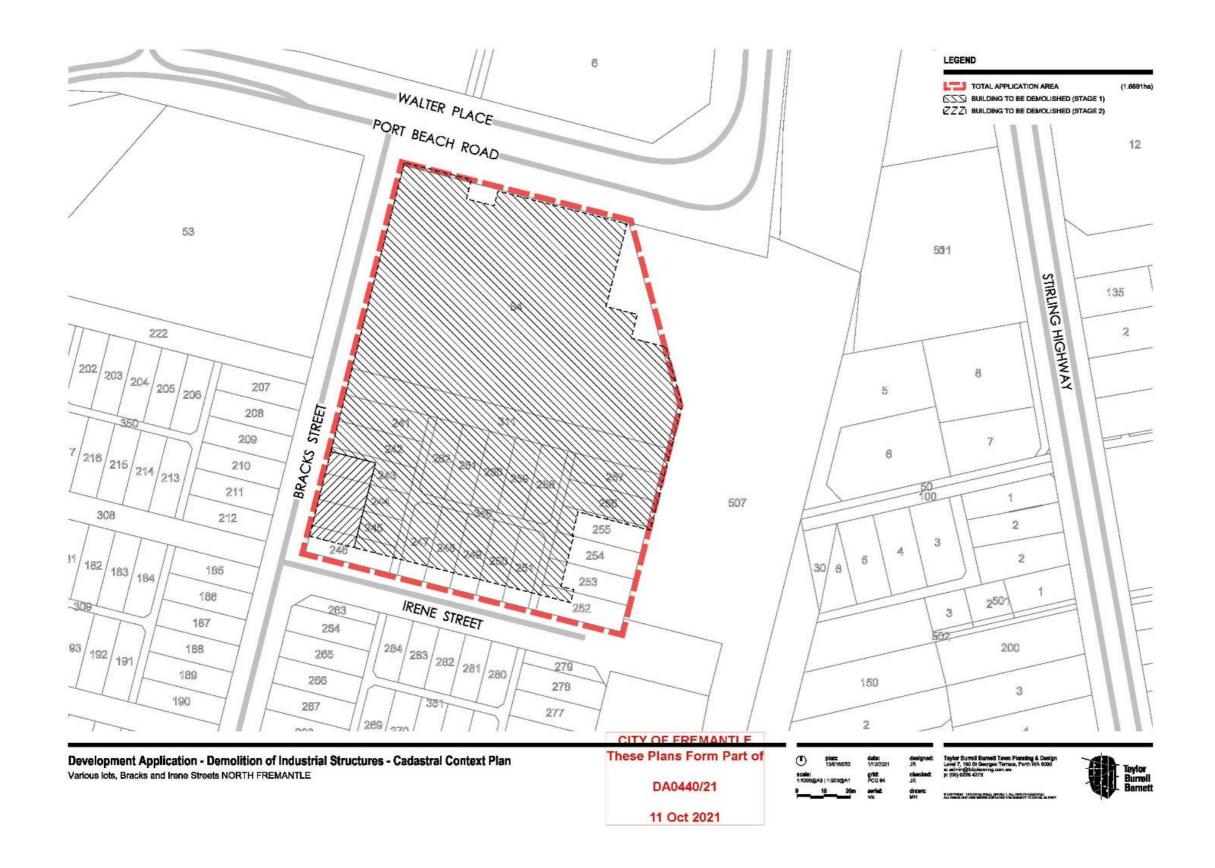


PC2203-1 DEFERRED ITEM - BRACKS STREET, NO.90 (LOTS 241 - 260), NORTH FREMANTLE - DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES - (CS DA0440/21)

ATTACHMENT 1- Demolition Plans



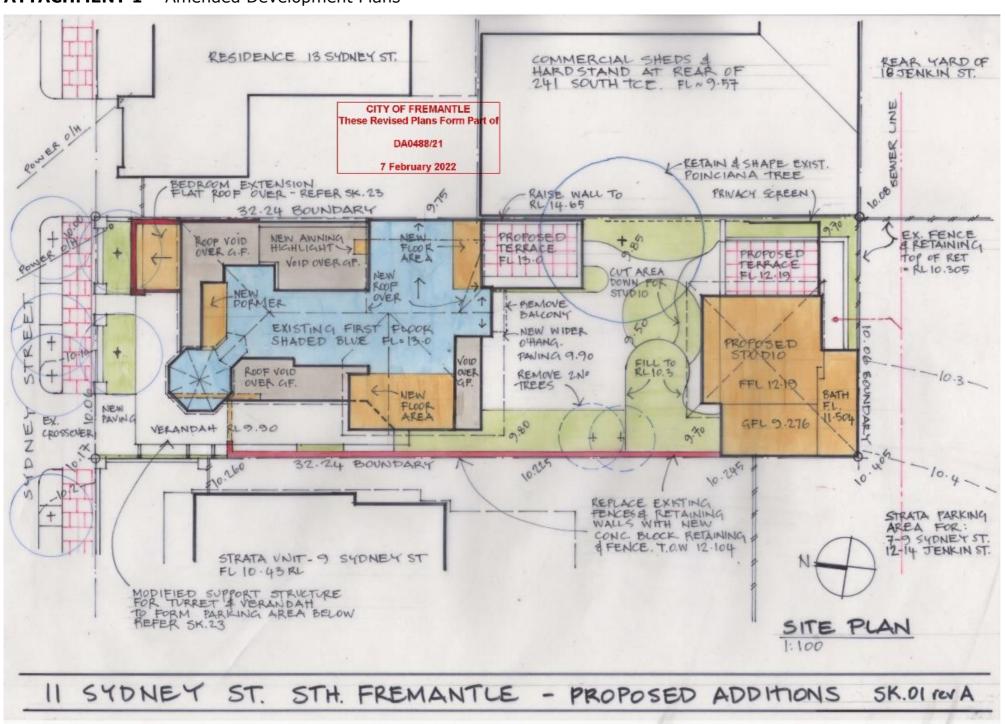




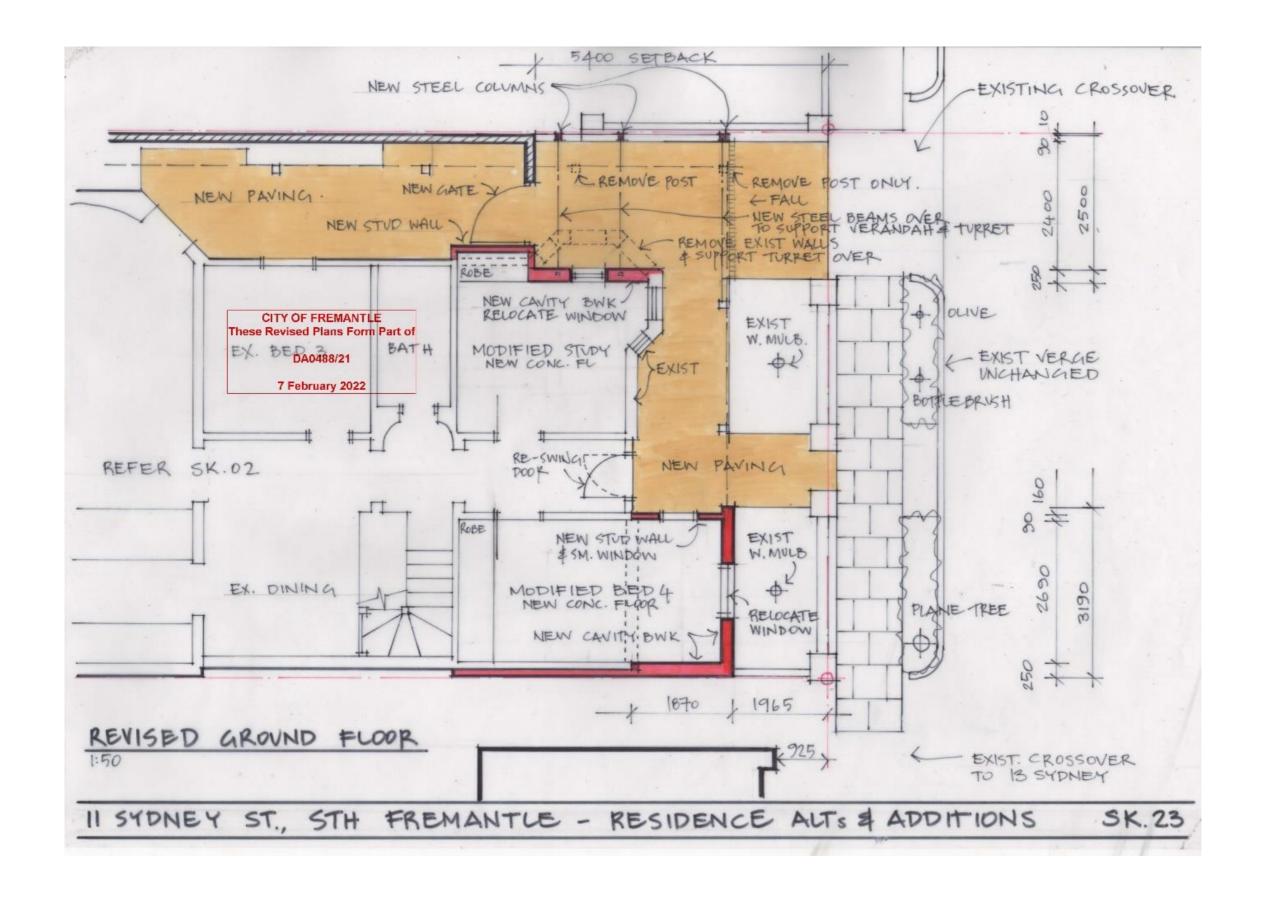


PC2203-2 SYDNEY STREET, NO. 11 (LOT 14), SOUTH FREMANTLE - SECOND STOREY ADDITIONS AND ALTERATIONS AND ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE (ED DA0488/21)

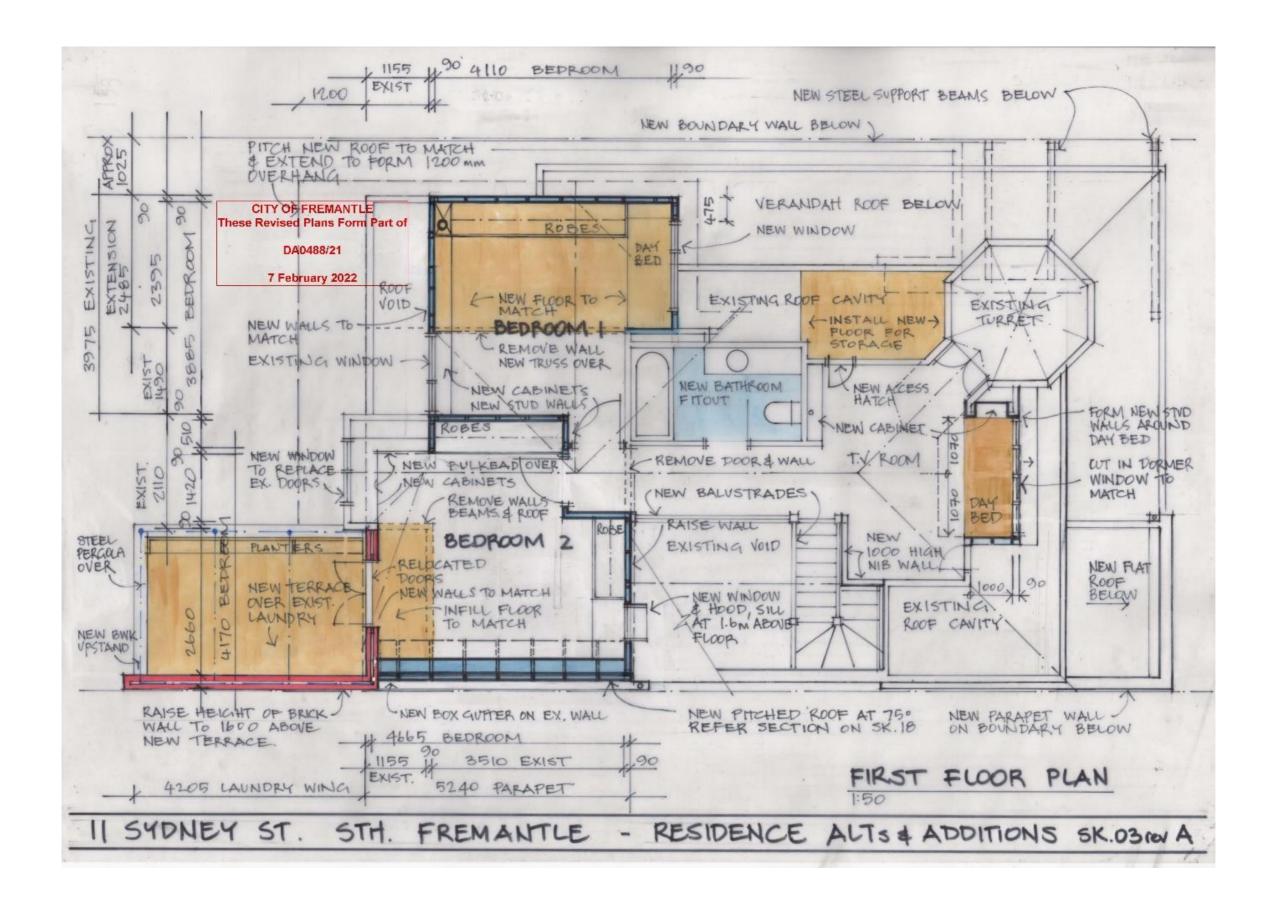
ATTACHMENT 1 – Amended Development Plans



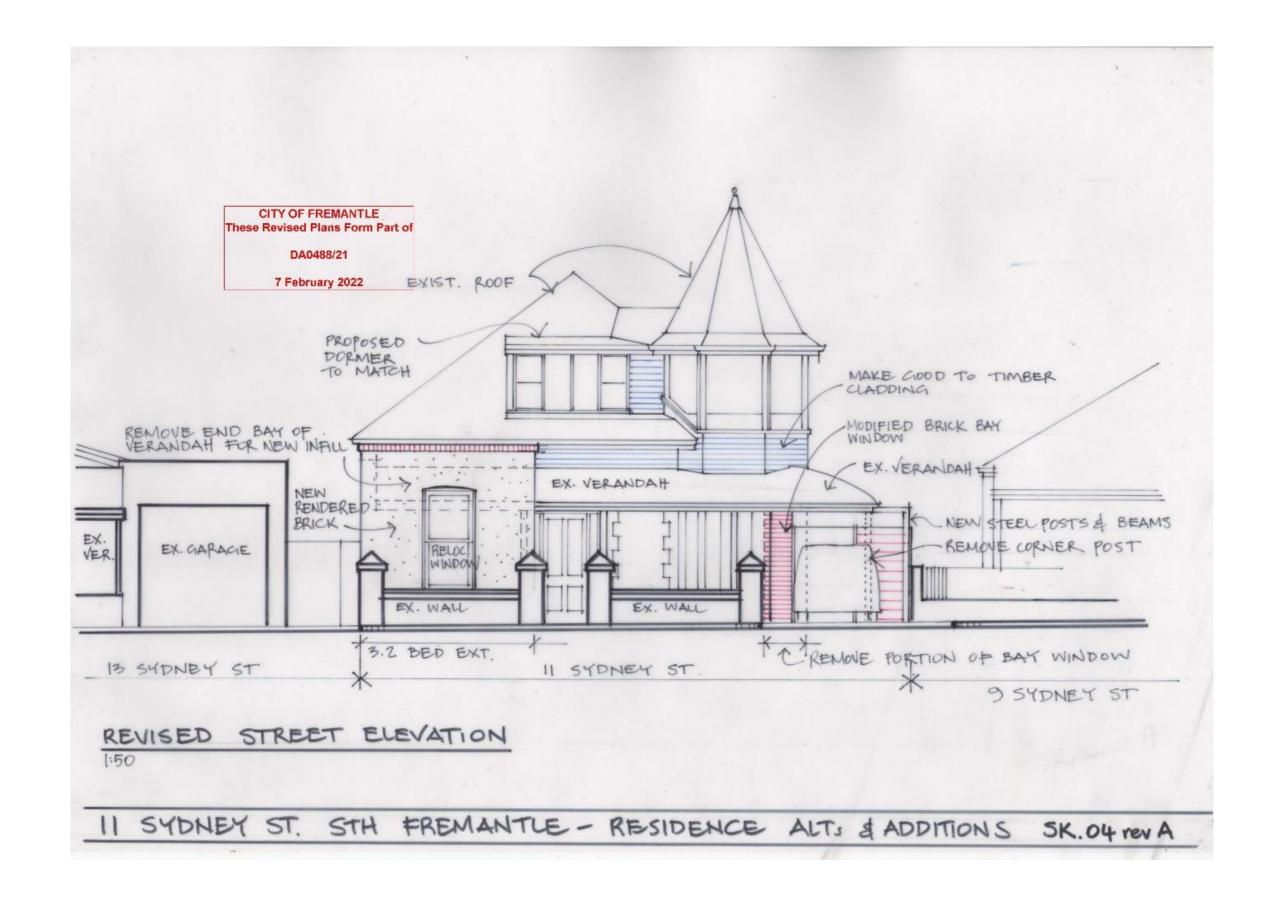




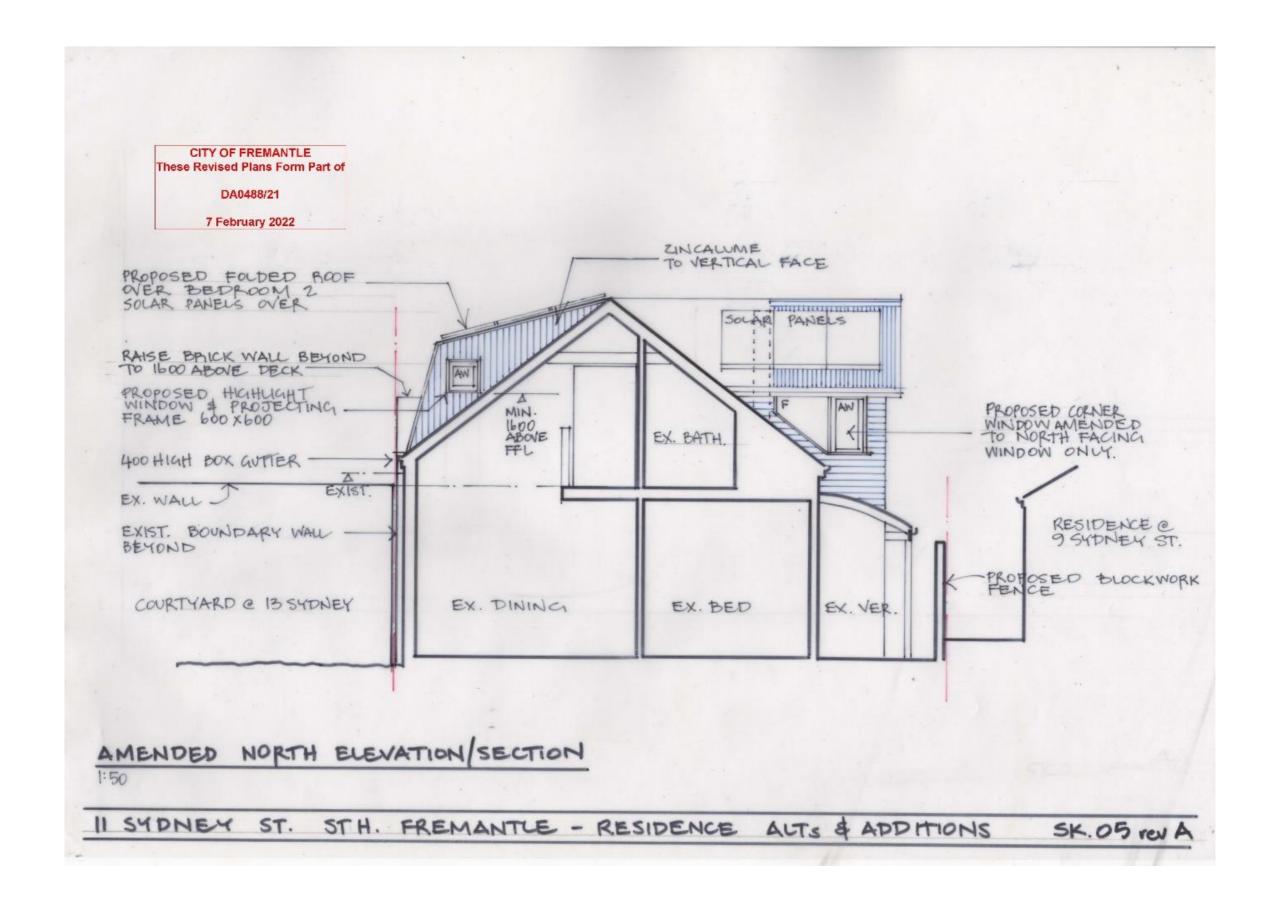




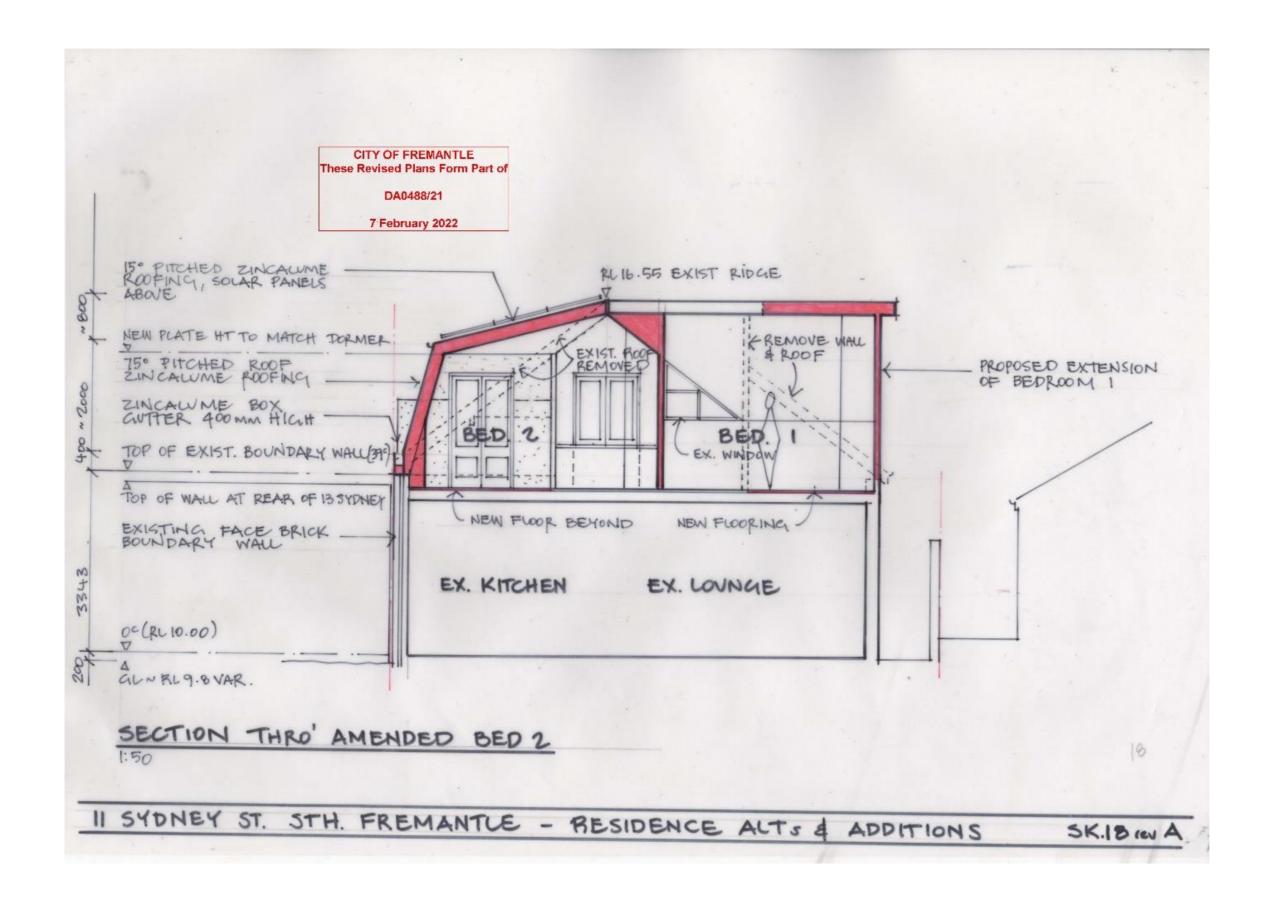




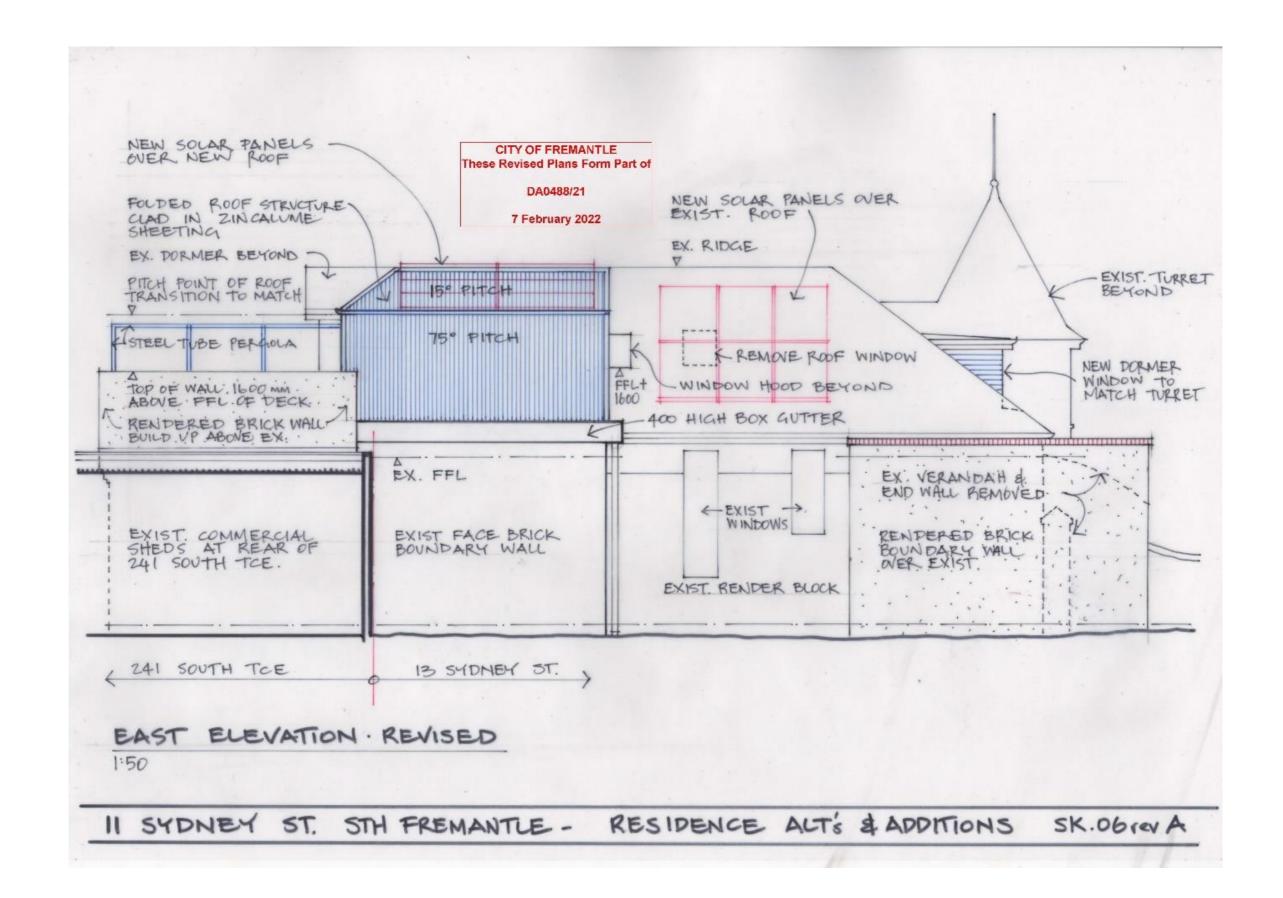




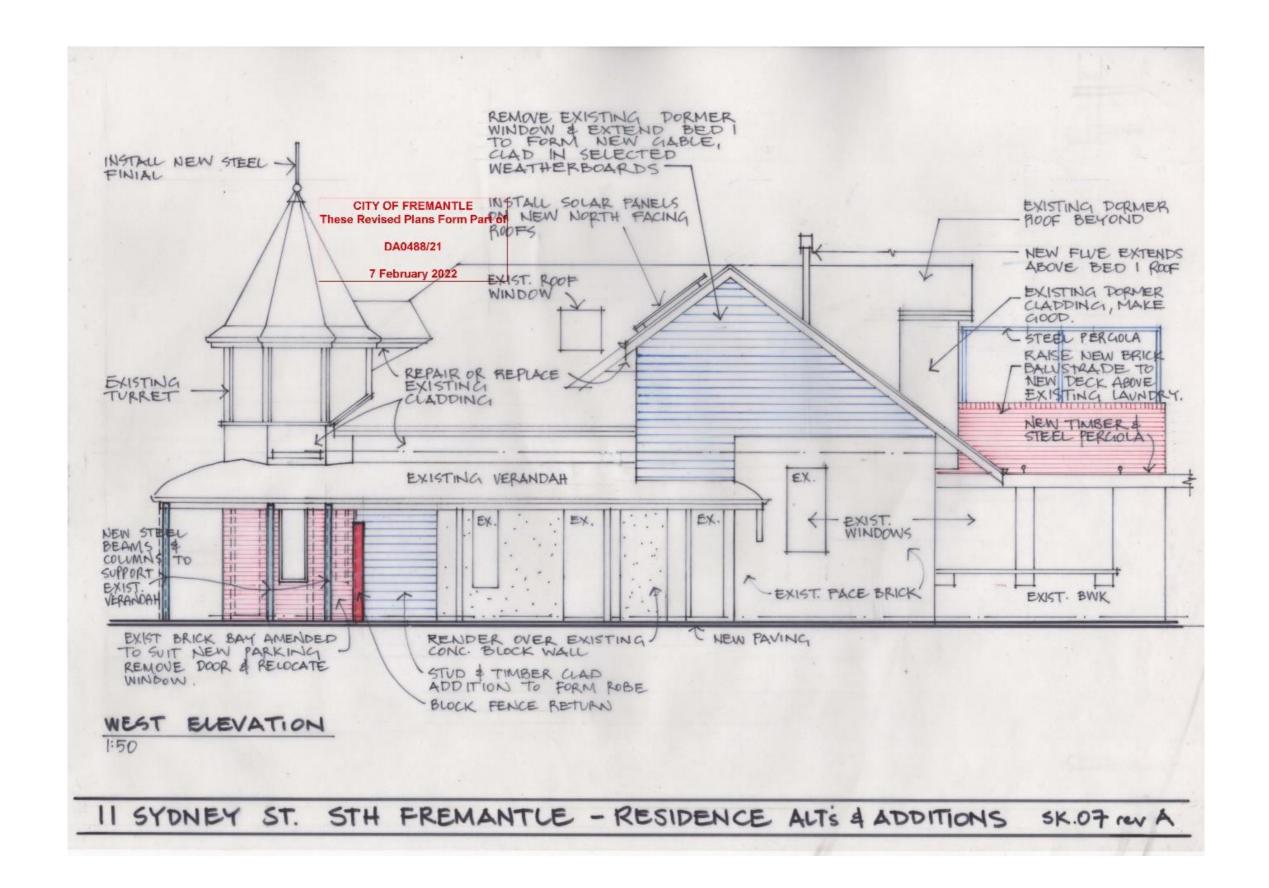




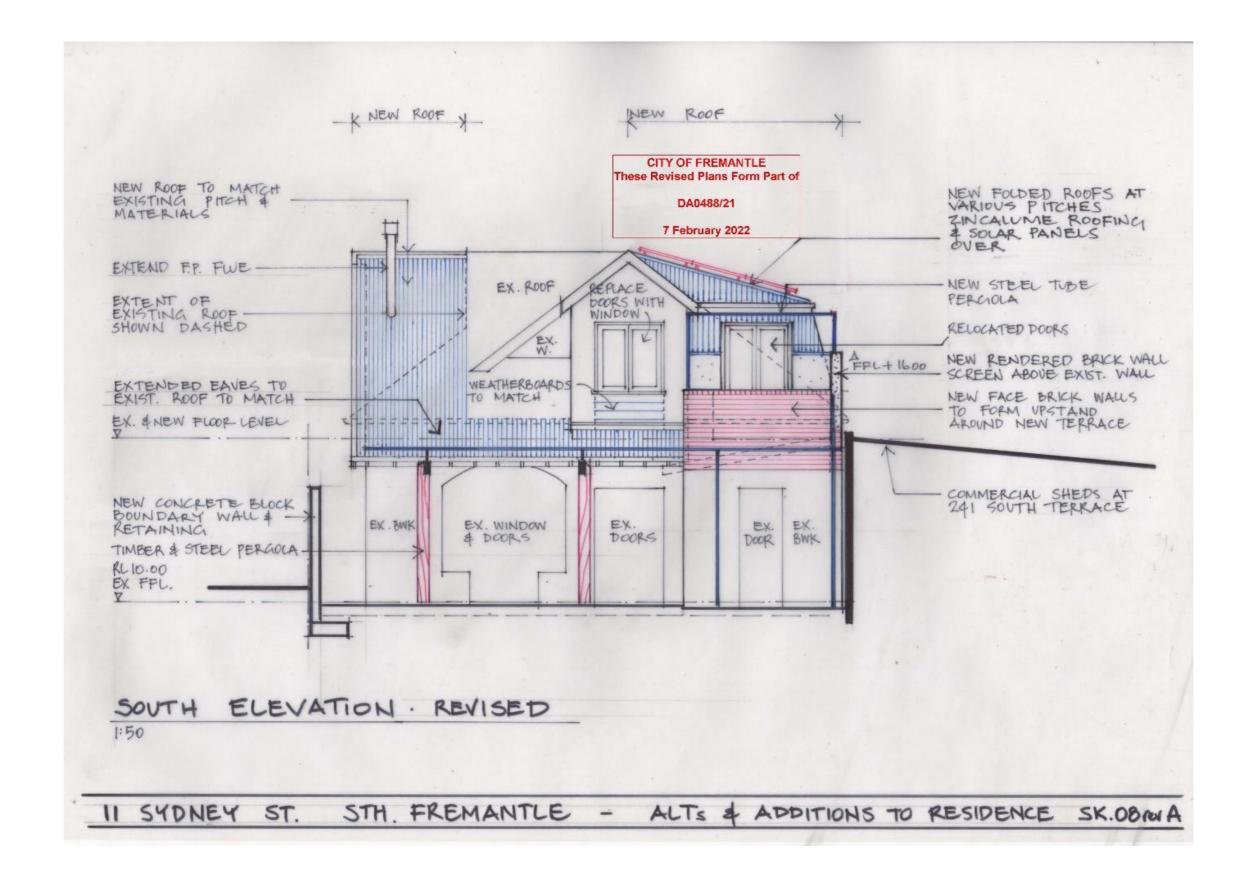




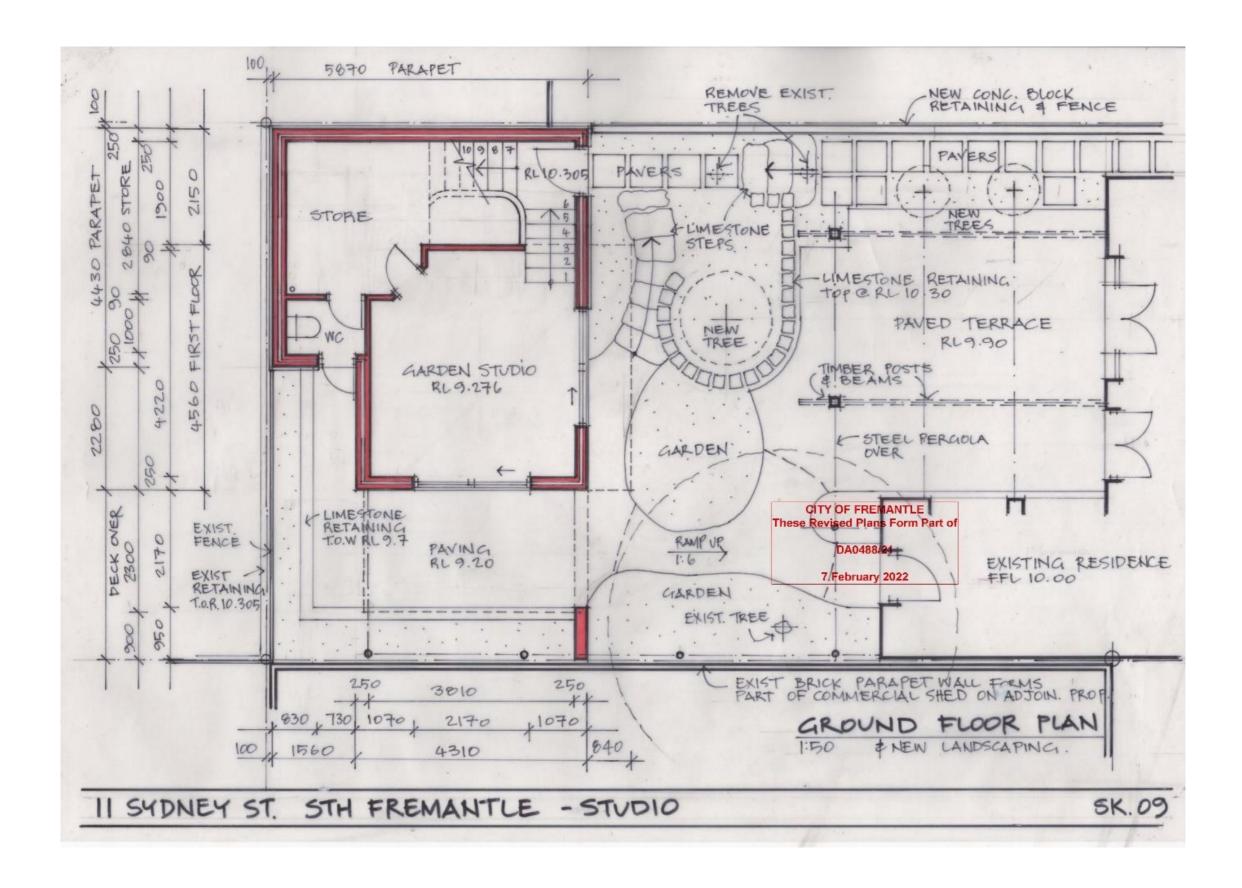




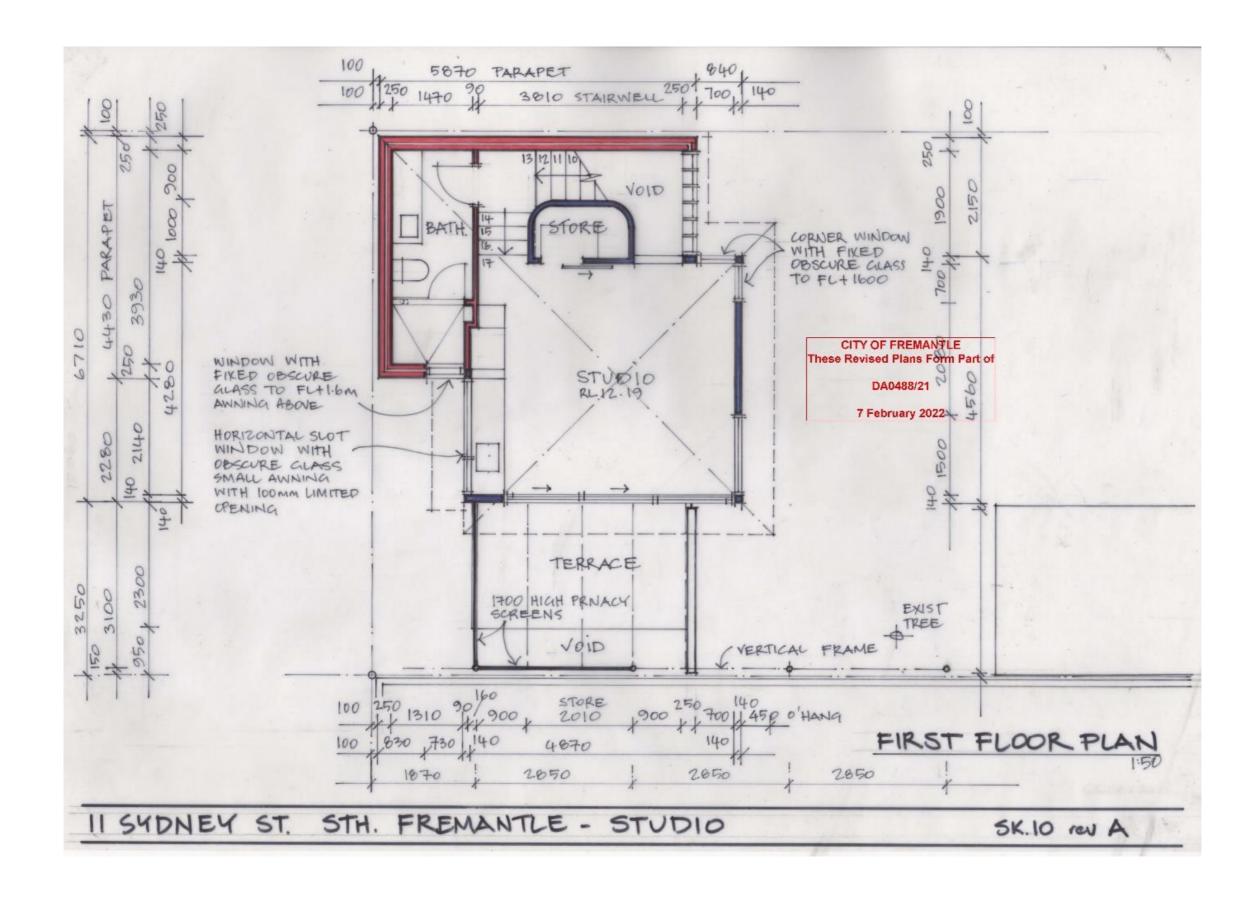




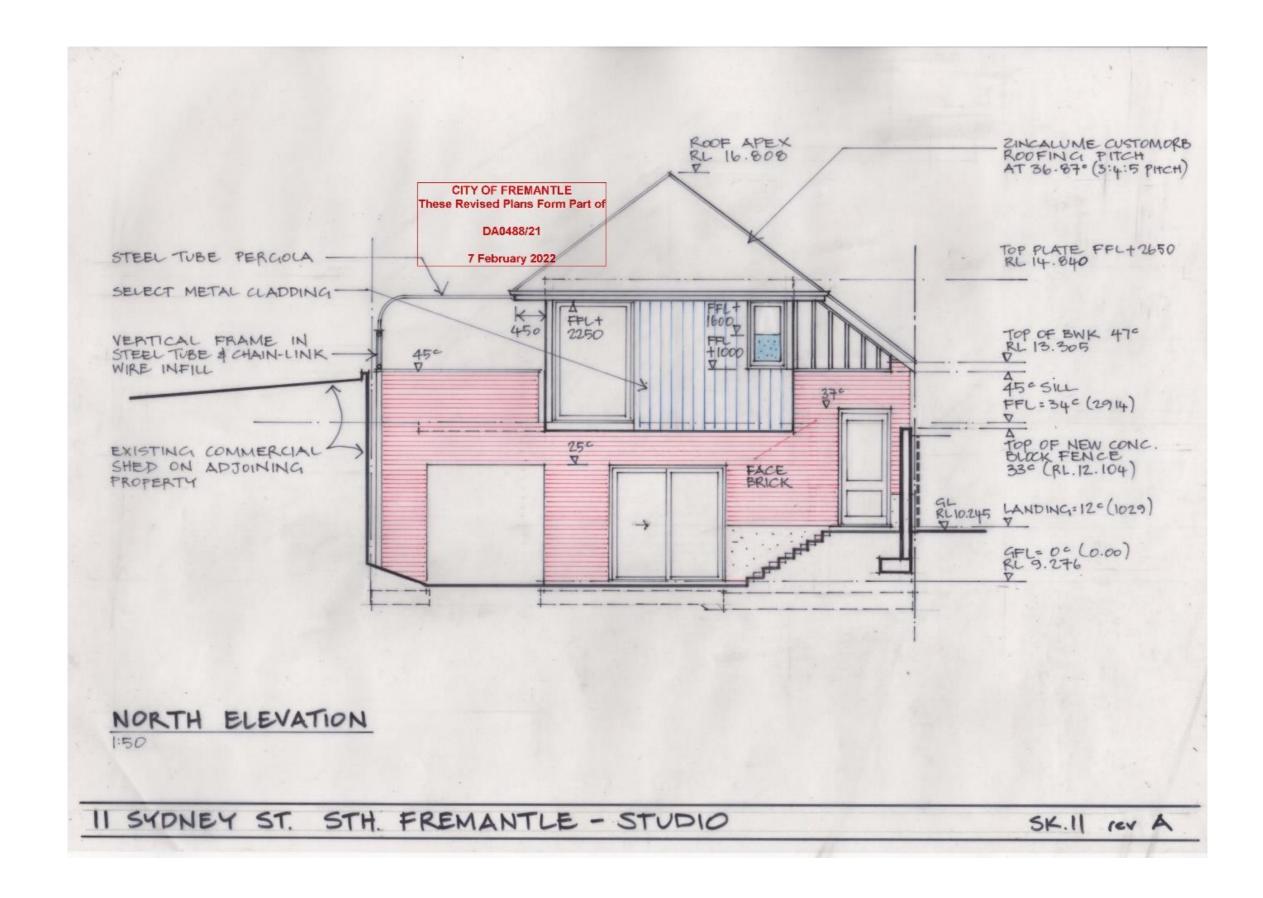




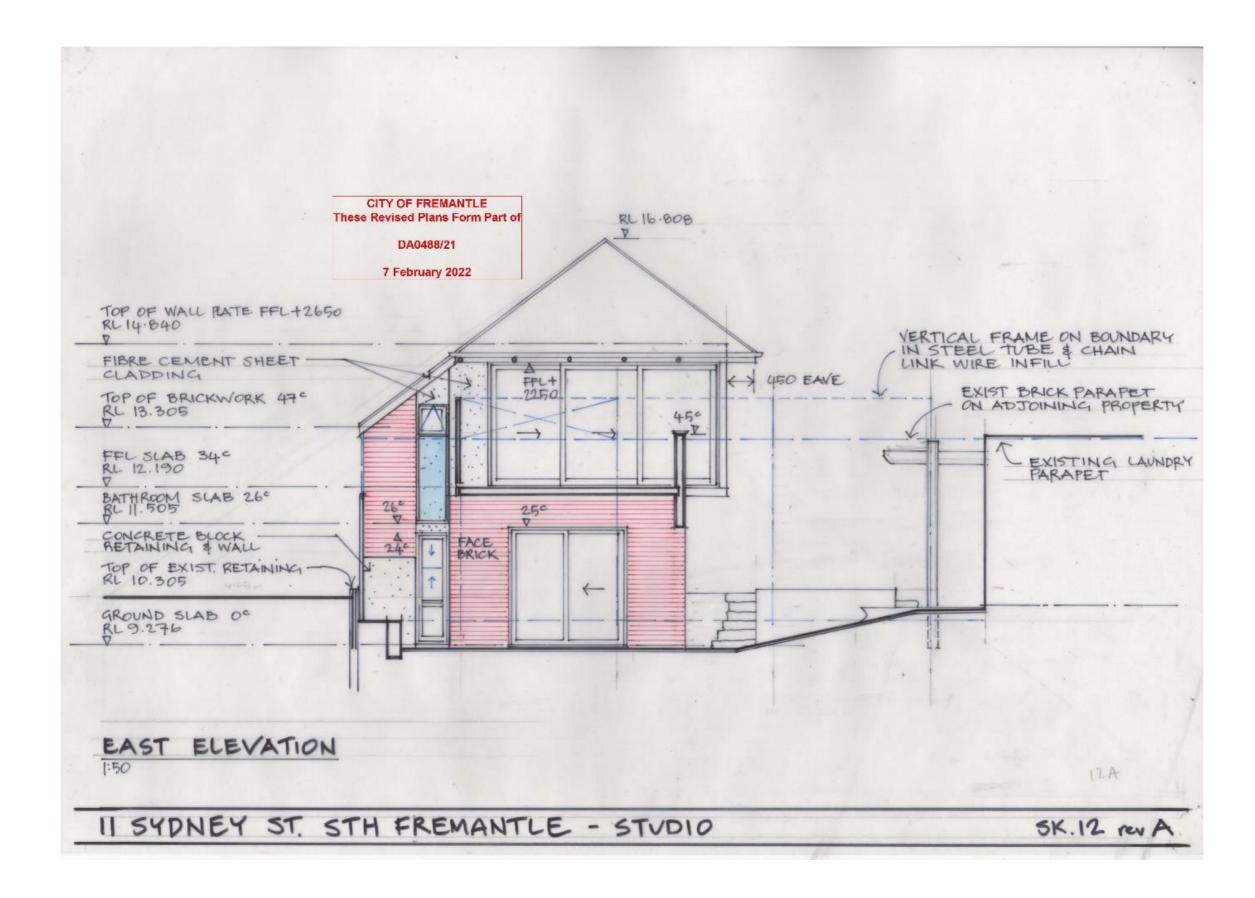




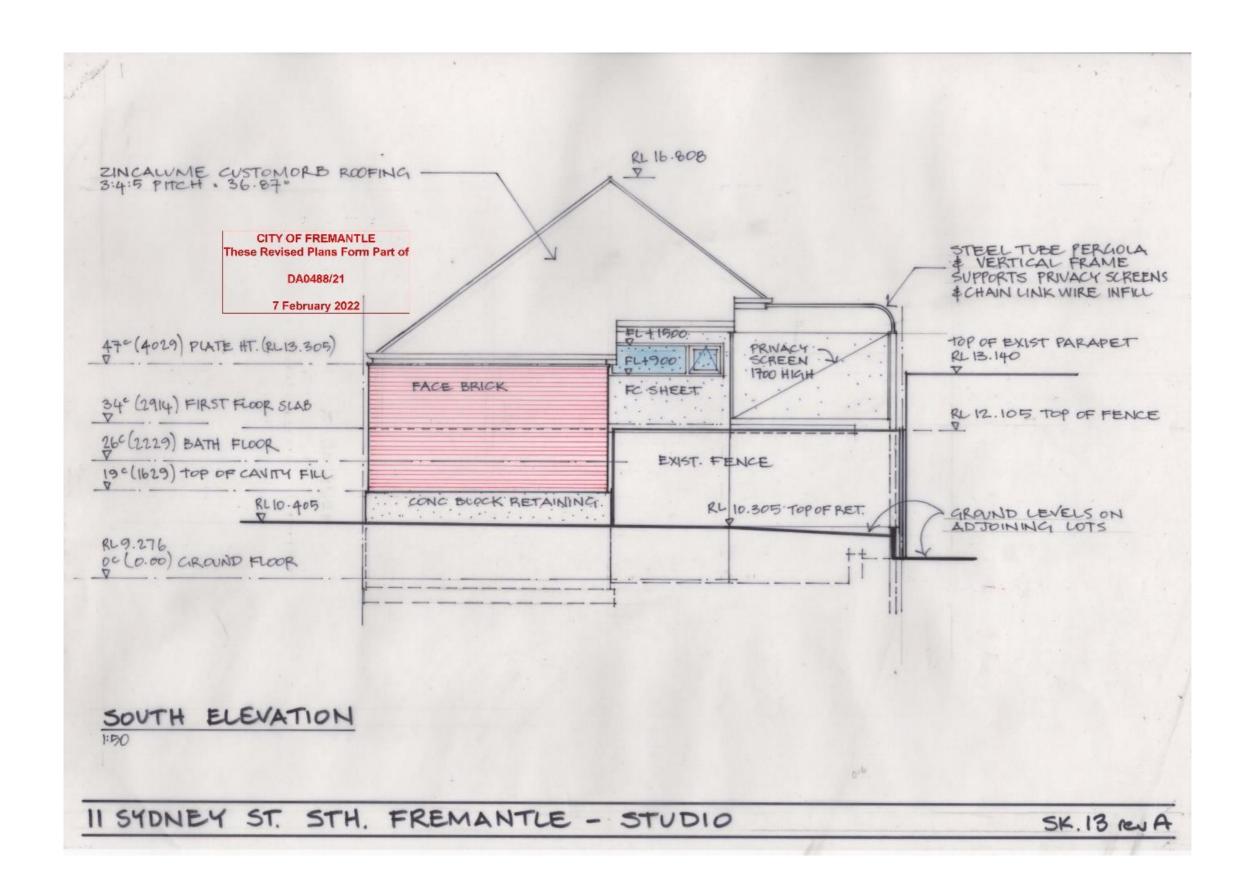




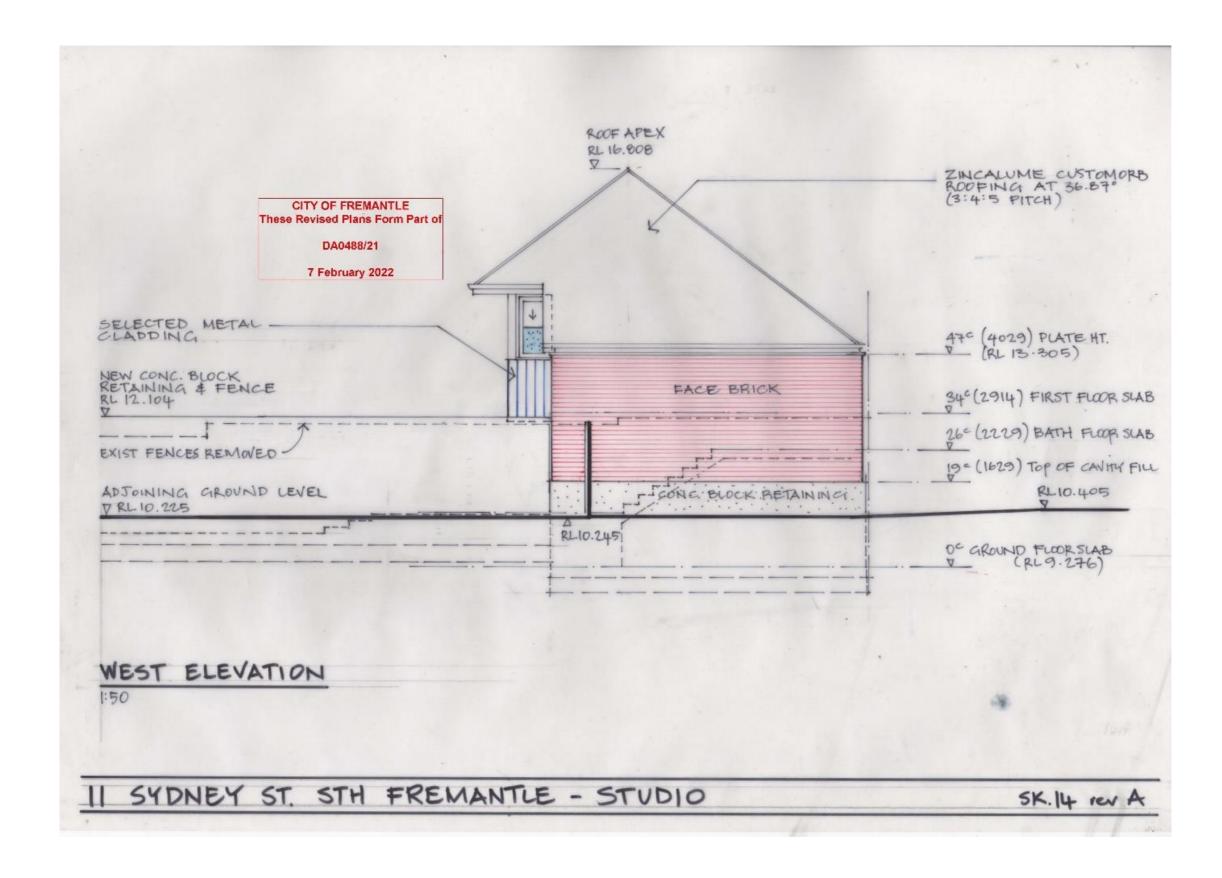




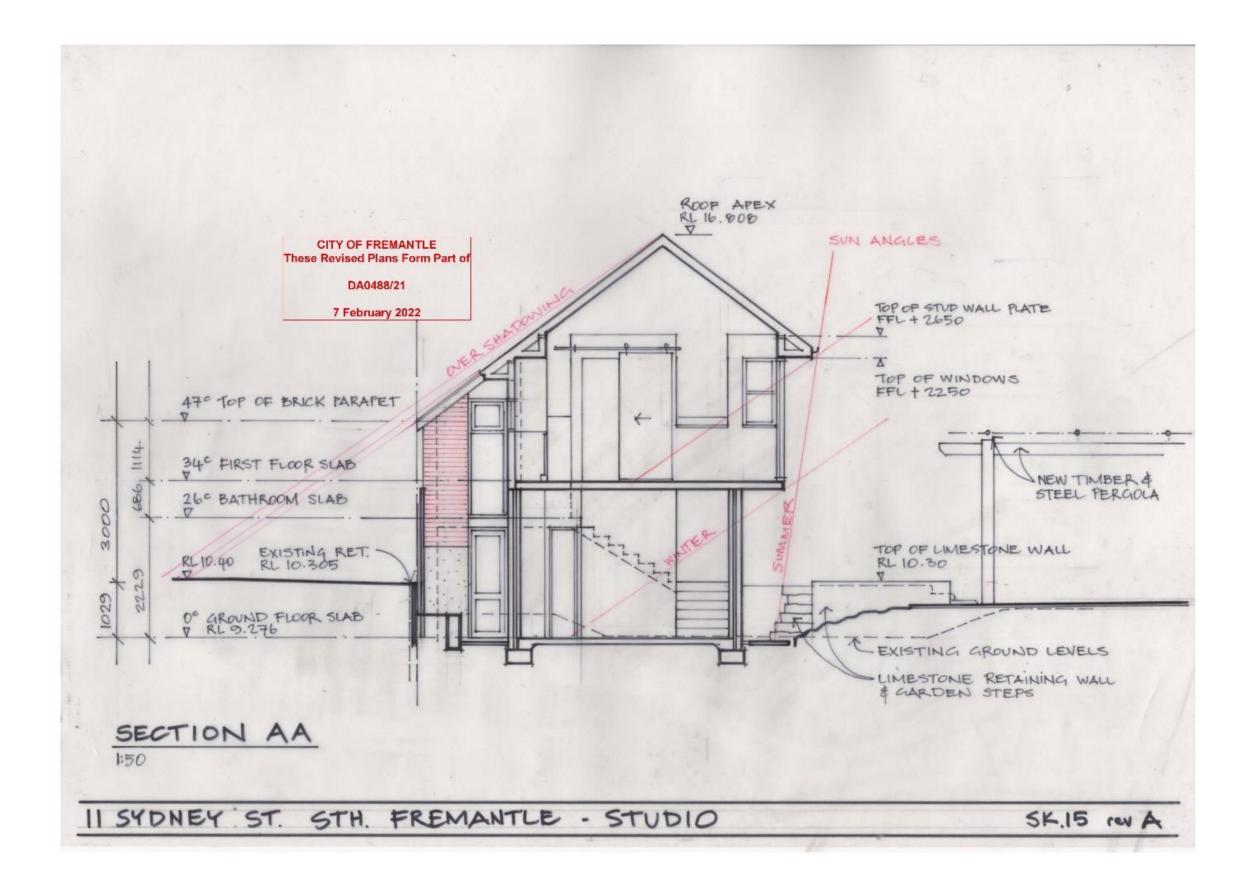








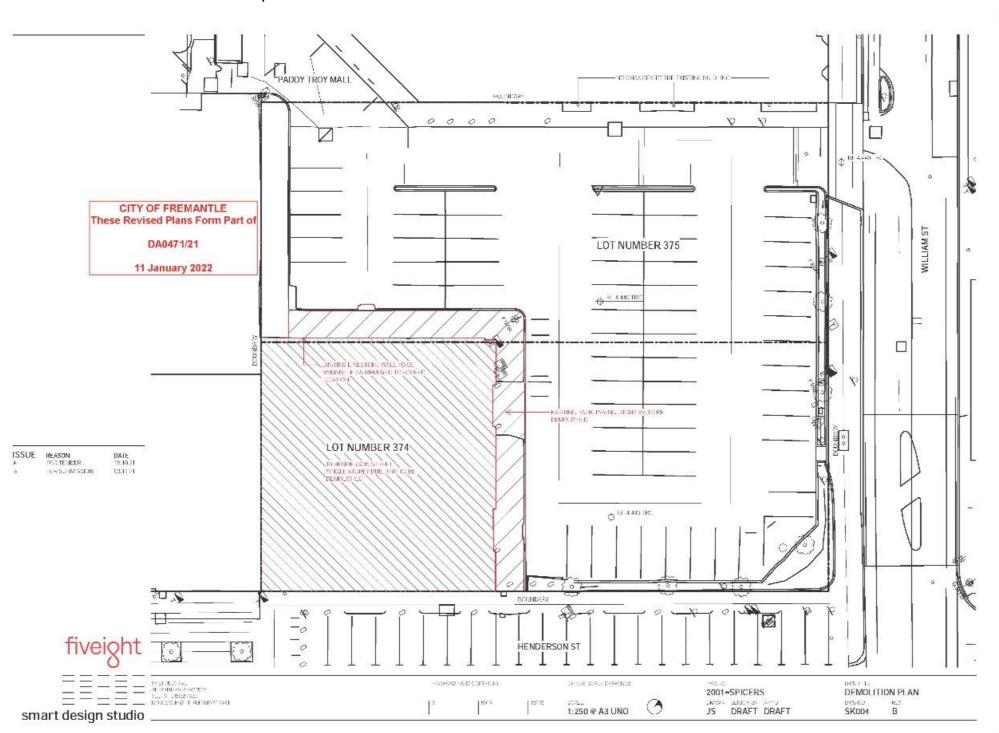




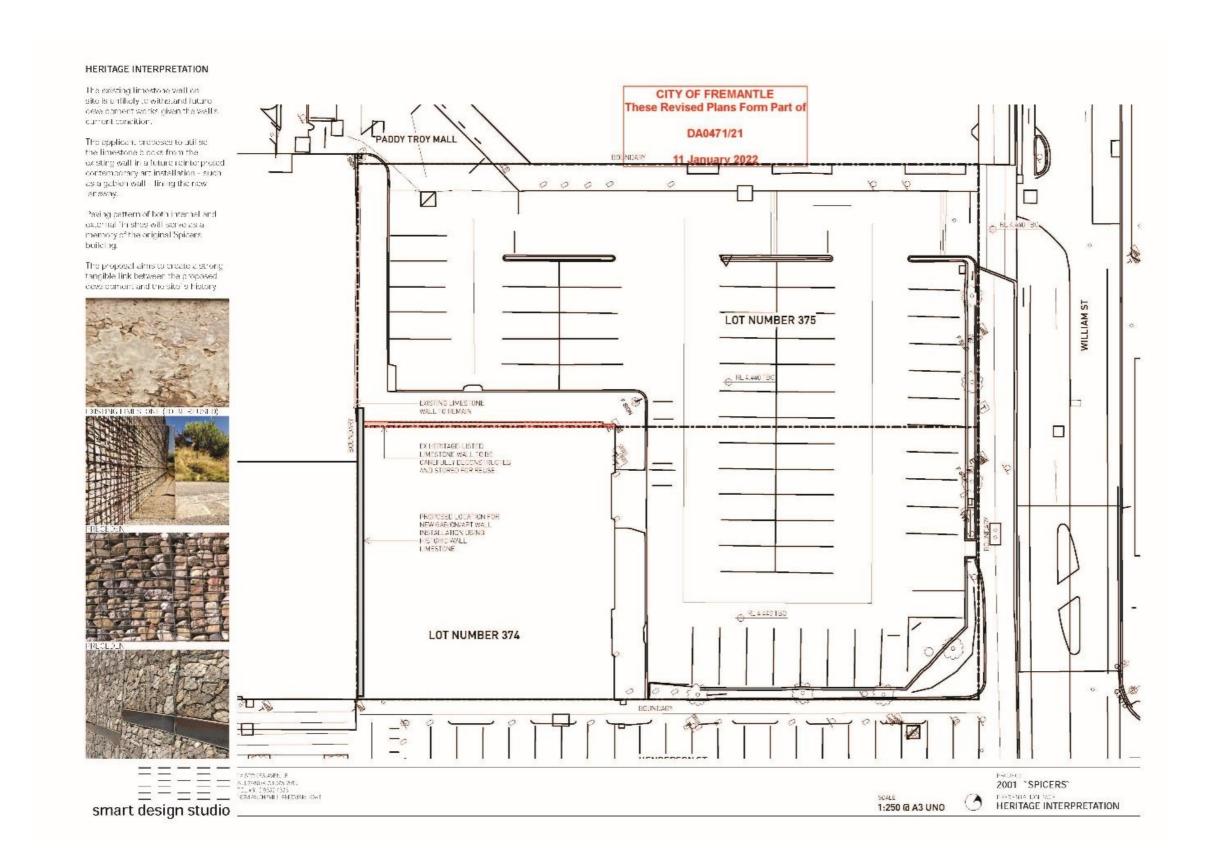


PC2203-3 HENDERSON STREET, NO. 10 (LOT 375), FREMANTLE - DEMOLITION OF EXISTING BUILDING AND HERITAGE WALL (WALL TO BE DISMANTLED AND MATERIALS STORED FOR FUTURE RE-USE ON SITE) AND CHANGE OF USE TO TEMPORARY PUBLIC CARPARK (ED DA0471/21)

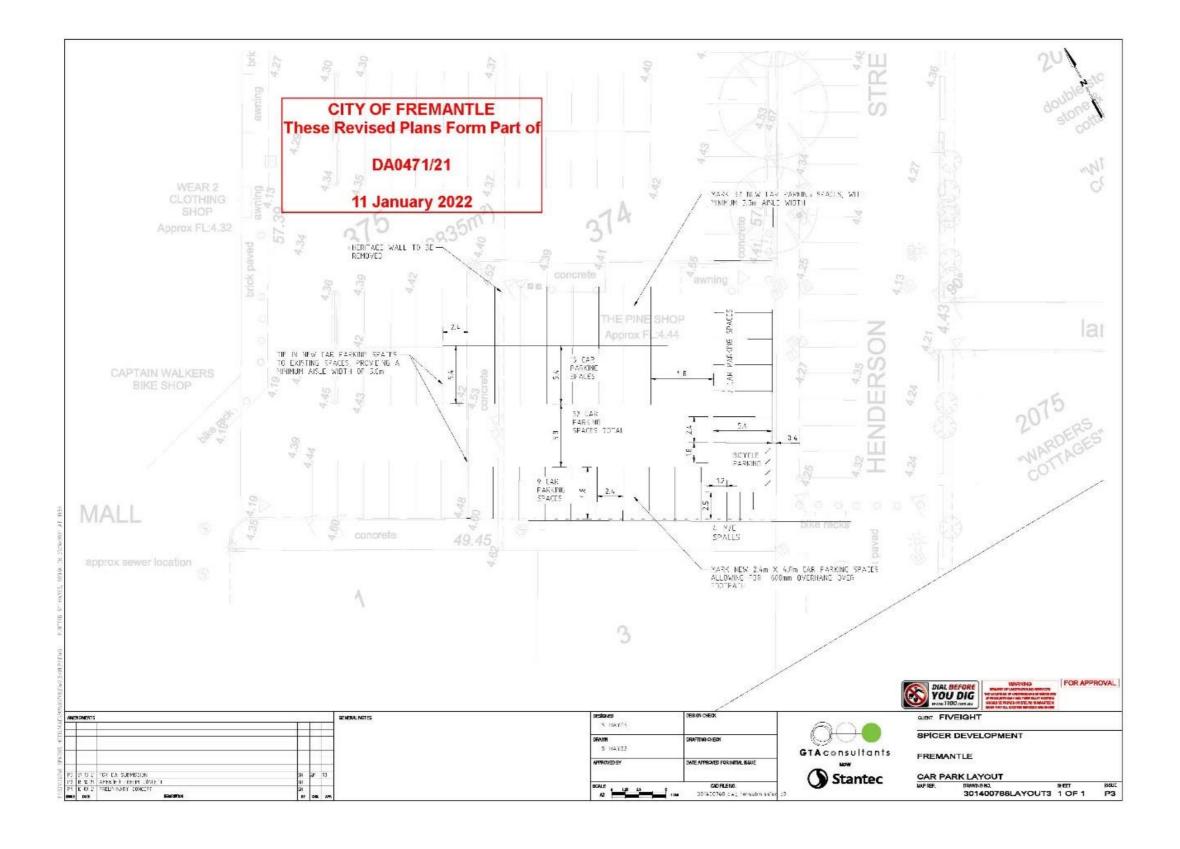
ATTACHMENT 1 – Amended Development Plans













PC2203-4 COLLICK STREET, NO. 40 HILTON – ADDITIONS AND ALTERATIONS TO EXISTING BUILDING AND CHANGE OF USE TO CHILD CARE PREMISES (TG DAP006/21)

ATTACHMENT – Amended Development Plans



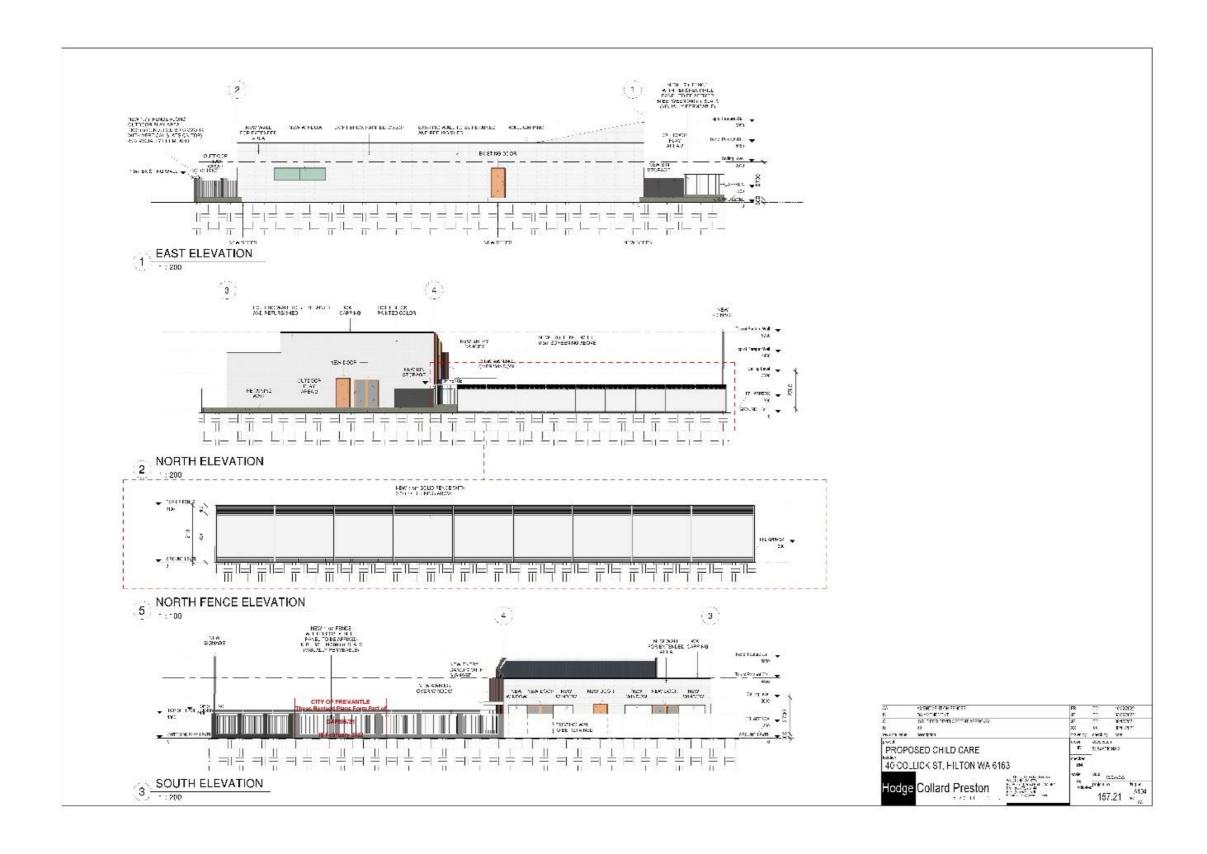














PC2203-5 JOSLIN STREET, NO. 16 (LOT 1132) - ALTERATIONS AND CHANGE OF USE TO GROUPED DWELLING TO EXISTING BUILDING AND TWO STOREY GROUPED DWELLING (TG DA0425/21)

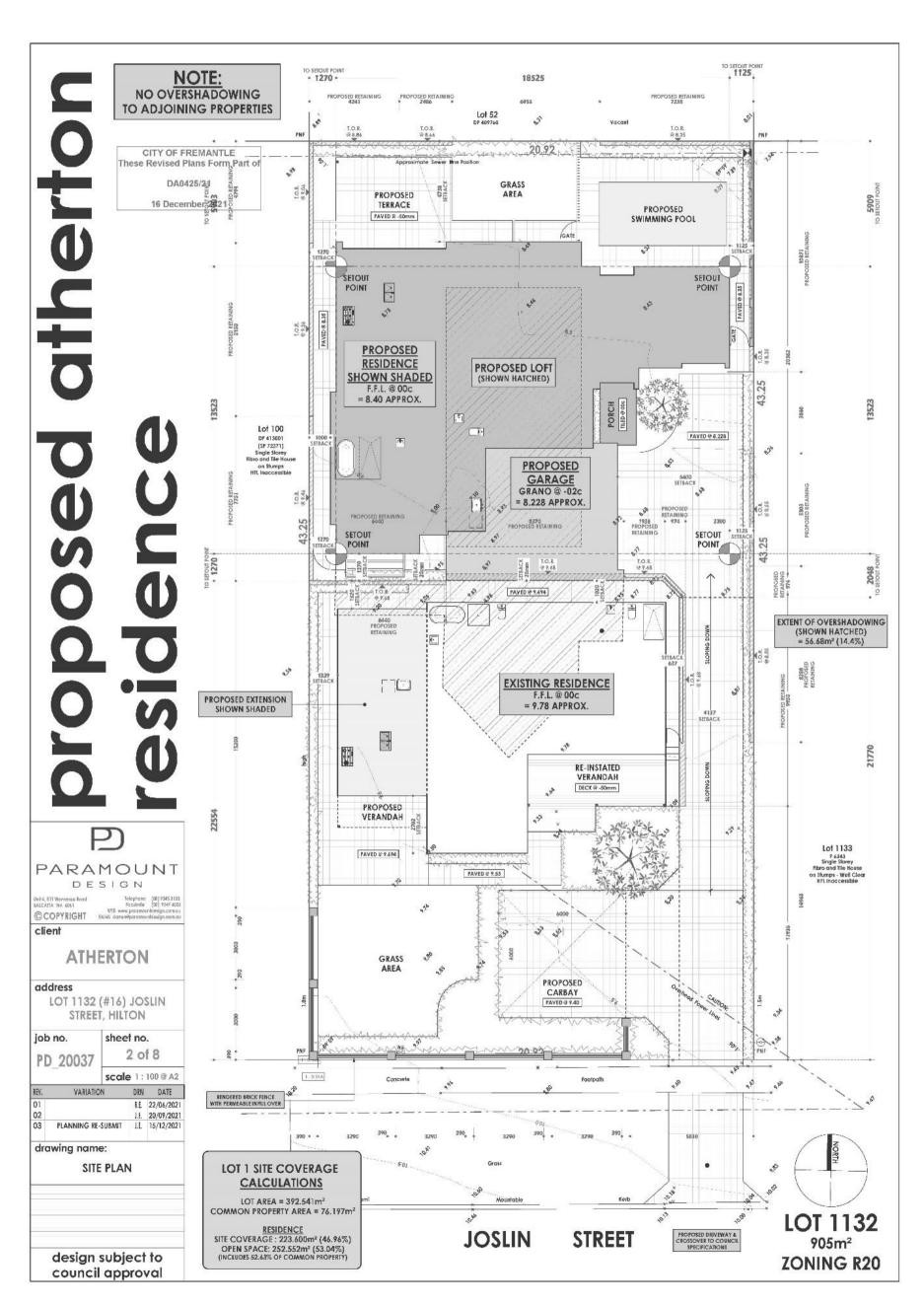
ATTACHMENT 1 – Amended Development Plans



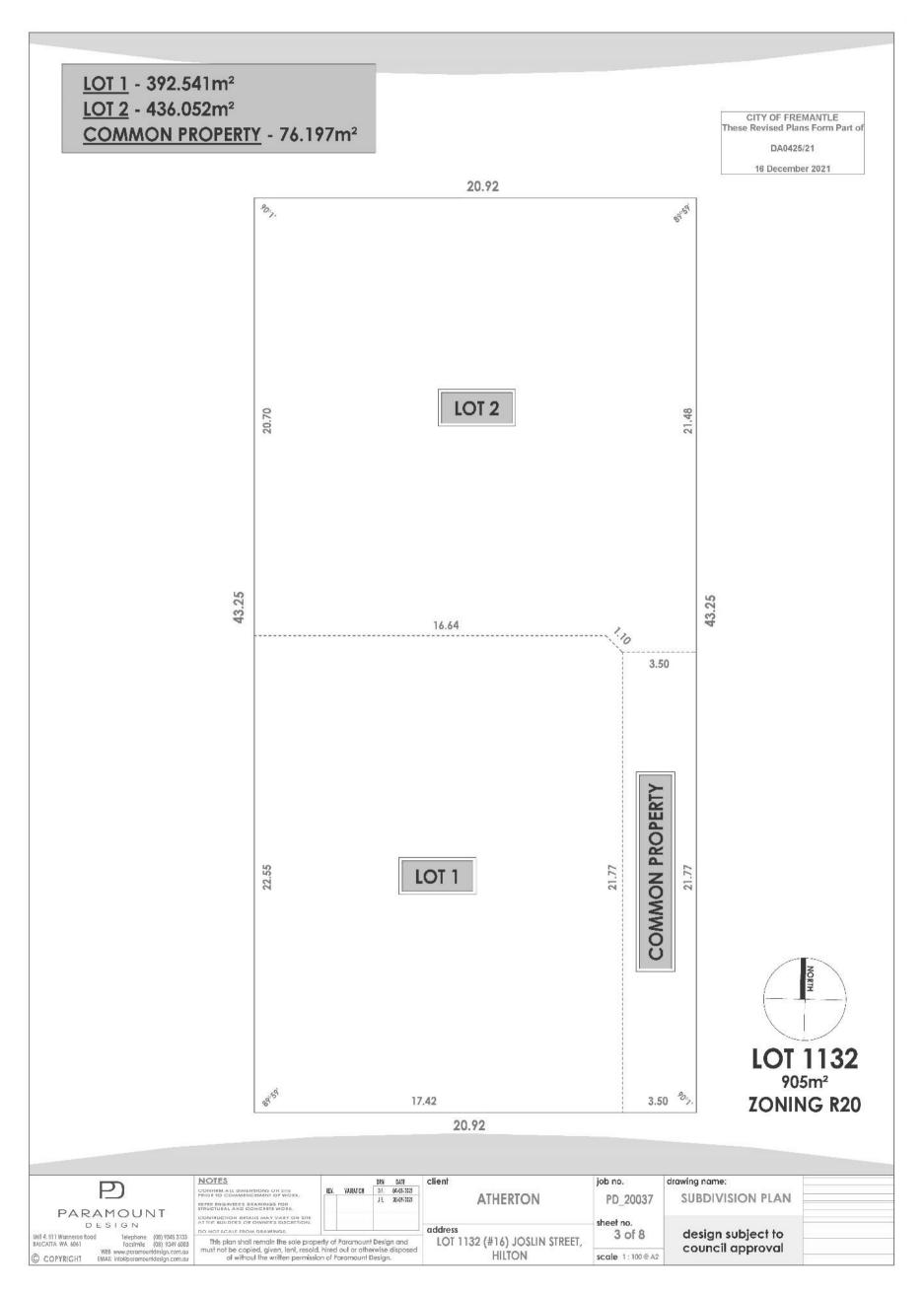


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WES www.paramountdesign.com.au WES www.paramountdesign.com.au of without the written permission of Paramount Design.	PARAMOUNT DESIGN Unit 4,511 Wanneroa Road AALCATIA WA 4061 Telephone (08) 9345 3133 Facsimile (08) 9349 6003	CONTEND ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. REFER ENDINEER'S DRAWINGS FOR STRUCTURAL AND CONCRETE WORK. CONTENDED TO STAIL SAY YORY ON SITE AT THE BILLIER'S OR OWNER'S DISCRETION DO NOT SCALE FROM DIMENSIONS. This plan shall remain the sole pr	RRV. WAILLION C.E. 28-10-2021 RE 22(W-2021) PLEVING RESIDENT J.E. 15-12-2021 address reperty of Paramount Design and	ATHERTON ess T 1132 (#16) JOSLIN STREET	PD_20037 sheet no.	SITE SURVEY		

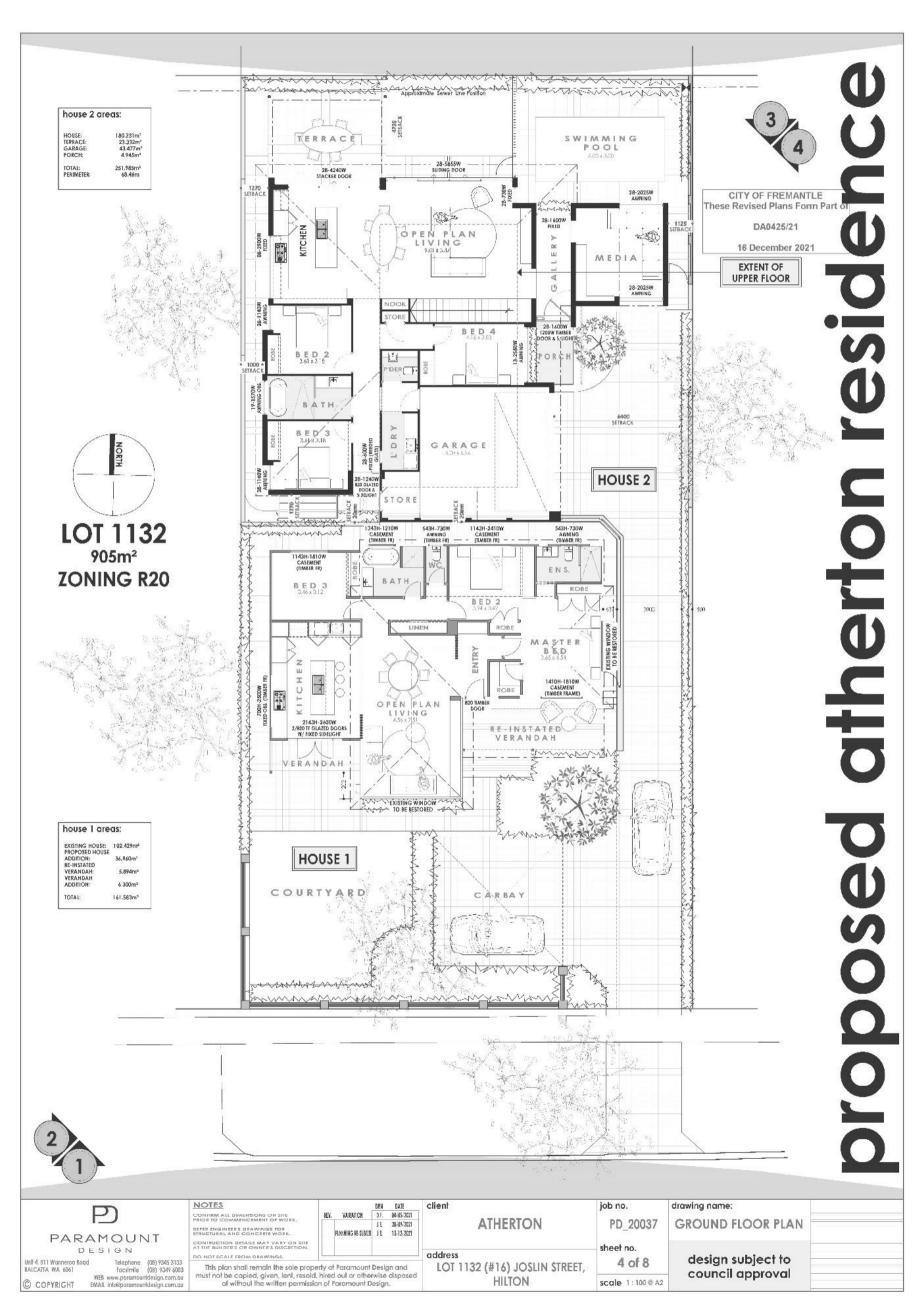




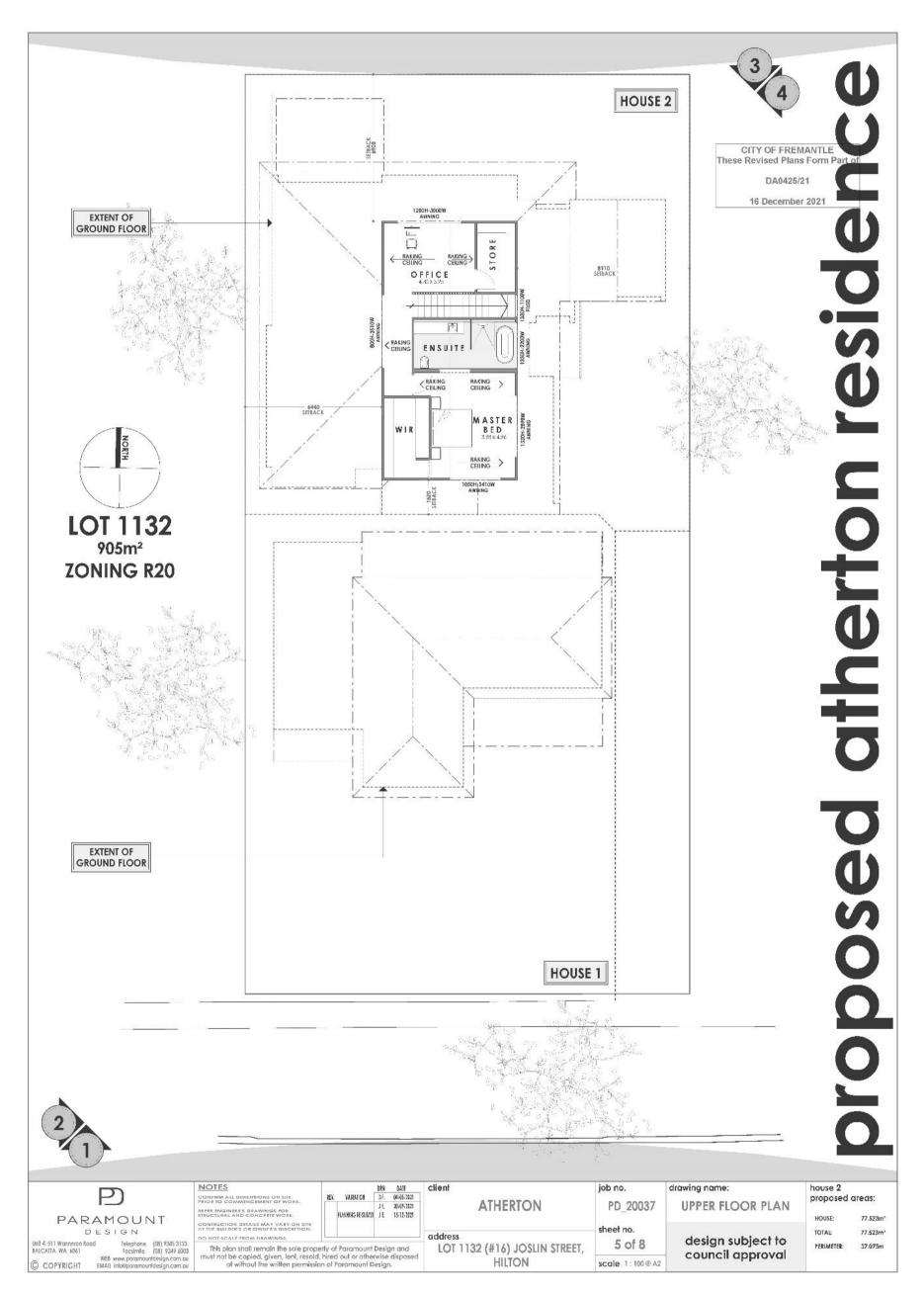




















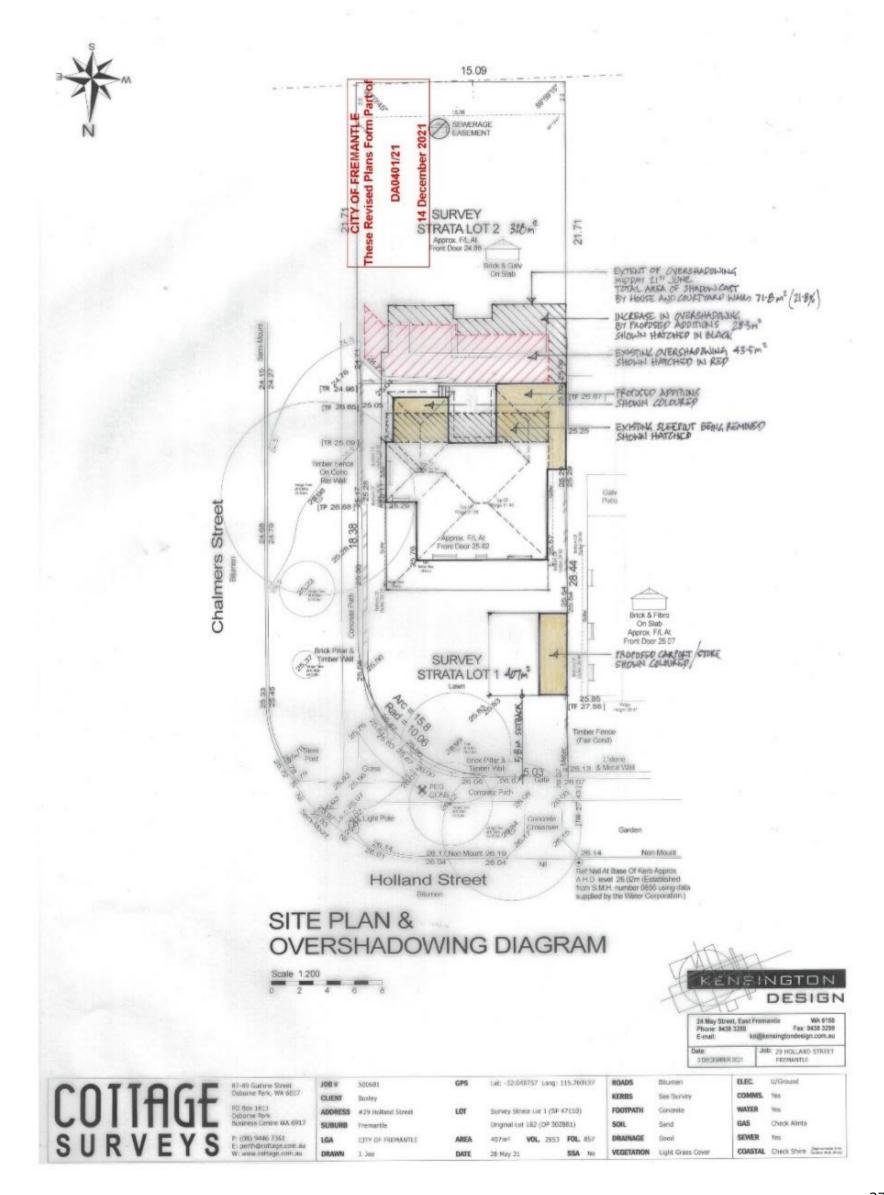






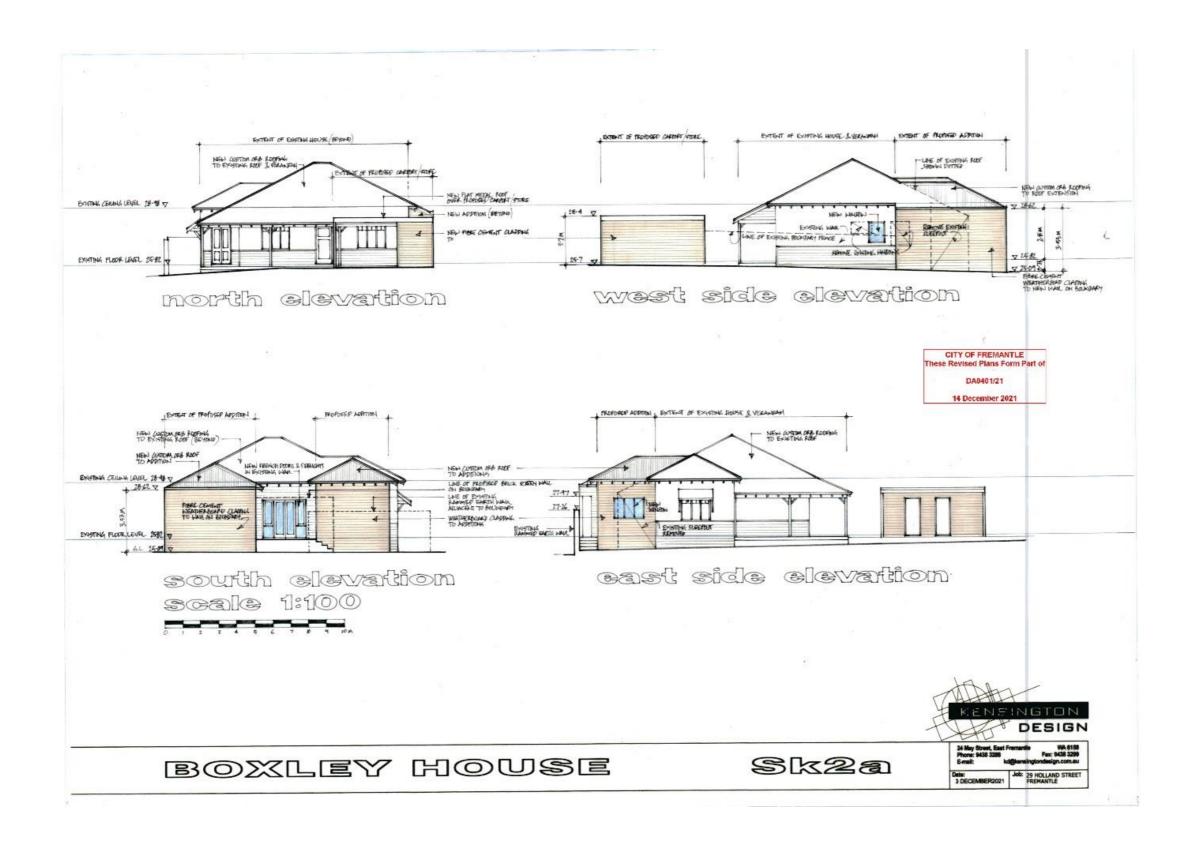
PC2203-6 HOLLAND STREET, NO.29 (STRATA LOT 1) FREMANTLE - ADDITIONS TO EXISTING SINGLE HOUSE (JL DA0401/21)

ATTACHMENT 1 – Amended Plans

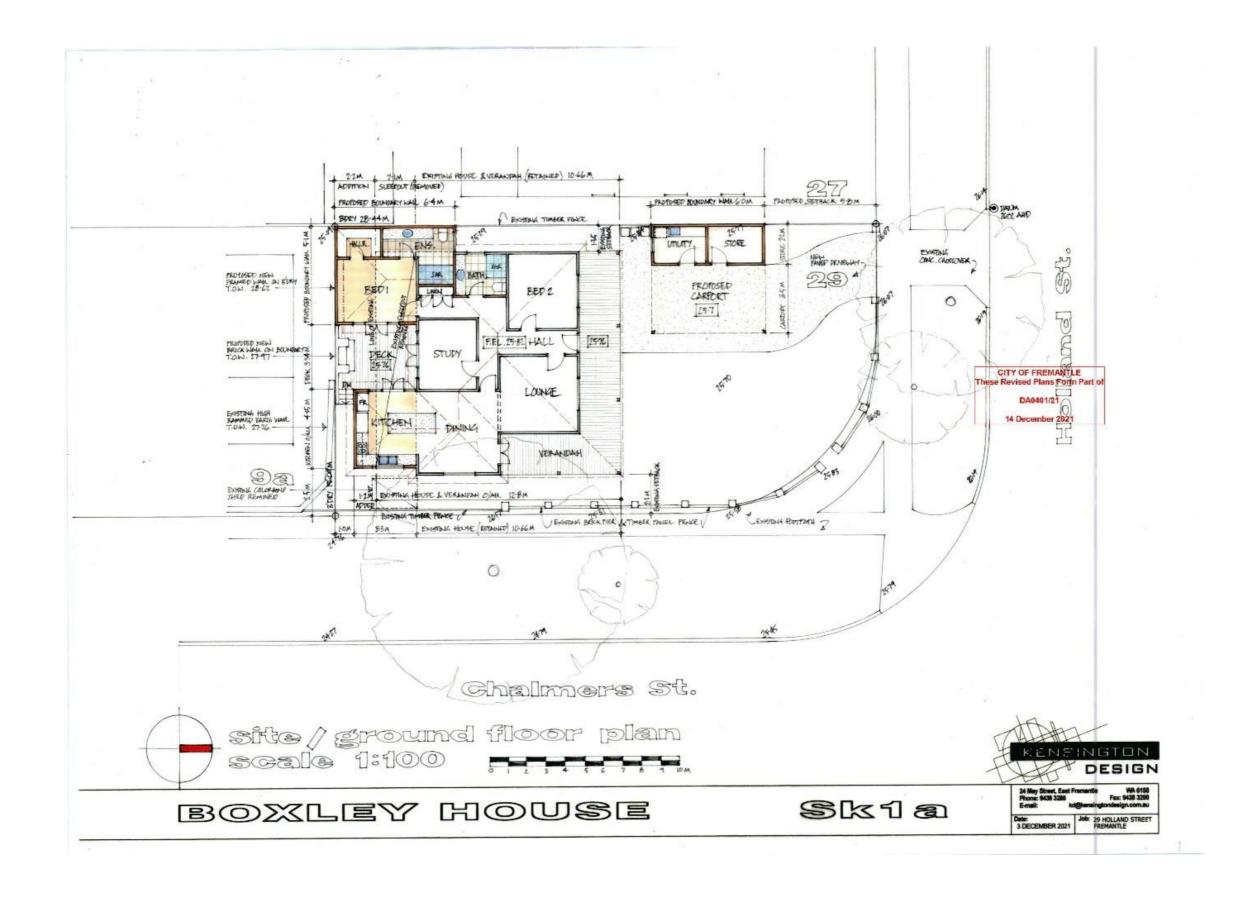


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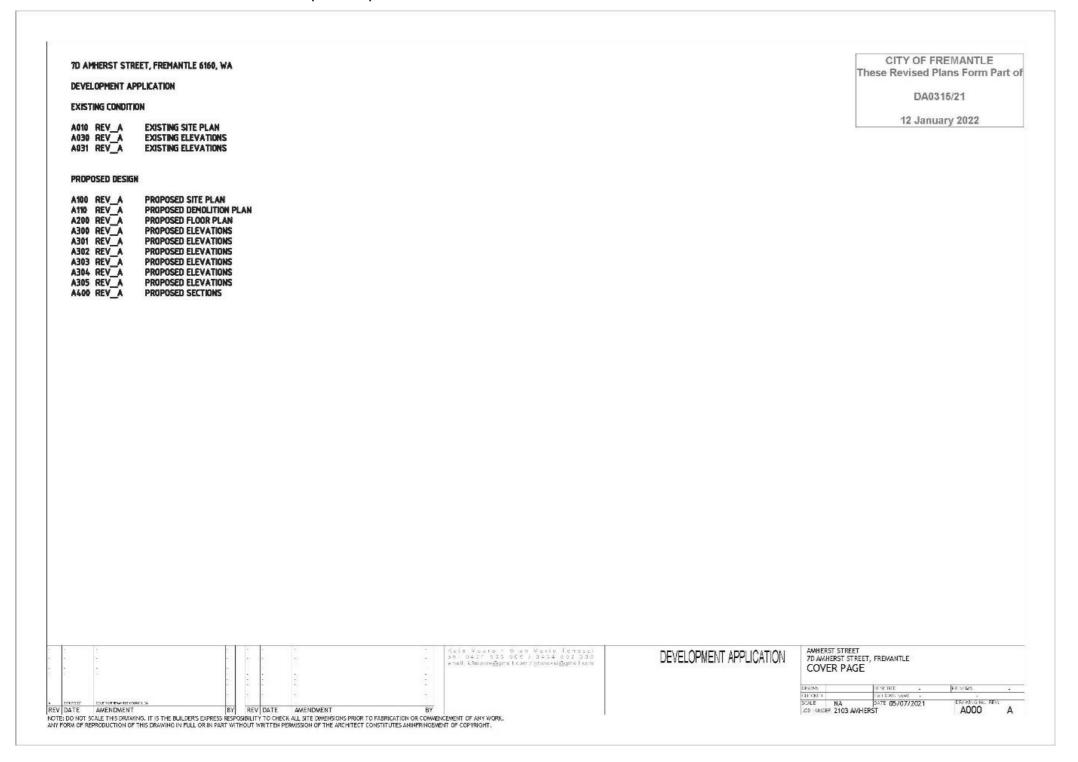




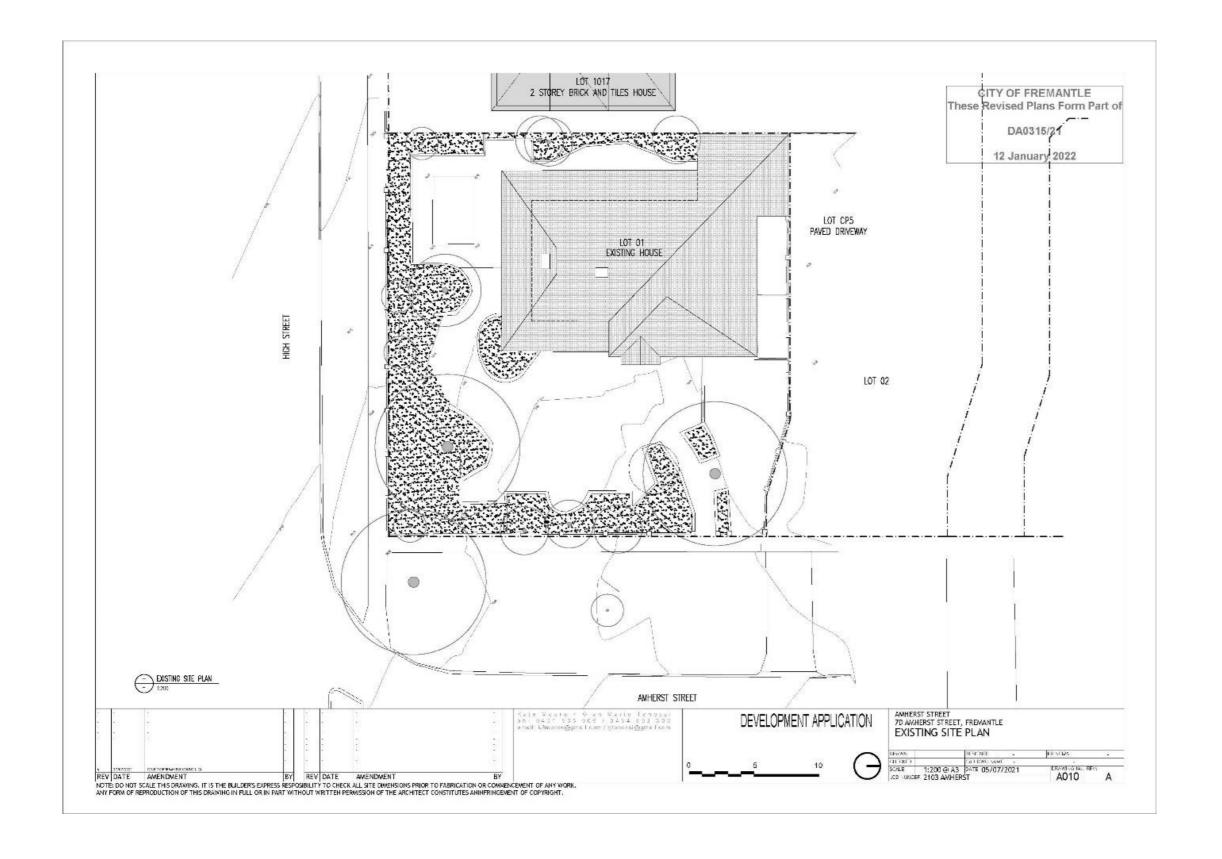


PC2203-7 AMHERST STREET, NO. 7D (STRATA LOT 1) - DETACHED ADDITIONS TO SINGLE STOREY GROUPED DWELLING (TG DA0315/21)

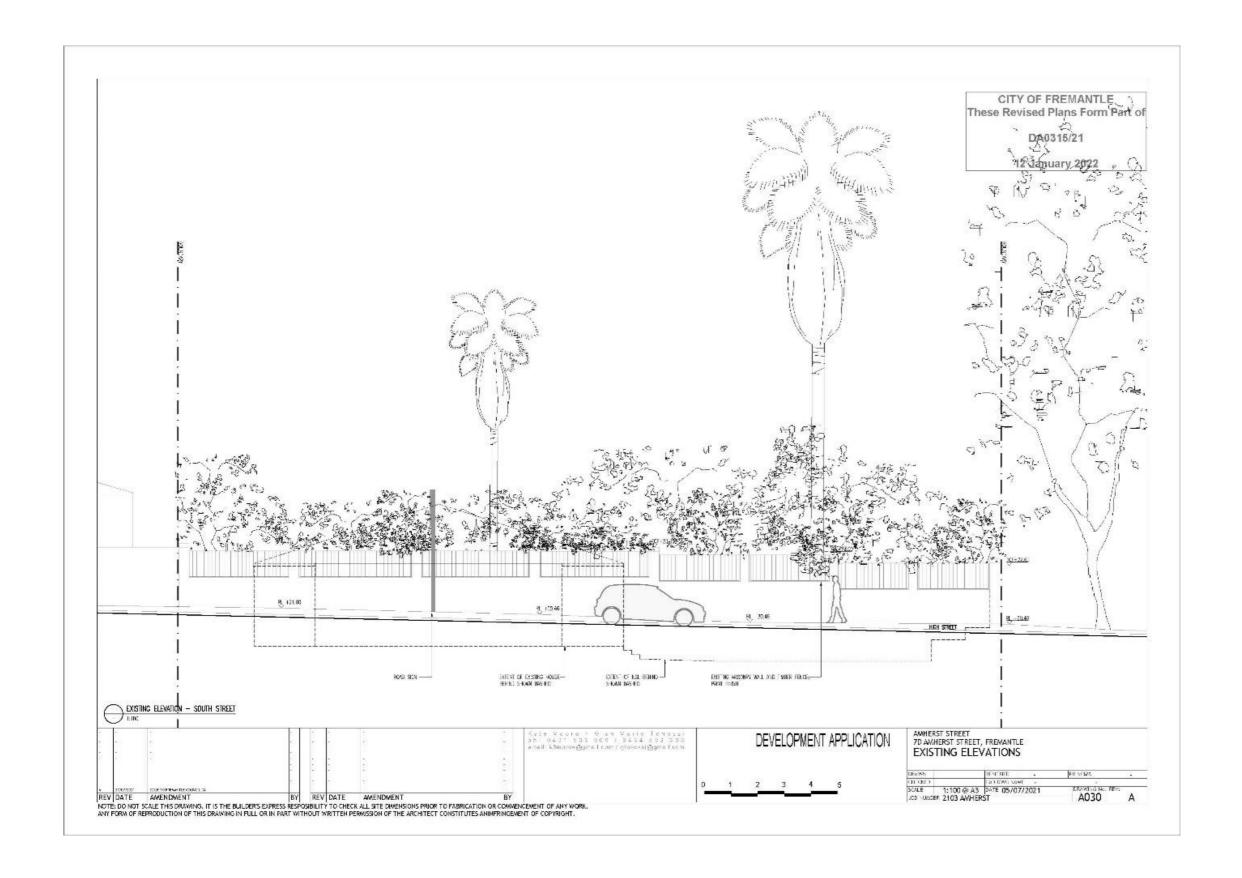
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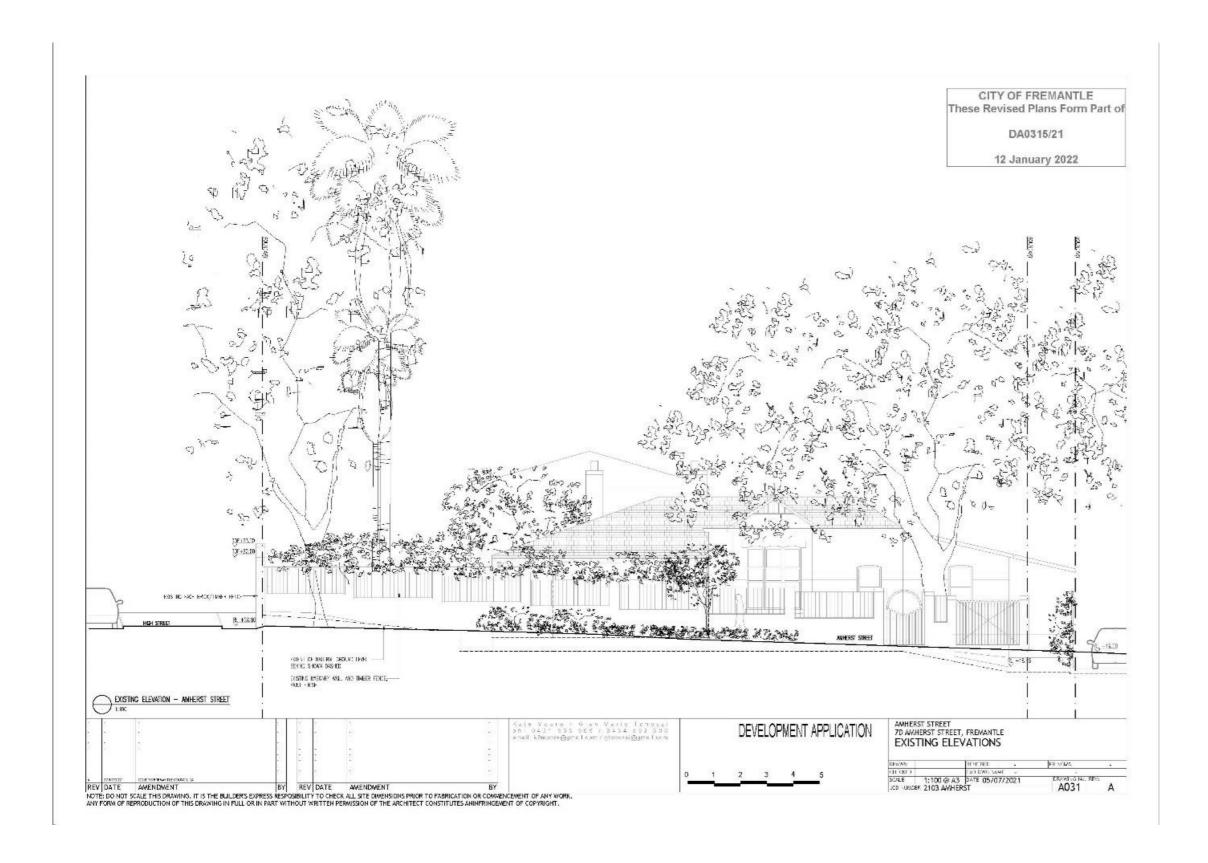




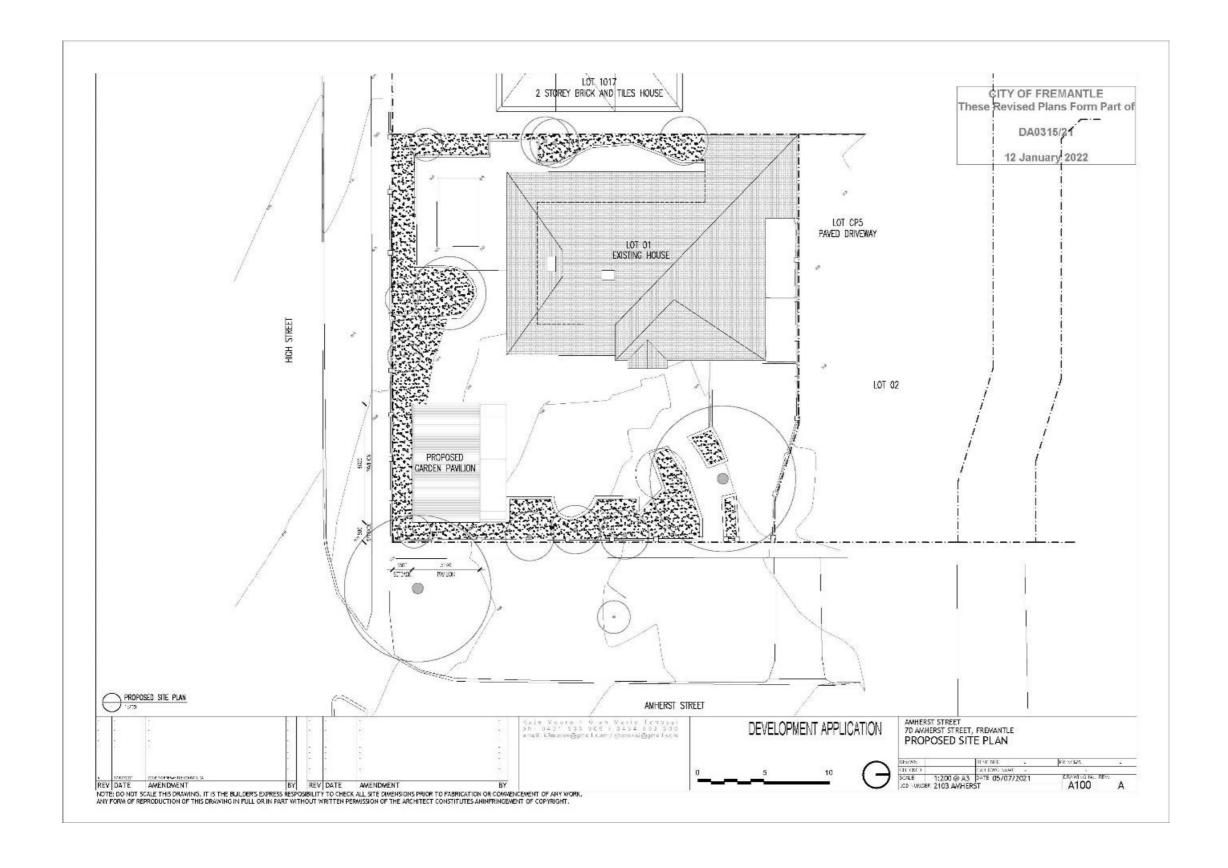




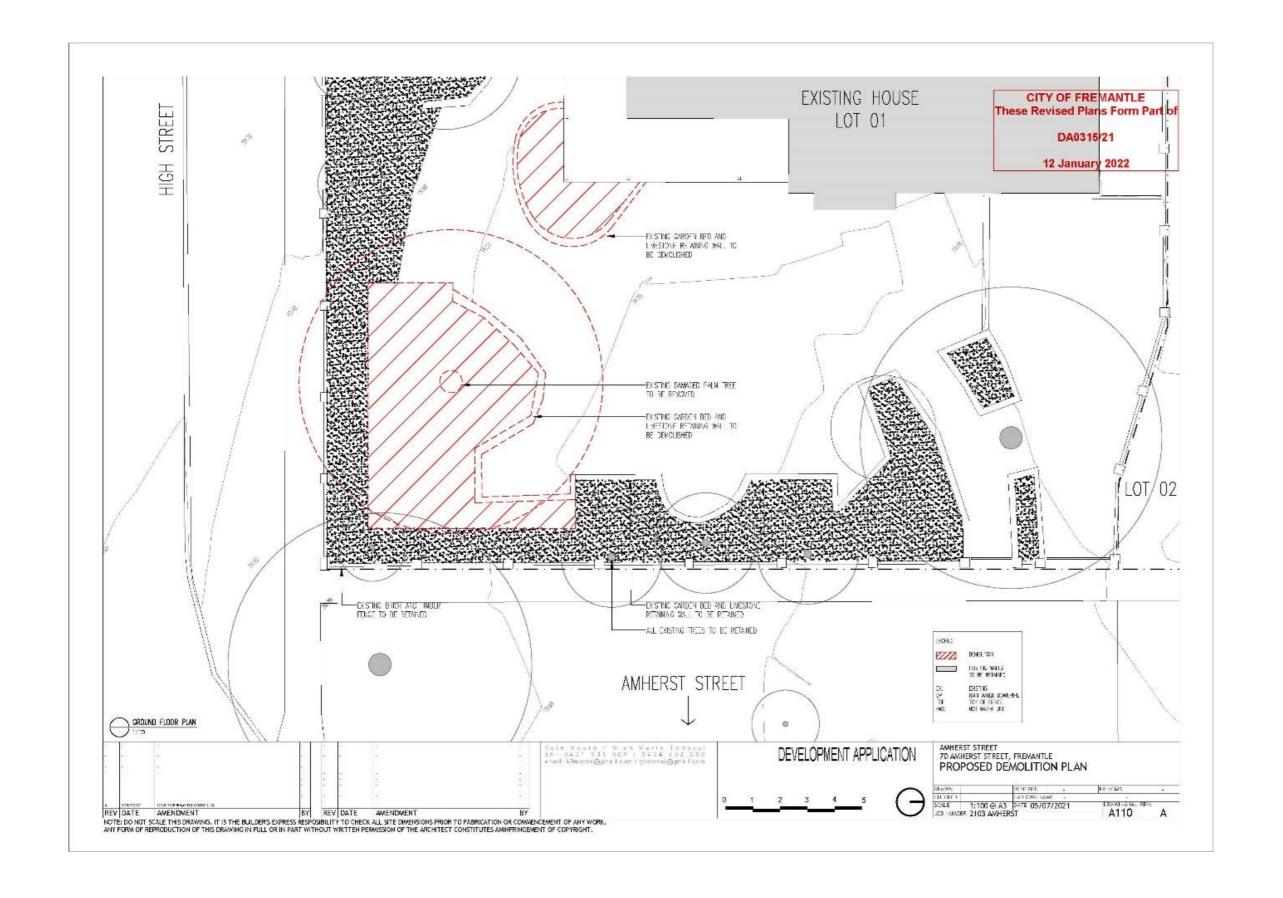




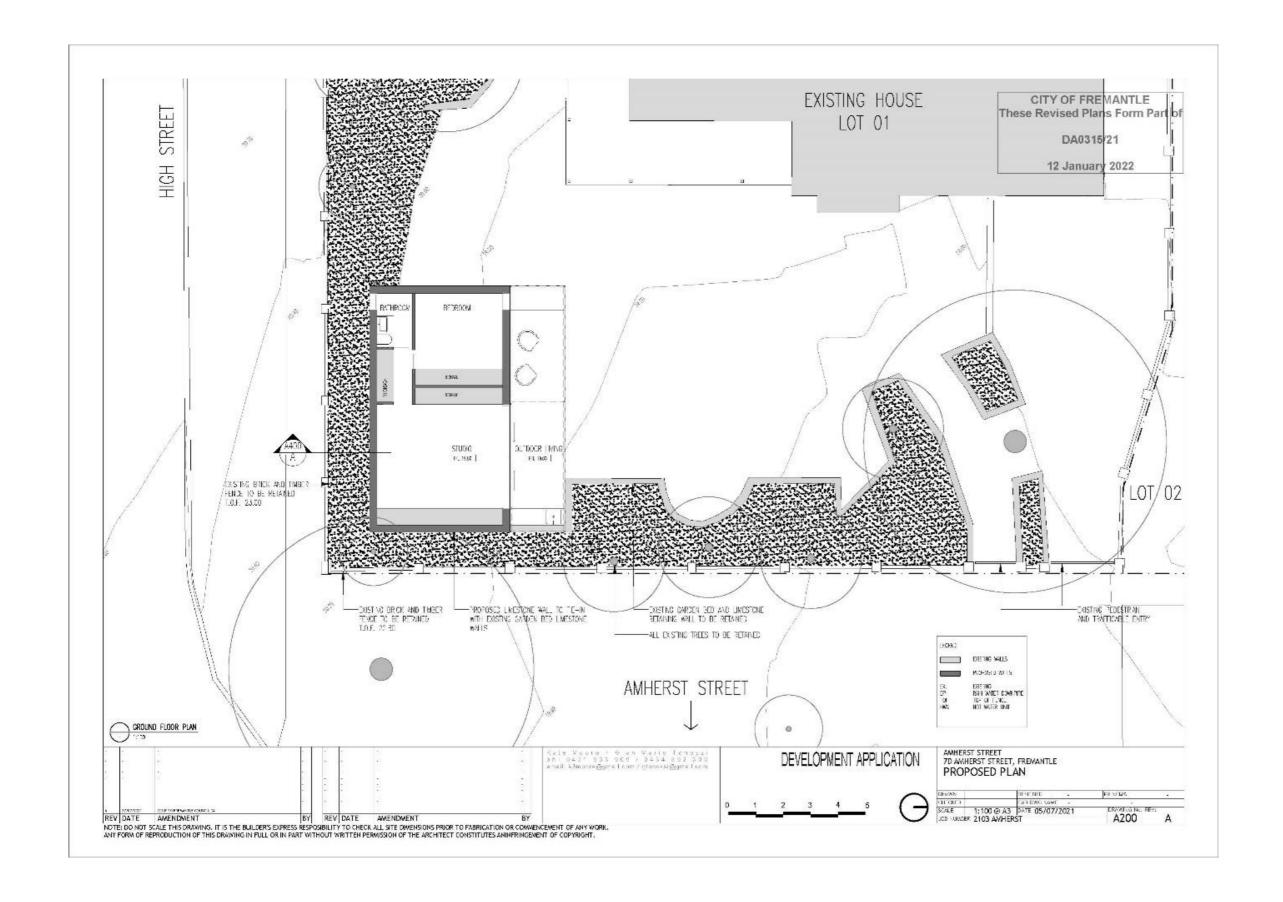




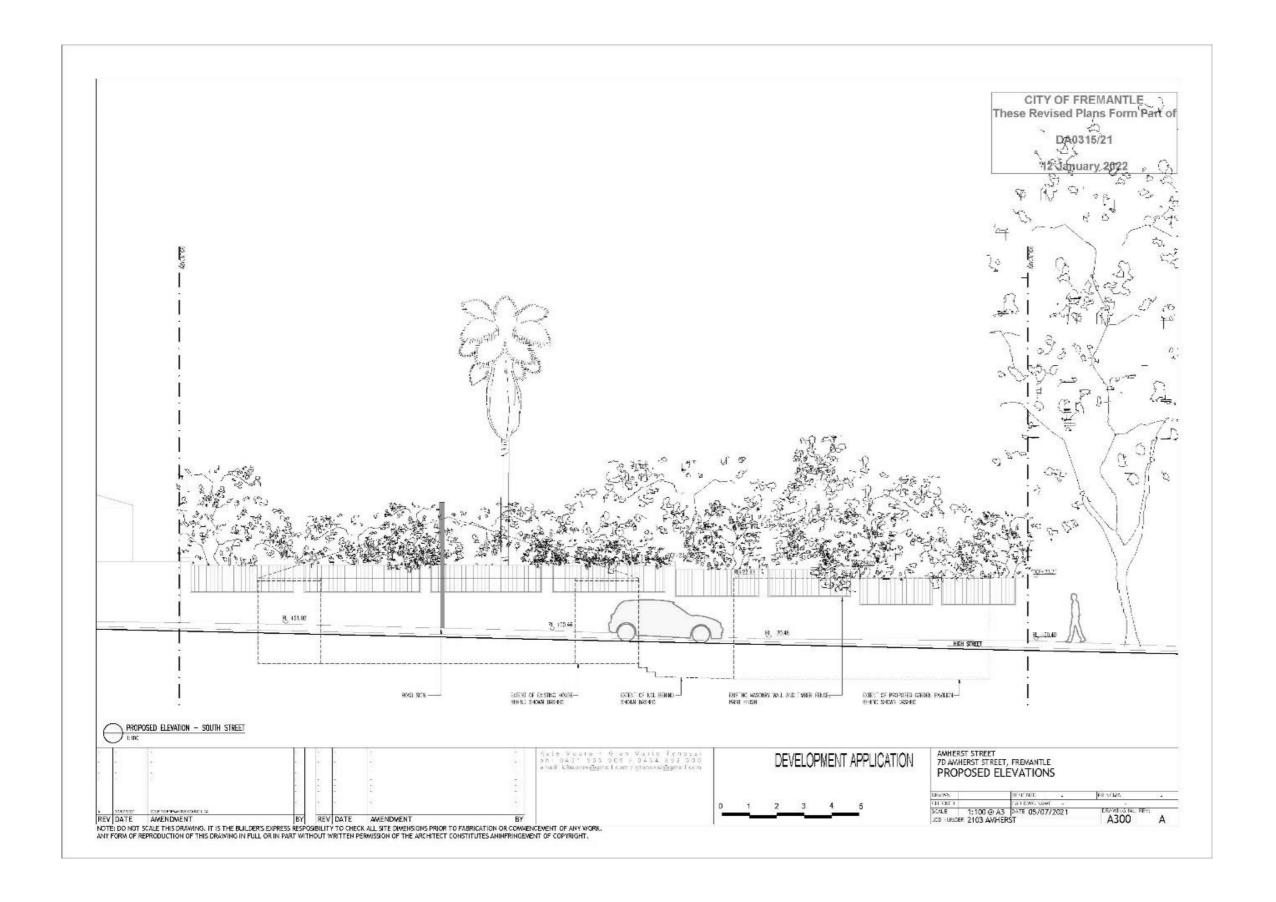




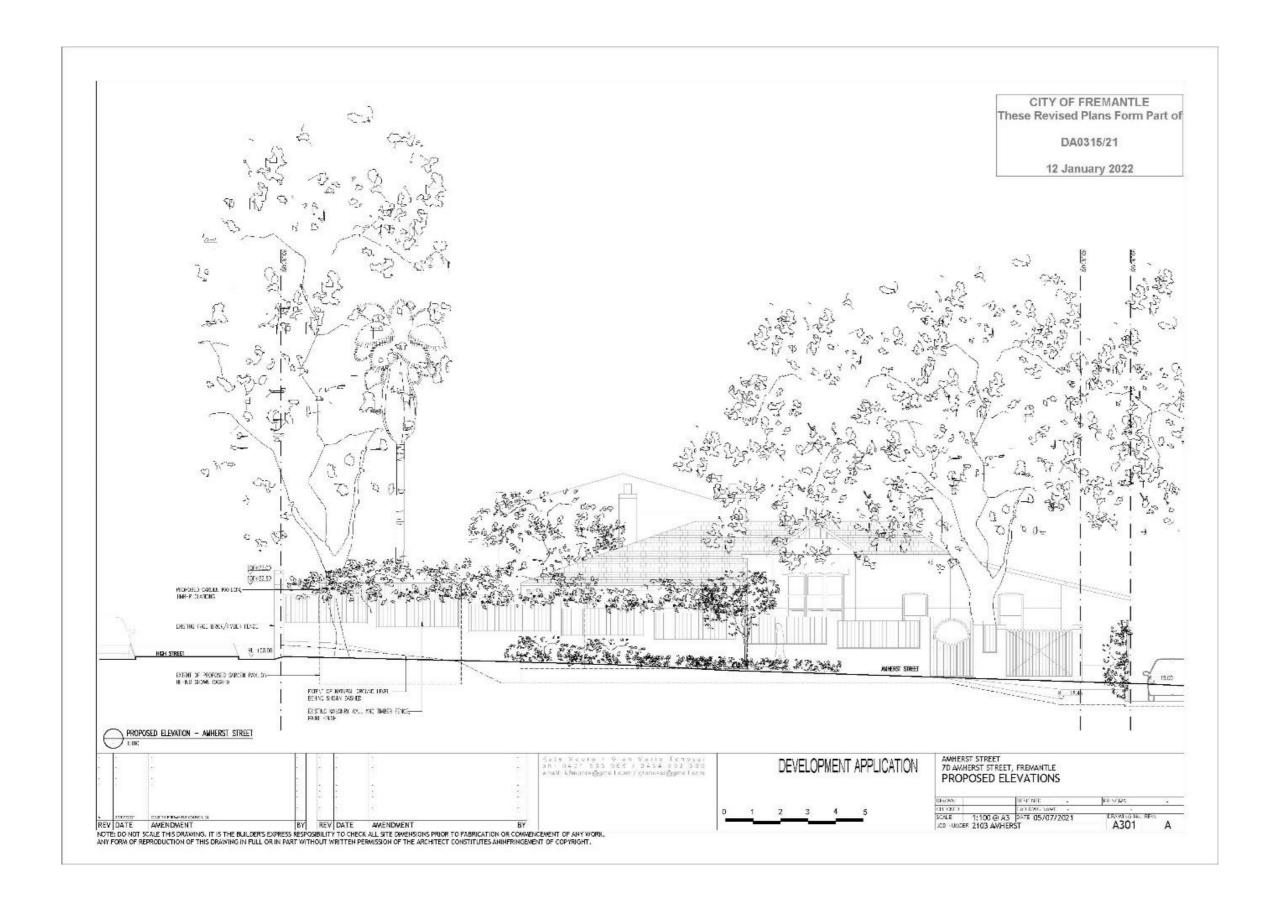




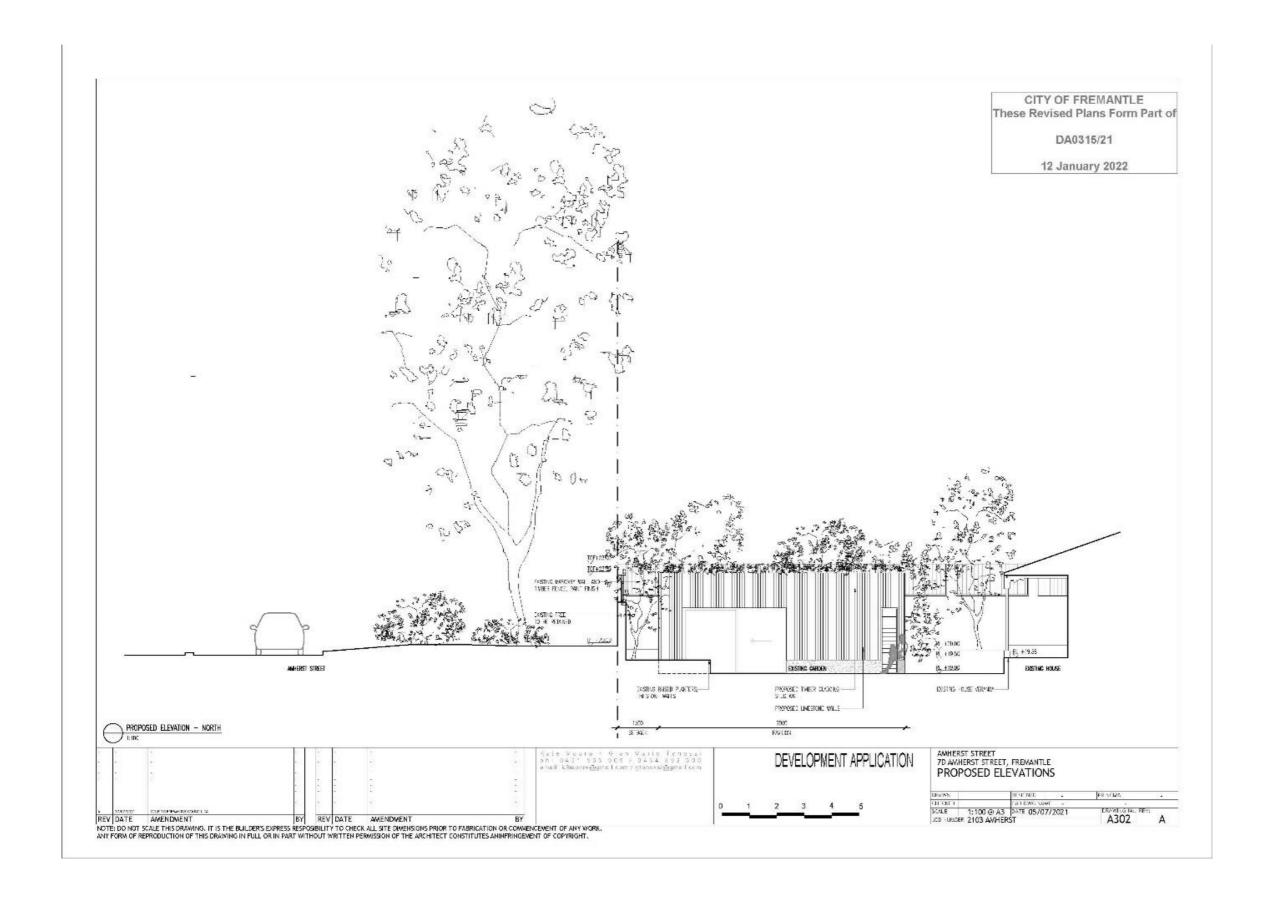




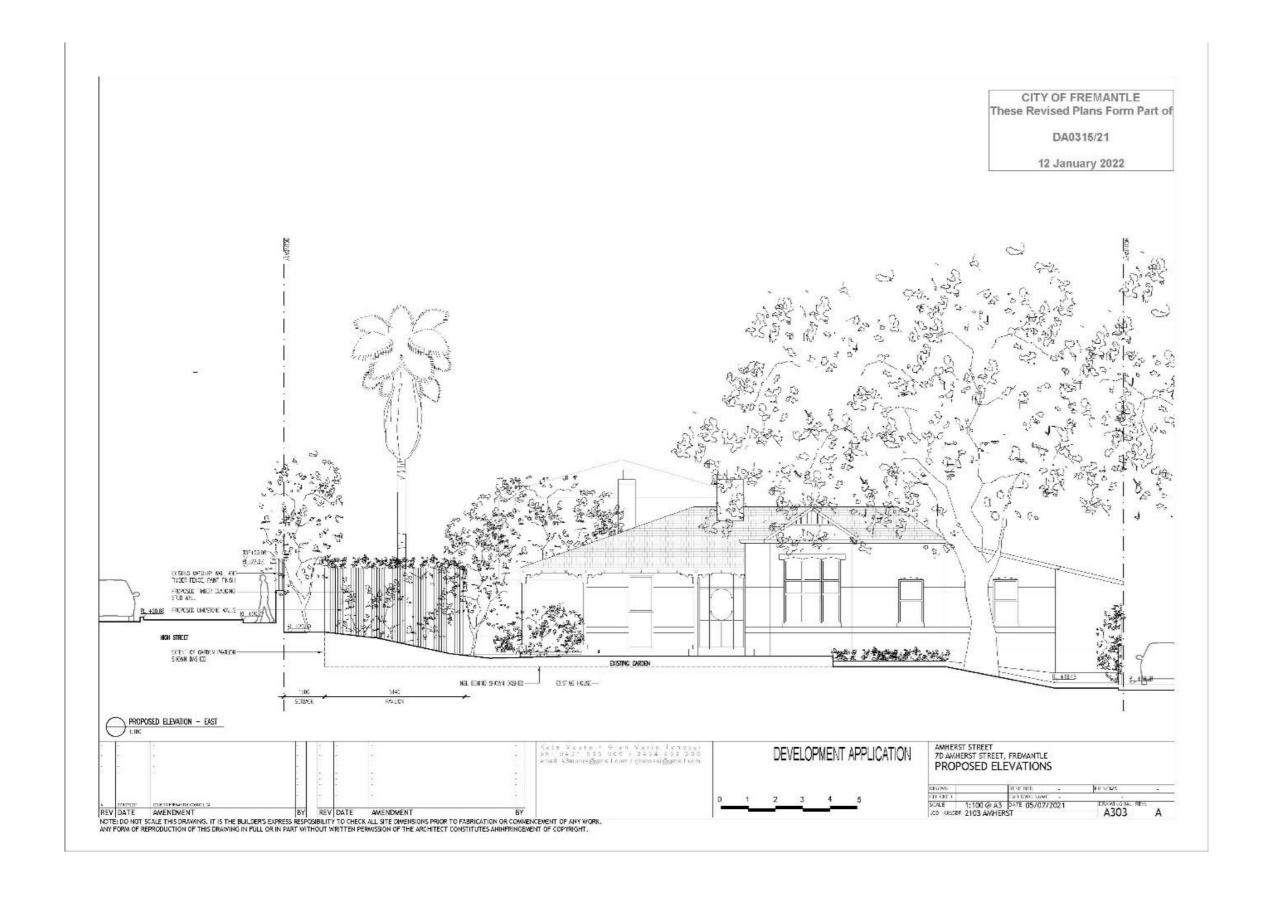




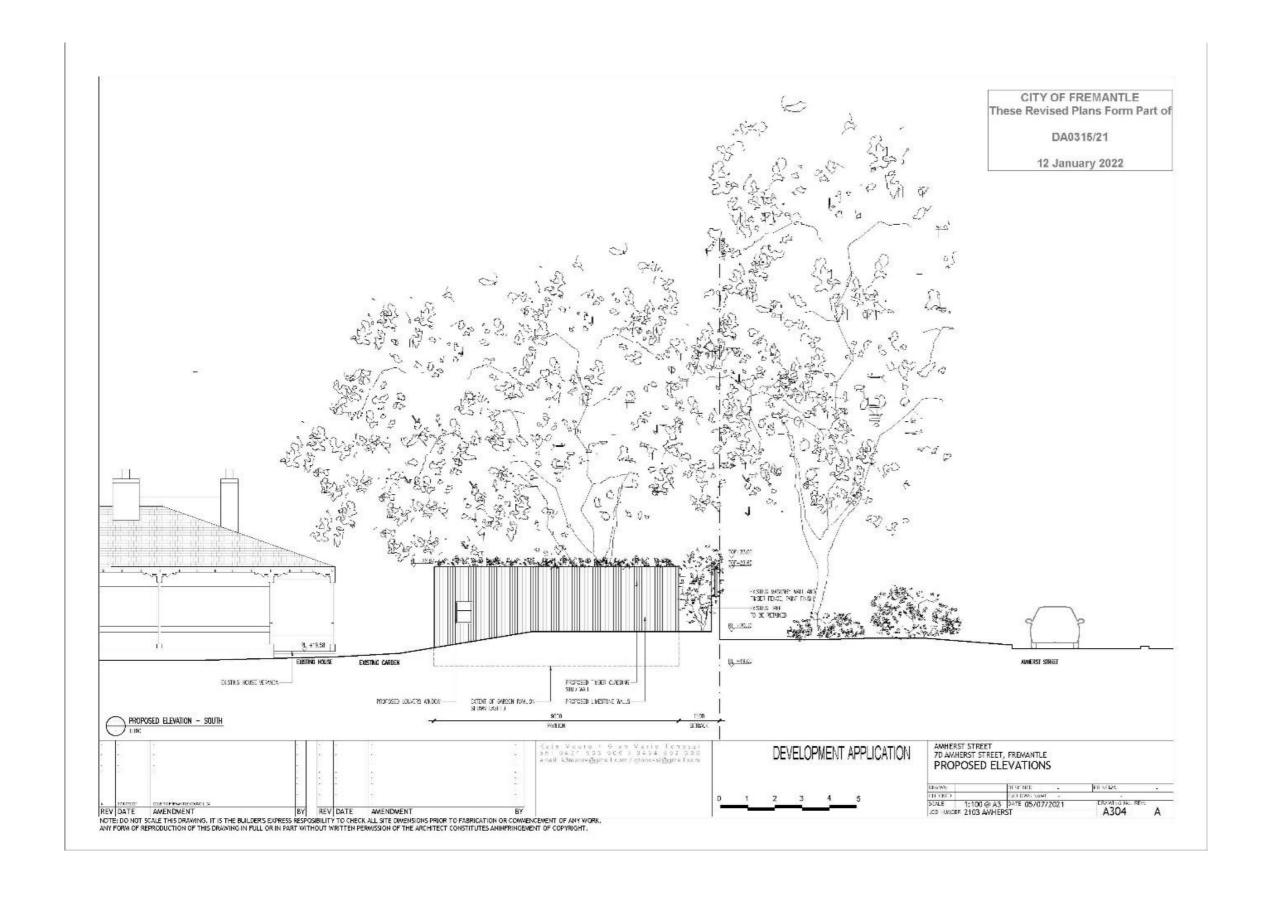




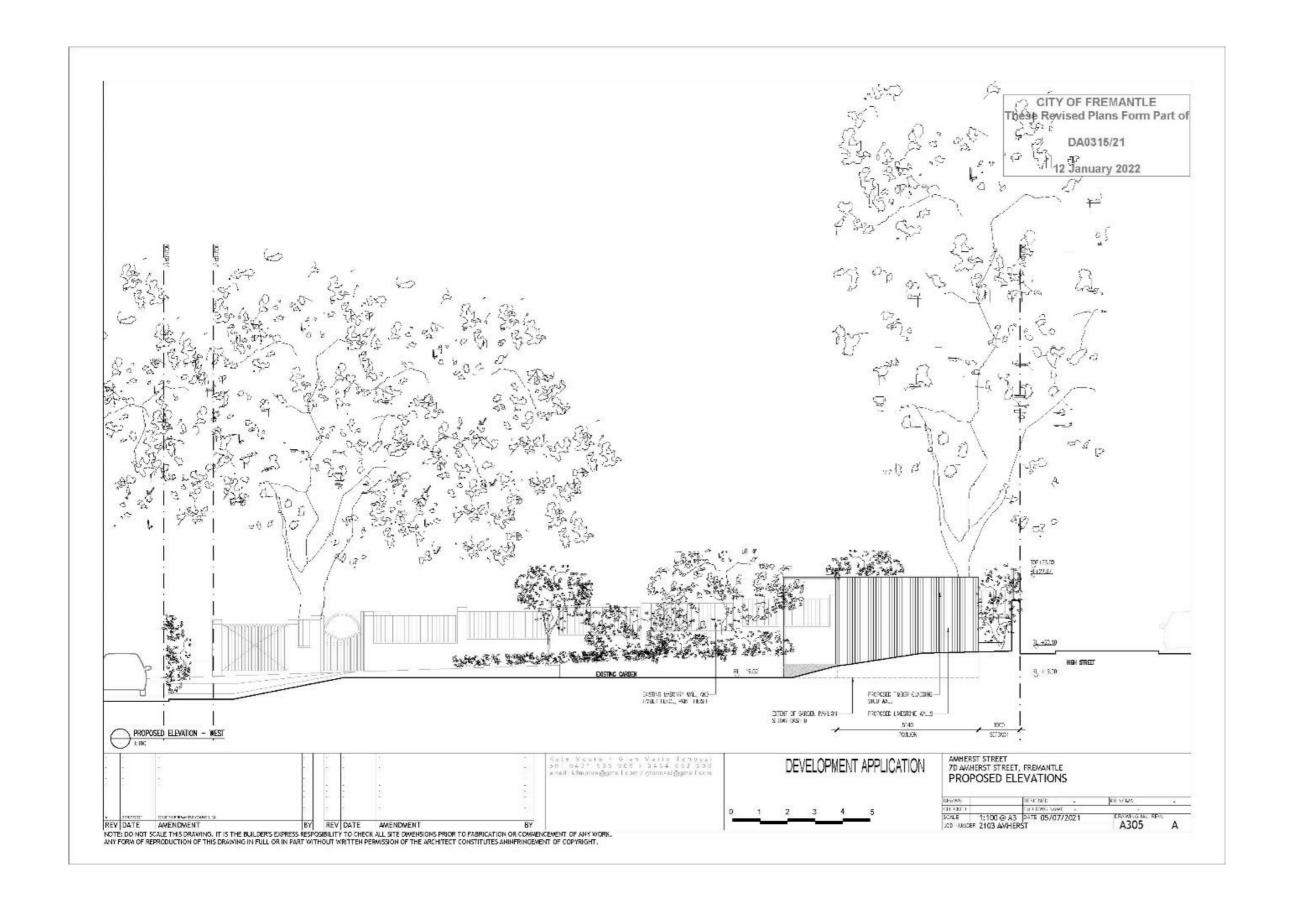




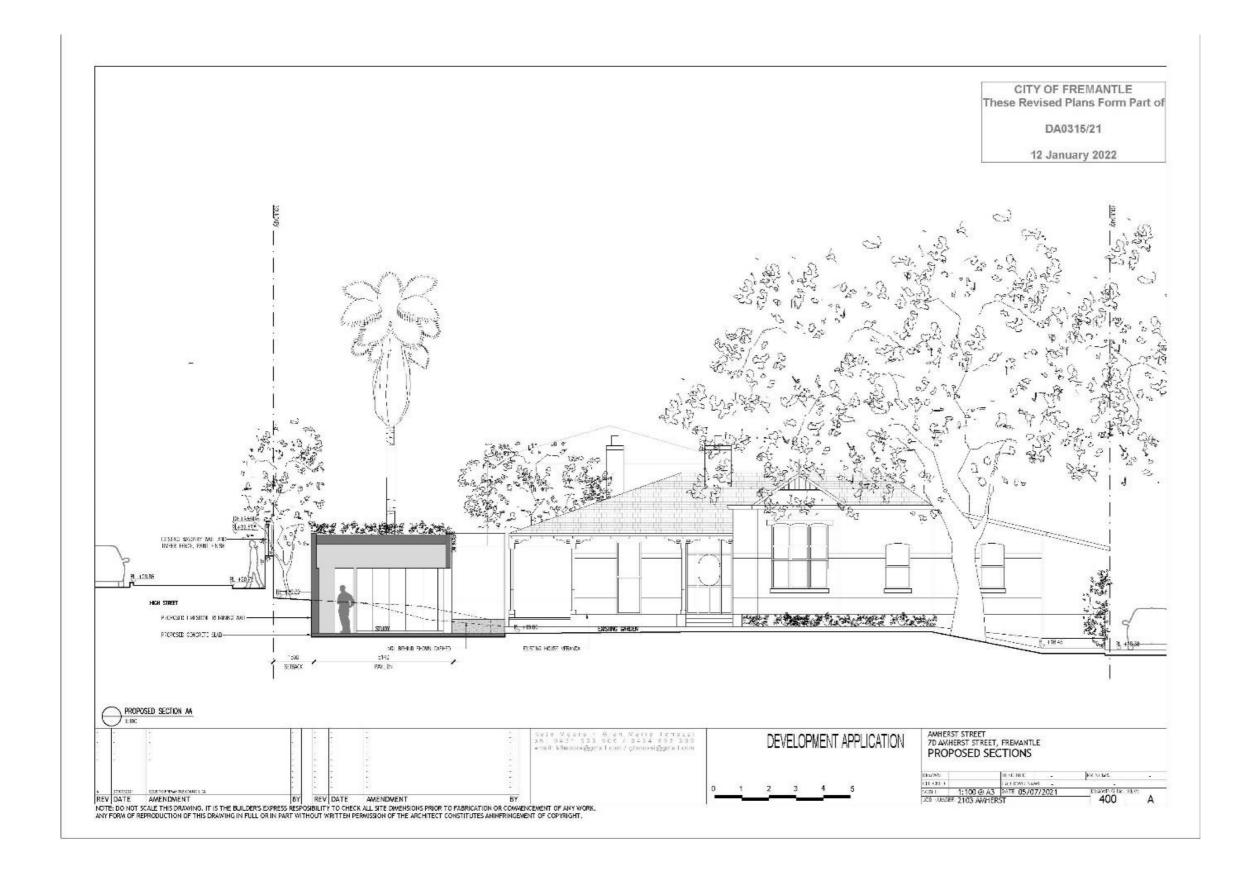






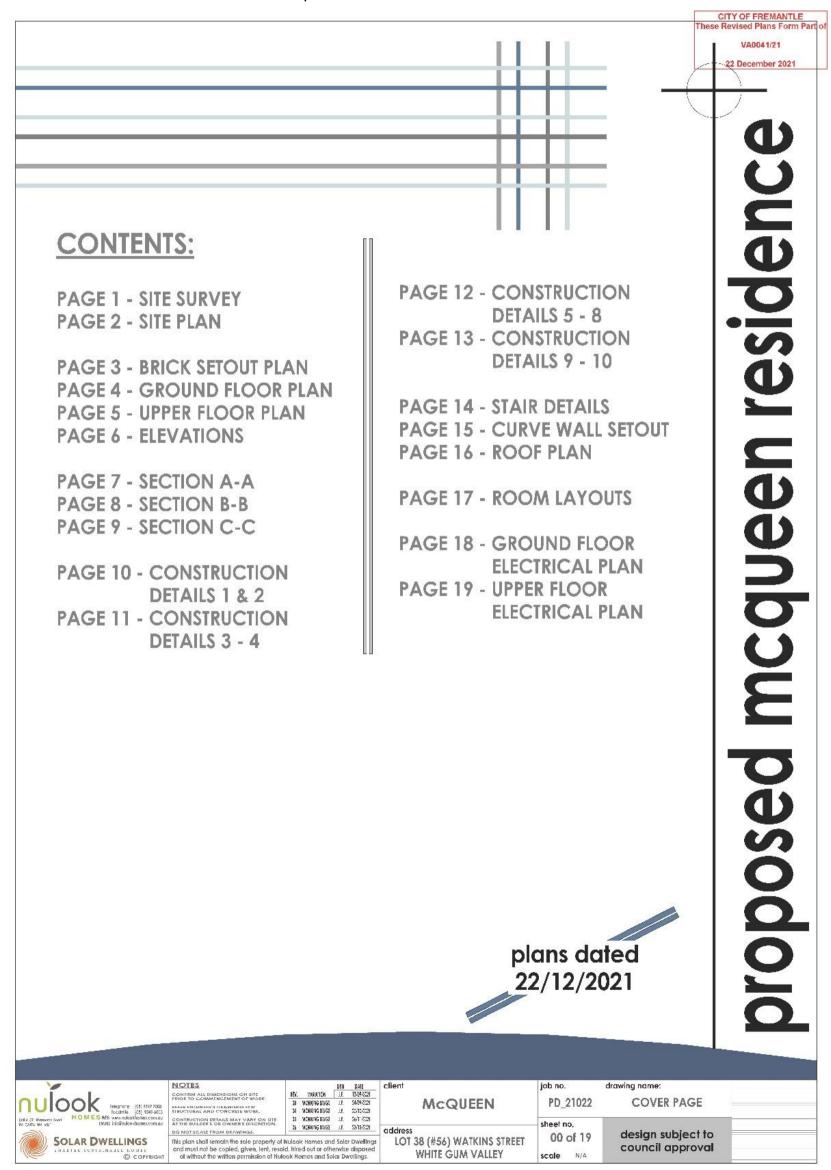




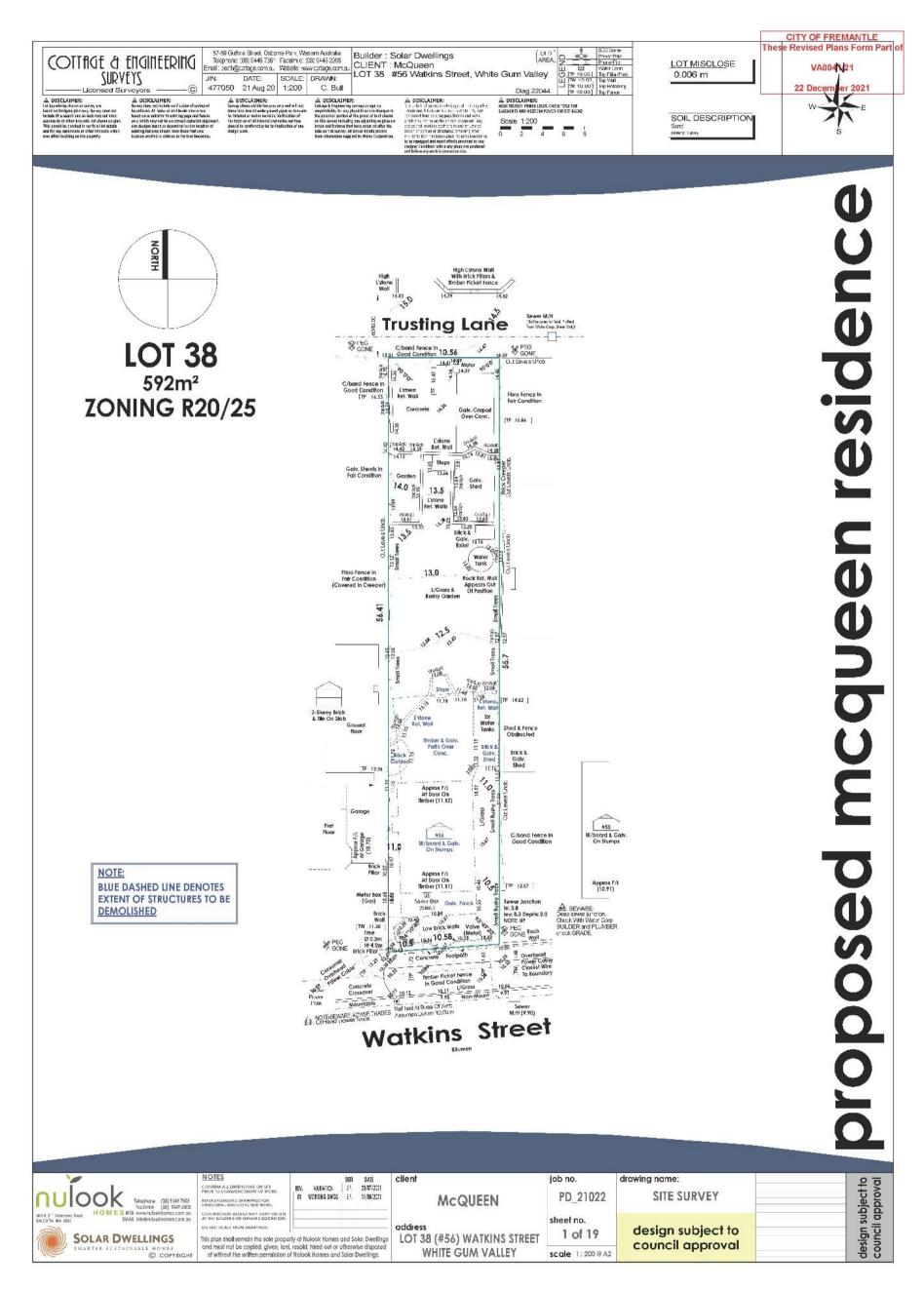


PC2203-8 WATKINS STREET, NO. 56 (LOT 38) WHITE GUM VALLEY - VARIATION TO PREVIOUS PLANNING APPROVAL DA0512/20 (TWO STOREY SINGLE HOUSE) (JCL VA0041/21)

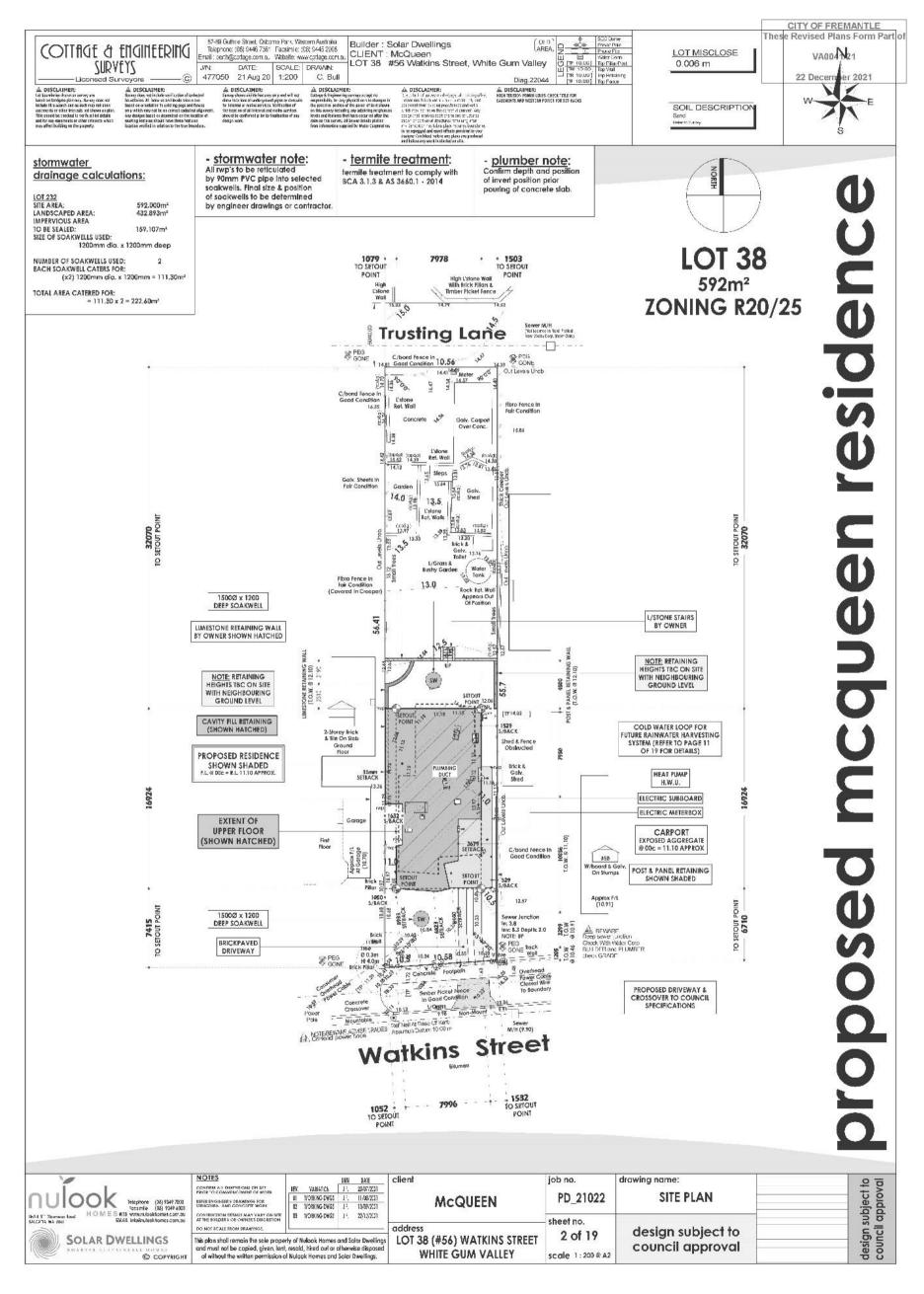
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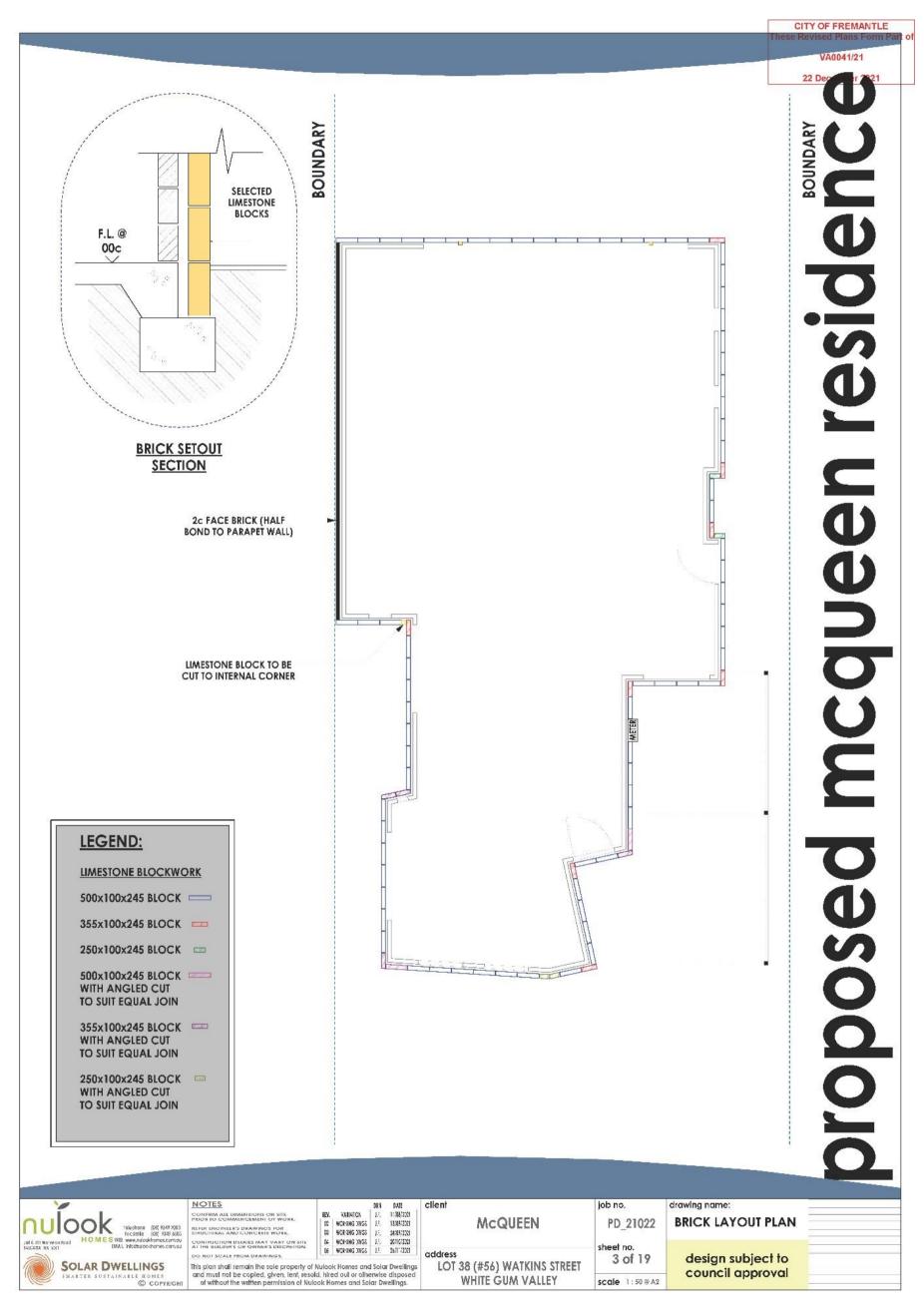




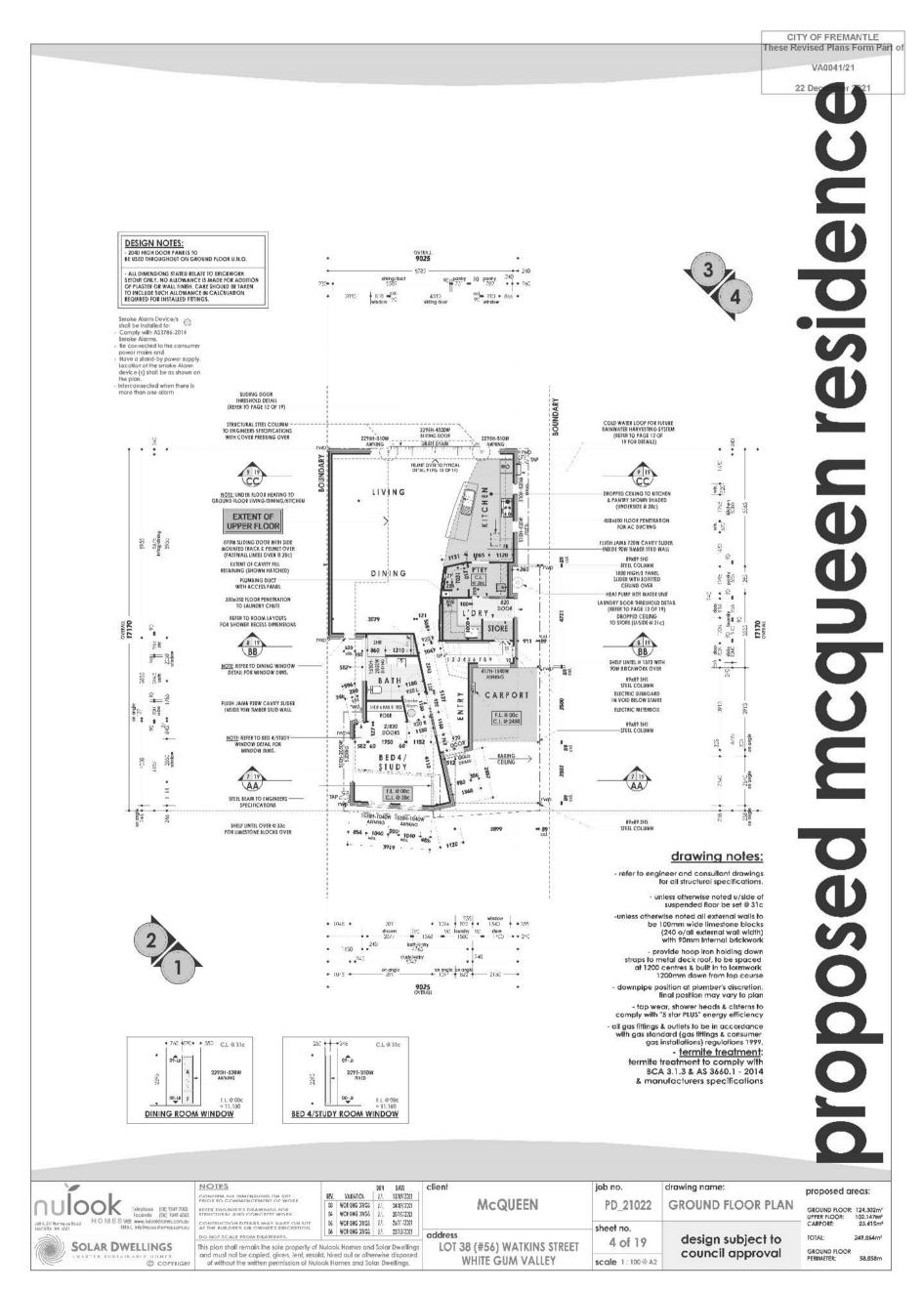




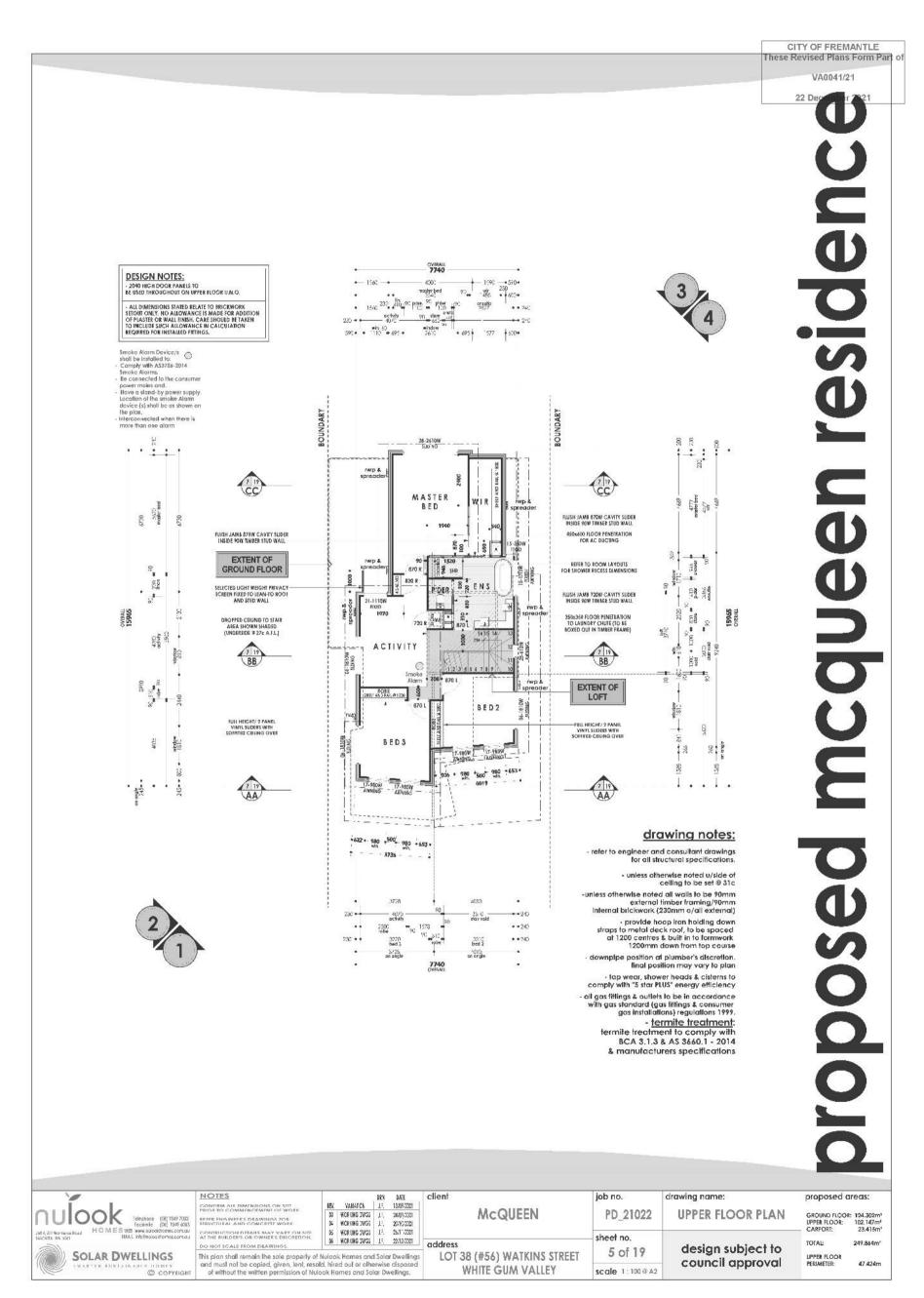




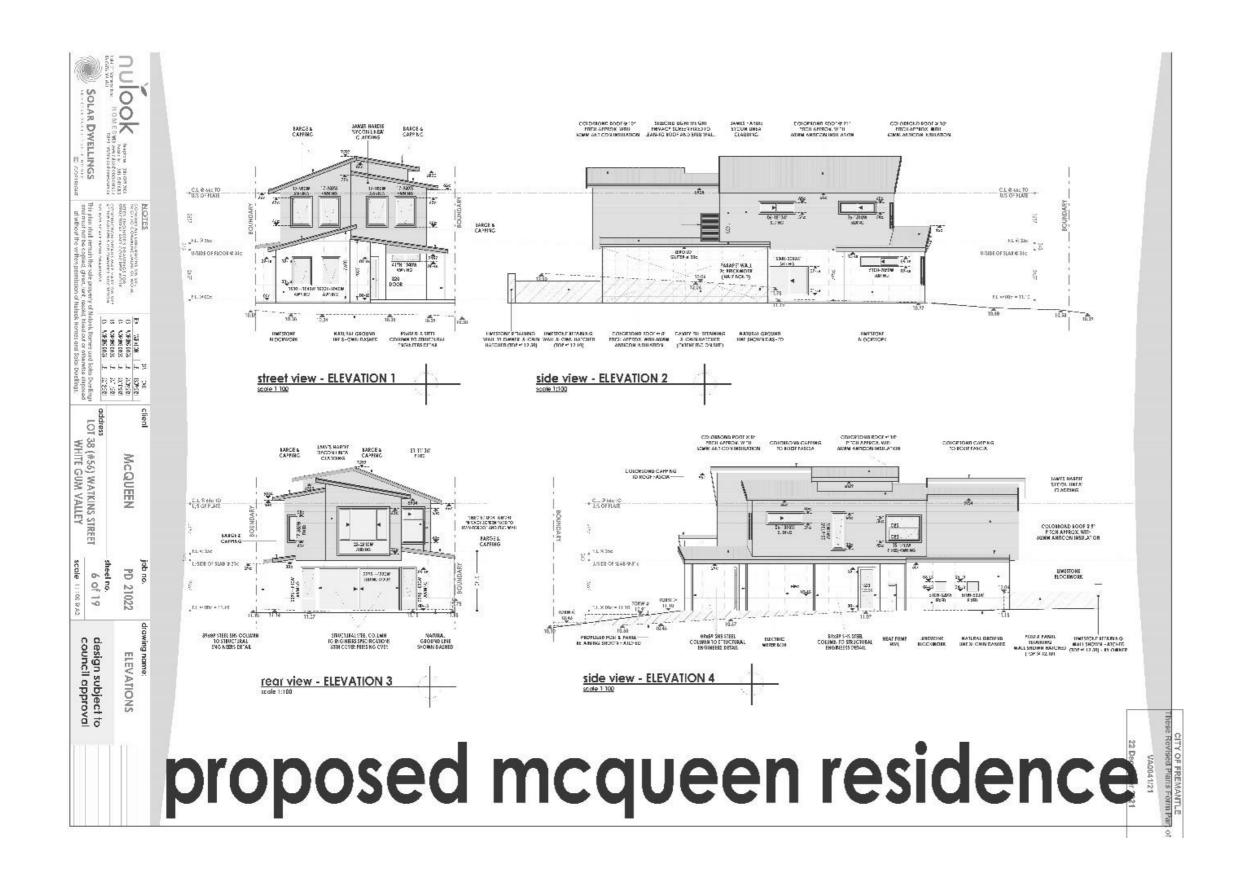




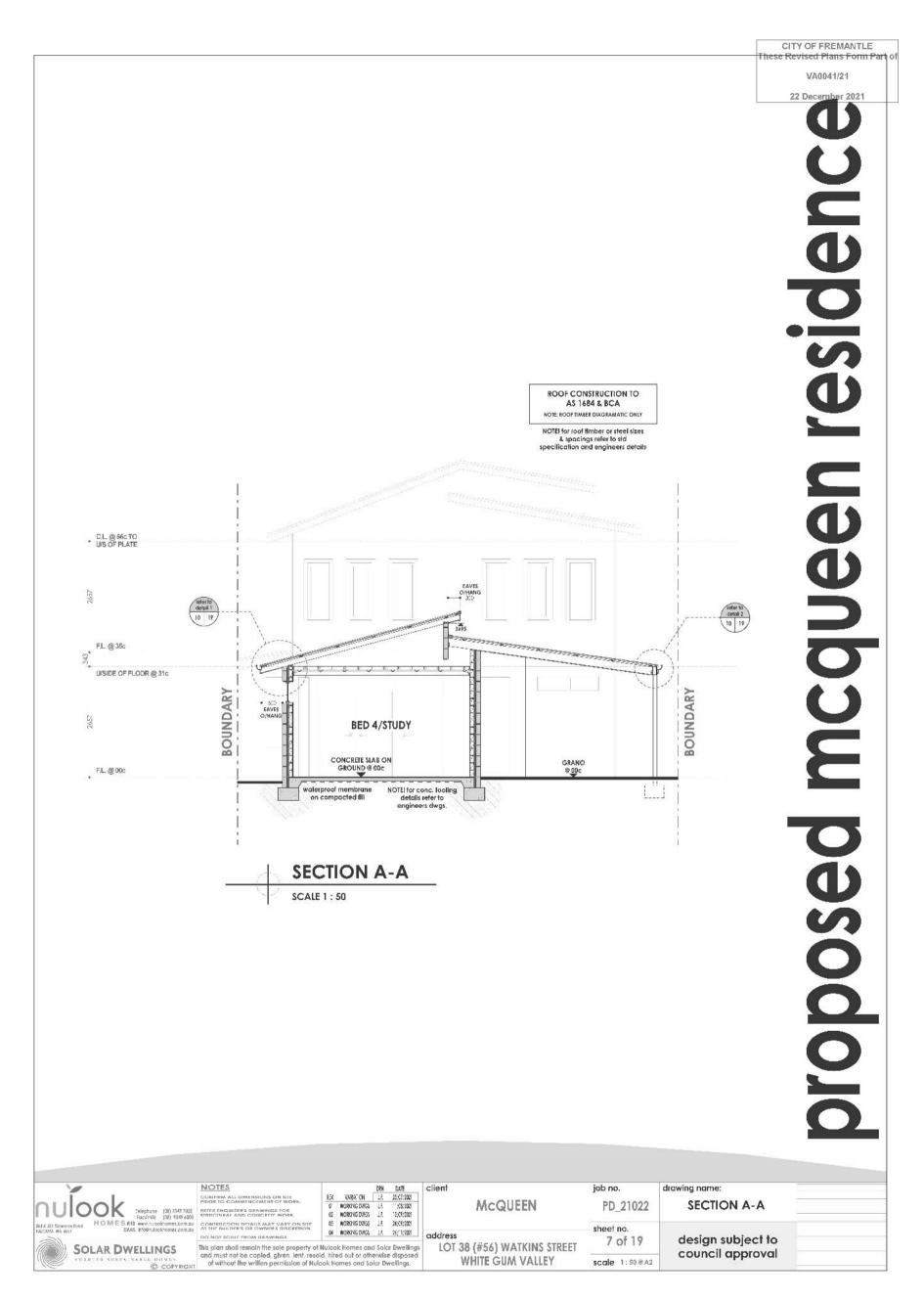




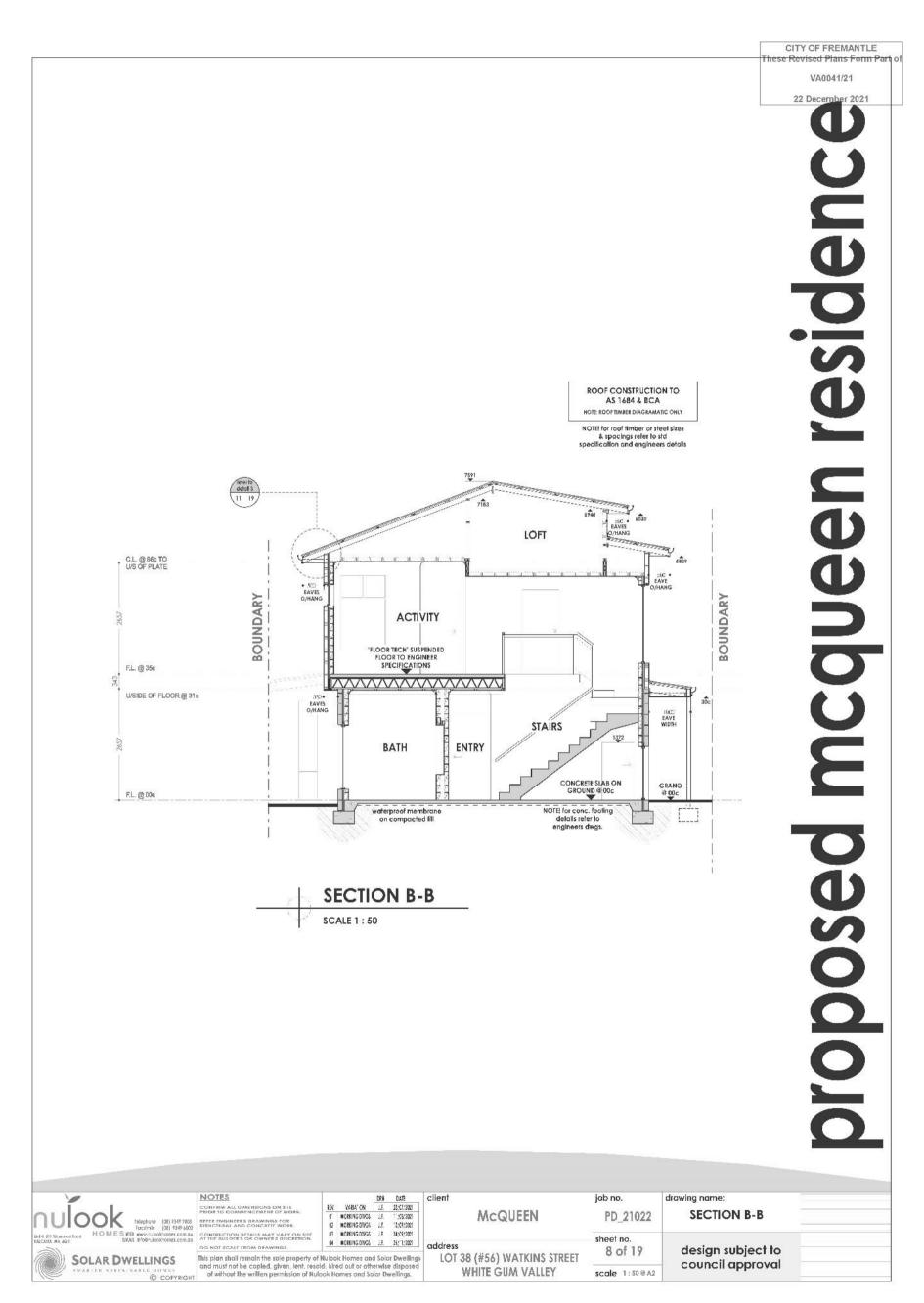




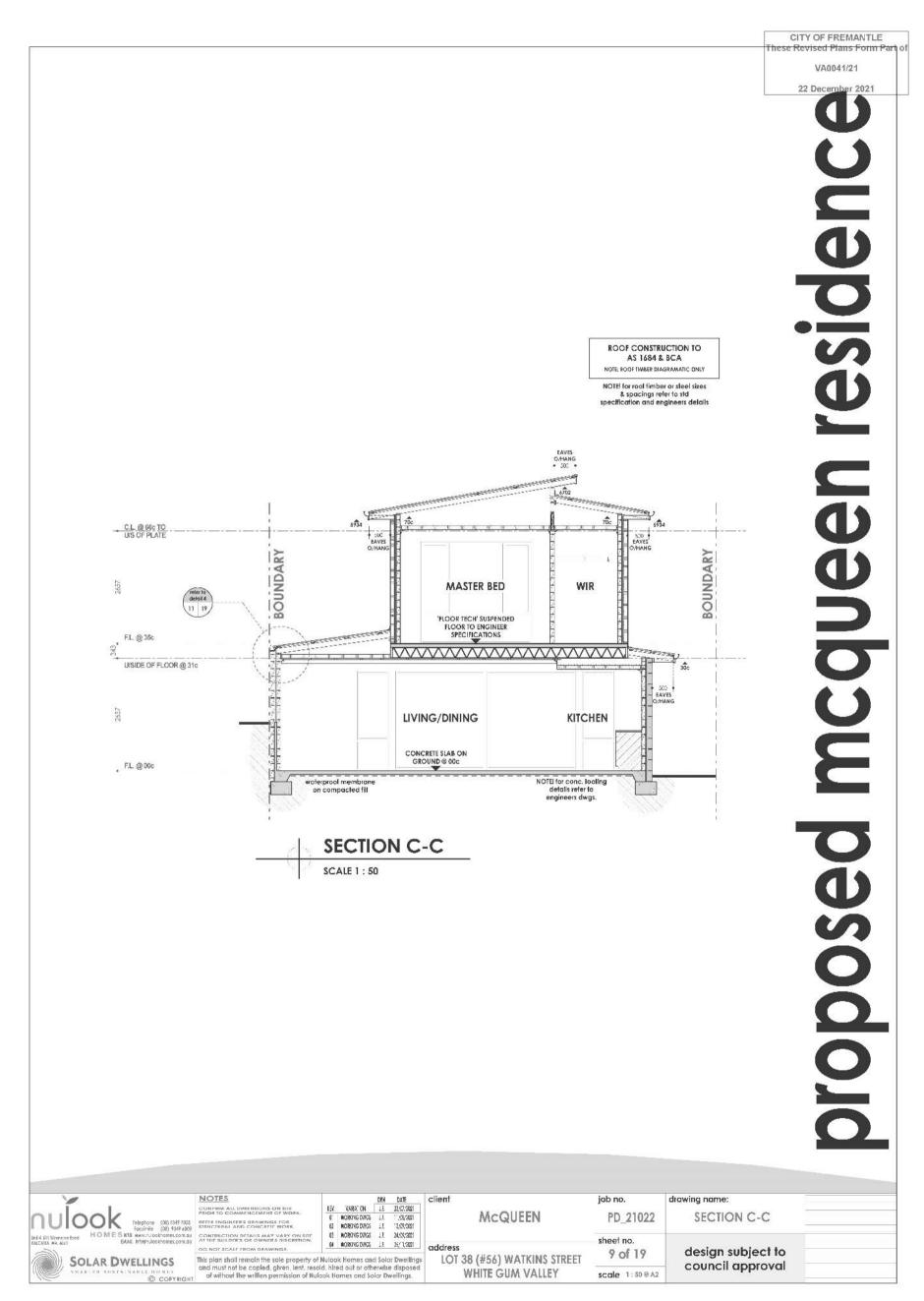




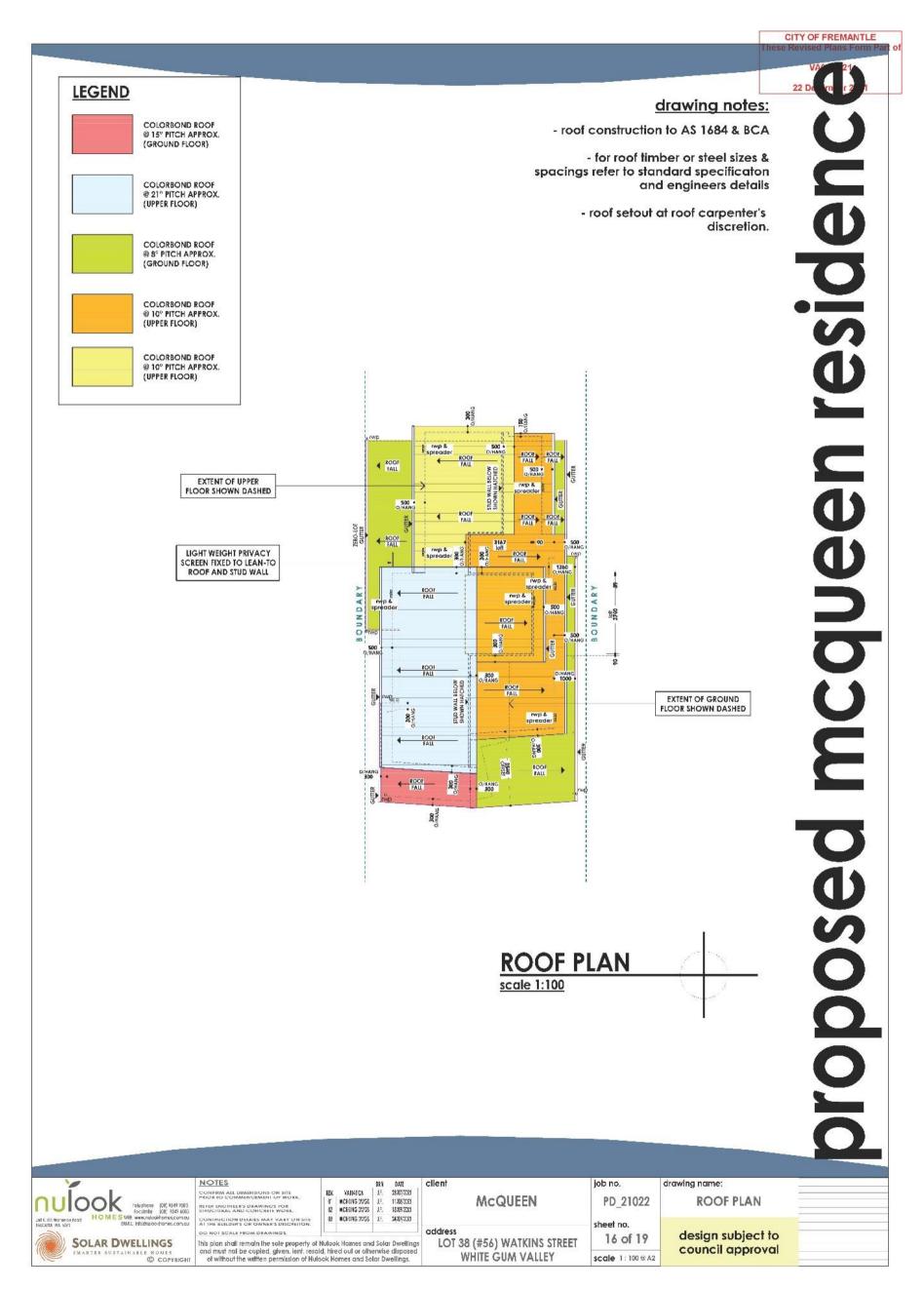














PC2203-9 MONTGOMERY STREET, NO. 6 (LOT 1) BEACONSFIELD - ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JCL DA0434/21)

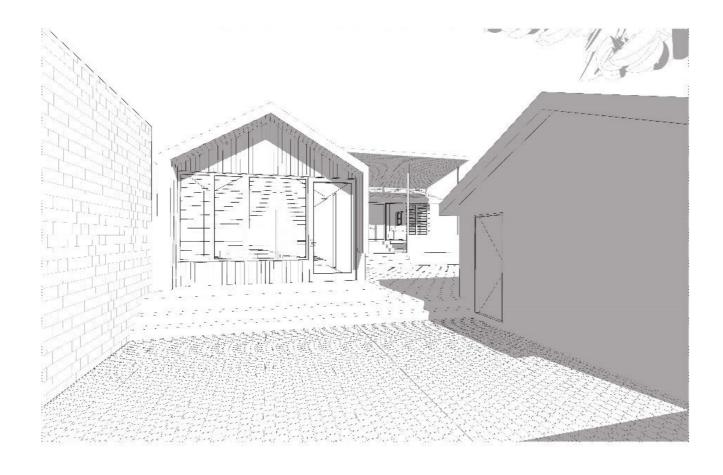
ATTACHMENT 1 – Amended Development Plans





6 MONTGOMERY ST BEACONSFIELD WA 6162

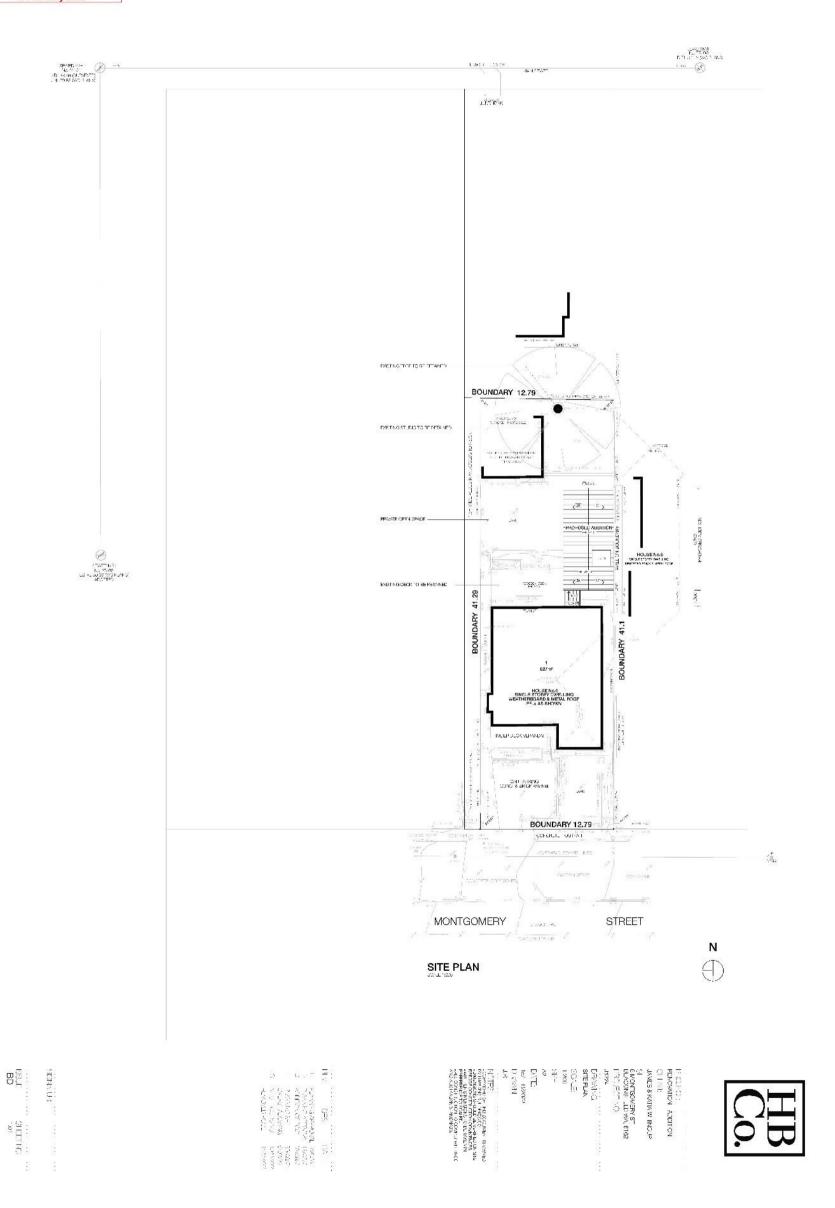
JAMES & KATIA WHINCUP'S MASTER ADDITION







CITY OF FREMANTLE These Revised Plans Form Part of DA0434/21 15 February 2022



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CITY OF FREMANTLE e Revised Plans Form Part of DA0434/21 15 February 2022

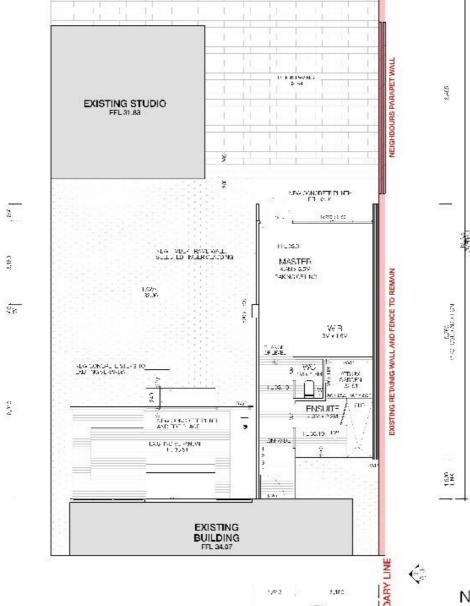
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PROPOSED FLOOR PLAN

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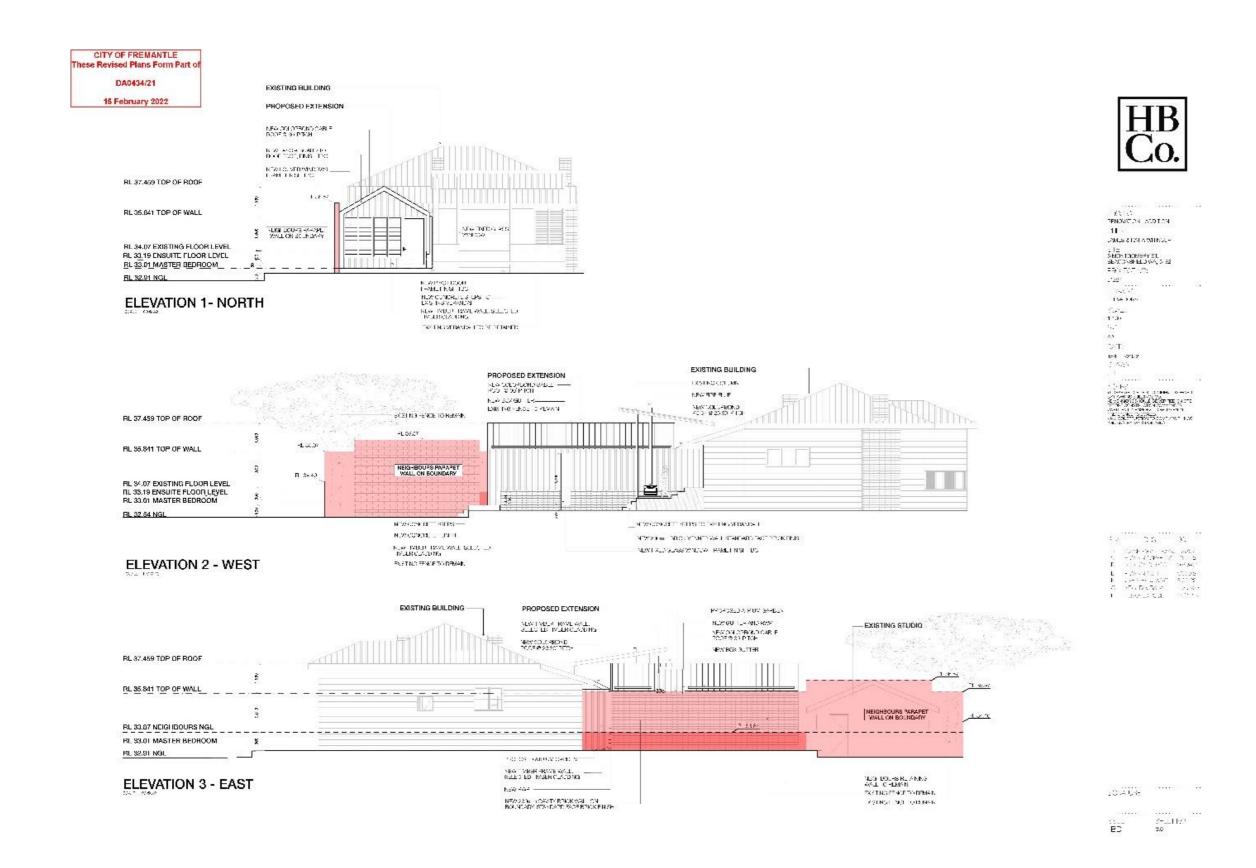






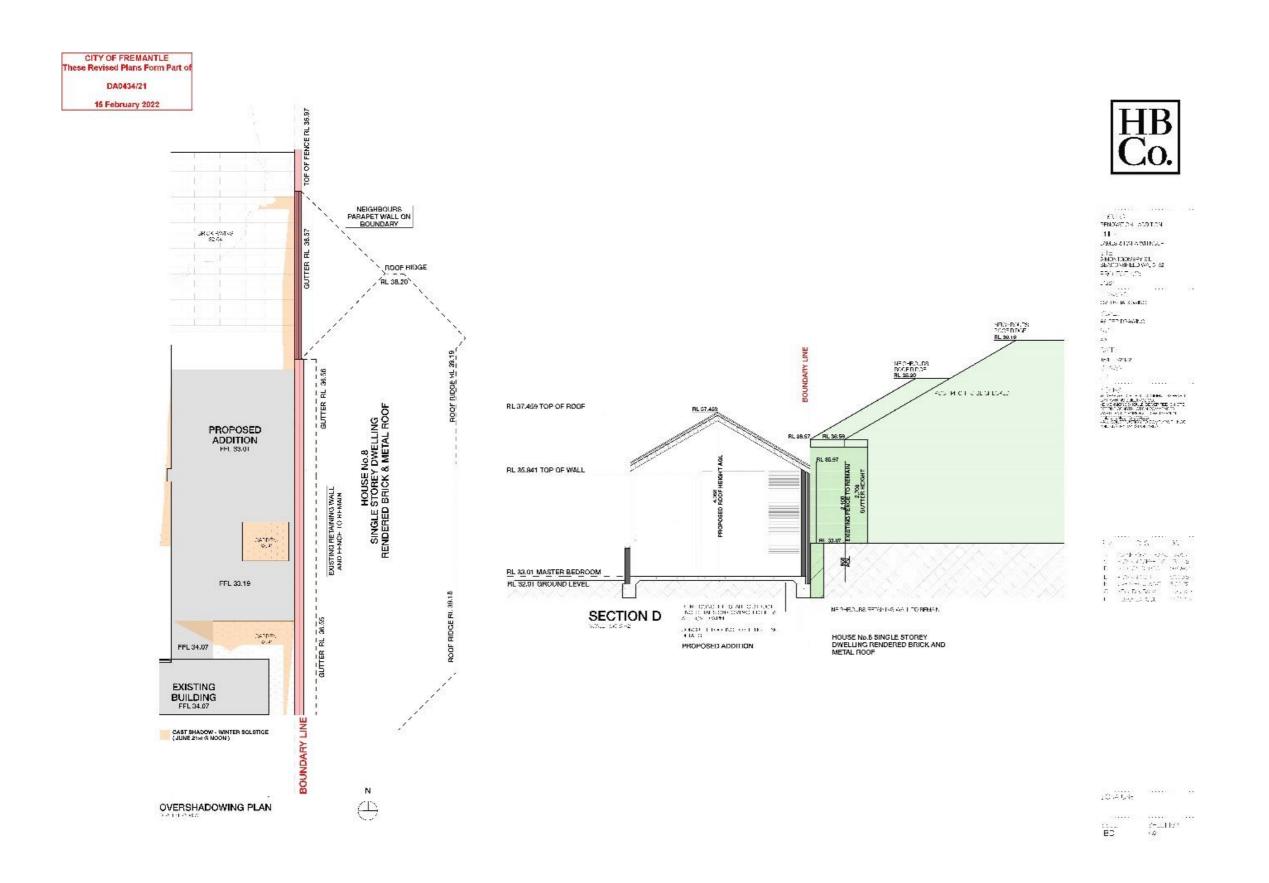
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PC2203-10 INFORMATION REPORT - MARCH 2022

ATTACHMENT Schedule of applications determined under delegated authority

- 1. RUSHBY WAY, NO. 13 (LOT 622), SAMSON RETAINING WALLS AND PRIMARY STREET FENCE ADDITIONS TO EXISTING SINGLE HOUSE (JCL DA0519/21)
- 2. HULBERT STREET, NO.20 (LOT 114), SOUTH FREMANTLE ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE (CS DA0514/21)
- 3. SEAVIEW STREET, NO.7 (LOT 2), BEACONSFIELD TWO STOREY SINGLE HOUSE (CS DA0421/21)
- 4. SWANBOURNE STREET, NO. 57A (LOT 151), FREMANTLE TWO STOREY SINGLE HOUSE (ED DA0511/21)
- 5. PILBARRA STREET, NO. 12, WHITE GUM VALLEY TWO STOREY REAR ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (ED DA0530/21)
- 6. SOUTH TERRACE, NO. 12 (LOT 802) FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING TAVERN (TG DA0495/21)
- 7. HERBERT STREET, NO. 32 (LOT 7) NORTH FREMANTLE- PAINTING, CLADDING AND ROOF REPAIRS TO EXISTING SINGLE HOUSE (TG DA0005/22)
- 8. RULE STREET, NO. 15 (LOT 16) NORTH FREMANTLE VERANDAH ENCLOSURE TO EXISTING SINGLE HOUSE (TG DA0008/22)
- 9. KNUTSFORD STREET, NO. 11C (LOT 14), FREMANTLE CARPORT ADDITION (REPLACEMENT) TO EXISTING DWELLING (ED DA0006/22)
- 10. LOUISA STREET, NO.5 (LOT 4), SOUTH FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (CS DA0502/21)
- 11. WRAY AVENUE, NO.45 (LOT 4), FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (CS DA0512/21)
- 12. HIGH STREET, NO. 4 (LOT 5), FREMANTLE- INTERNAL ALTERATIONS TO EXISTING BUILDING (TG DA0551/21)

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- 13. SOUTH STREET, NO. 77 (LOT 2) SOLAR PANELS TO DWELLING (TG DA0016/22)
- 14. ADELAIDE STREET, NO.7 (LOT 7), FREMANTLE SIGNAGE TO EXISTING SHOP (PHARMACY) (CS DA0543/21)
- 15. HAMPTON ROAD, NO. 96 (LOT 1), FREMANTLE PARTIAL ENCLOSURE OF VERANDAH OF EXISTING GROUPED DWELLING (JCL DA0017/22)
- 16. ANNIE STREET, NO. 41 (LOT 2219), BEACONSFIELD OUTBUILDING AND SIGNAGE ADDITION TO EXISTING PRIMARY SCHOOL (JCL DA0022/22)
- 17. MOUAT STREET, NO. 4/5 (LOT 4), FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING (JCL DA0464/21)
- 18. WOOD STREET, NO. 56 (LOT 6) WHITE GUM VALLEY OUTBUILDING ADDITION TO EXISTING SINGLE HOUSE (TG DA0001/22)
- 19. SAMSON STREET NO.156, WHITE GUM VALLEY SUBDIVISION CLEARANCE (JL WAPC1358-20)
- 20. HAMPTON ROAD, NO.110 (LOT 66), SOUTH FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JL DA0481/21)
- 21. ELLEN STREET, NO. 41-51 (LOT 468) (CBC), FREMANTLE ADDITIONS (TWO TRANSPORTABLE CLASSROOMS) TO EDUCATIONAL ESTABLISHMENT (TG DA0515/21)
- 22. CARRINGTON STREET, NO. 274 (LOT 1164) HILTON FRONT FENCE TG DA0012/22
- 23. WARDIE STREET, NO. 16 SOUTH FREMANTLE- ADDITIONS (VERGOLA) TO EXISTING SINGLE HOUSE (TG DA0033/22)
- 24. MICHAEL STREET, NO. 15 (LOT 106), BEACONSFIELD TWO STOREY DETACHED ADDITION TO EXISTING SINGLE HOUSE AND DEMOLITION OF OUTBUILDING (JCL DA0410/21)
- 25. HAMPTON ROAD, NO.37 (LOT 440), FREMANTLE DEMOLITION OF OUTBUILDINGS AND CONSERVATION WORK TO EXISTING SINGLE HOUSE (CS DA0466/21)
- 26. CHAMBERLAIN STREET, NO.27 (LOT 62), O'CONNOR UNAUTHORISED ANCILLARY DWELLING TO EXISTING SINGLE HOUSE (CS DA0500/21)



- 27. WESTMEATH STREET, NO. 11 (LOT 21) NORTH FREMANTLE FRONT FENCE & POOL ADDITION TO EXISTING SINGLE HOUSE (TG DA0505/21)
- 28. LEFROY ROAD, NO. 146 (LOT 20), BEACONSFIELD TWOSINGLE STOREY SINGLE HOUSES AND ANCILLARY DWELLING DA0262/21
- 29. HARWOOD STREET, NO. 1 (LOT 1), HARWOOD STREET, HILTON PERGOLA AND DECK ADDITION TO EXISTING SINGLE HOUSE (ED DADA0554/21)
- 30. SOUTH TERRACE, NO. 388 (LOT 23), SOUTH FREMANTLE PARTIAL CHANGE OF USE FROM RESTAURANT TO SMALL BAR AND INTERNAL ALTERATIONS TO EXISTING BUILDING (ED DA0491/21) WITHDRAWN
- 31. MOUAT STREET, NO. 11-25 (LOT 38), FREMANTLE ALTERATIONS TO EXISTING BUILDING (TG DA0541/21)
- 32. SWANBOURNE STREET, NO.51 (LOT 6), FREMANTLE FRONT FENCE ADDITION TO EXISTING HOUSE (CS DA0529/21)
- 33. REVELEY COURT, NO.34 (LOT 359), SAMSON PATIO ADDITION TO EXISTING SINGLE HOUSE (CS DA0534/21)
- 34. THOMAS STREET, NO. 22 (LOT 141), SOUTH FREMANTLE PARTIAL ENCLOSURE OF CARPORT AT EXISTING SINGLE HOUSE (JCL DA0021/22)
- 35. SNOOK CRESCENT, NO.2 (LOT 1237), HILTON PATIO ADDITION TO EXISTING SINGLE HOUSE (CS DA0542/21)
- 36. WINTERFOLD ROAD, NO. 26 (LOT 200), HILTON PROPOSED CARPORT AND PATIO ADDITION TO EXISTING SINGLE HOUSE (ED DA0010/22)
- 37. ZETA CRESCENT, NO.7 (LOT 54), O'CONNOR WAREHOUSE ADDITION AND ALTERATIONS TO EXISTING INDUSTRY SERVICE BUILDING (JL DA5018/21)
- 38. SOUTH TERRACE, NO. 12 (LOT 802) FREMANTLE SECTION 40 (TAVERN ADDITION) TG LL0001/22)



- 39. BANNISTER STREET, NO.22 (LOT 51), FREMANTLE FAÇADE ALTERATIONS, MURAL AND SIGNAGE ADDITIONS TO EXISTING BUILDING (JL DA0032/22)
- 40. SOUTH STREET, NO. 270 (LOT 1000), WHITE GUM VALLEY ADDITIONS TO EXISTING SINGLE HOUSE (ED DA0011/22)
- 41. BURT STREET, NOS. 23-25, FREMANTLE TEMPORARY OFFICE, CAR PARKING AND VIEWING TOWER ADDITIONS (SALES DISPLAY SUITE) (ED DA0552/21)
- 42. SOLOMON STREET, NO. 15 (LOT 505), FREMANTLE INTERNAL AND EXTERNAL ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE (JCL DA0461/21)
- 43. STIRLING HWY, NO. 70 (LOT 2) NORTH FREMANTLE- VARIATION TO DA0457/21 (PATIO) TG VA0002/22
- 44. ELIZABETH STREET, NO. 14A, WHITE GUM VALLEY TWO STOREY GROUPED DWELLING (ED DA0002/22)
- 45. STEVENS STREET, NO. 15E (LOT 900), FREMANTLE TWO STOREY SINGLE HOUSE (ED DA0014/22)
- 46. FIELD STREET, NO. 18, BEACONSFIELD PUBLIC WORKS (TWO SINGLE STOREY GROUPED DWELLING) (ED PW001/22)
- 47. SNOOK CR, NO. 59 (LOT 1352) HILTON TWO LOT SUBDIVISION (TG WAPC107-22)
- 48. SOUTH TERRACE, NO. 330 (BISCUIT FACTORY) PAINTING TO EXISTING BUILDING (TG DA0035/22)
- 49. BADHAM CLOSE, NO. 3 (LOT 14) BEACONSFIELD- ADDITIONS (TWO STOREY) TO EXISTING SINGLE HOUSE (TG DA0041/22)
- 50. HIGH STREET, NO. 81 (LOT 1), FREMANTLE INTERNAL ALTERATIONS TO EXISTING BUILDING (DA009/22 ED)
- 51. MILSON PLACE, NO. 20B, O'CONNOR PROPOSED USE NOT LISTED (DOG GROOMING AND DAY CARE) AND ASSOCIATED SIGNAGE (ED DA0537/21)



- 52. CENTRAL AVENUE, NO. 42 (LOT 249), BEACONSFIELD ADDITIONS TO EXISTING SINGLE HOUSE (JCL DA0037/22)
- 53. HENDERSON STREET, NO. 20 (LOT 3) FREMANTLE SECTION 40 SMALL BAR (TG LL0003/22)
- 54. SOUTH ST, NO. 26 (LOT 22) FREMANTLE VARIATION TO DA0392/19 (TG VA0005/22)



PC2203-11 REVIEW OF HERITAGE AREAS, DRAFT LOCAL PLANNING POLICY 3.6 'DEVELOPMENT IN HERITAGE AREAS' & REVISIONS LOCAL PLANNING POLICY 1.6 'HERITAGE ASSESMENT' - OUTCOMES OF CONSULTATION

ATTACHMENT 1 – Schedule Of Submissions

Schedule of Submissions - City of Fremantle Review of Heritage Areas and

Submission Period: 21 October - 26 November 2021

1 Owner/Occupier: South Terrace, South Fremantle

I strongly support the proposed revocations. Overall I would like to see greater community ownership of heritage policies for CoF. This could involve for example a heritage advisory group, a heritage assistance fund and online resources to encourage residents and owners (cf City of Vincent). Residents and owners need to be encouraged to see heritage protection as an asset rather than a limitation. South Fremantle would be an excellent , place to start because whilst in some ways it fits public perceptions of what heritage protection is all about in others it prompts questions about why eg a 1960s house is 'worth keeping'. Hopefully a conversation can start about the relationship between heritage protection and more general awareness of local history.

Officer comments

- 1. Supports revocation of Heritage Areas Noted
- Heritage Advisory Group –Establishment of an advisory group could be considered but has resourcing implications.
- 3. Heritage Assistance Fund Council's previous heritage grants program had a low level of uptake. A review of heritage incentives (which could potentially include financial assistance) has been planned subject to budget allocation. The Heritage
- Council offer grants for state listed properties.
 4. Online resources for owners A number of resources are available on the City's website and through the City's library services. Improvement and expansion is an ongoing process.
- 5. Suggest South Fremantle as a starting point Agreed: South Fremantle Heritage
- Area review is in progress currently.

 6. Connect heritage protection and local history awareness The current Heritage
 Area Review process allows for the creation of "place records". Liaison is occurring with the Fremantle History Centre to increase the sharing and integration of place information which will assist in connecting the heritage protection framework and local history awareness. Periodic media articles can assist in this.

2 Owner/Occupier: Unknown

We support Revoking the Lilly Street Precinct Heritage Area

Noted - the Lilly Street Heritage Area is fully included within the South Fremantle Heritage

3 Owner/Occupier: Tydeman Rd, North Fremantle

Guidelines are not appropriate for properties situated along the major trucking route to the port (Tydeman Rd etc.) and should allow for appropriate design/fencing that addresses noise, pollution and security concerns.

Officer comments

Noted - as each specific Heritage Area is reviewed (as part of a staged review process) these location-specific issues will be identified and addressed - such as fencing to



properties located on major vehicle routes. In the interim, an amendment is proposed to provide for performance based consideration of taller solid fences on high order roads consistent with R-Codes approach.

4 Owner: Skinner Street, Fremantle

The City of Fremantle is to be commended for the attention and effort it expends in endeavouring to preserve the best aspects of Fremantle's rich historic heritage.

However, I would like to use the subjective of experience the Heritage Listing of my own property to illustrate potential weaknesses in the process which could lead to properties being wrongly classified. Specifically in relation to consultation with owners and the reliance on the Heritage Council to determine the Grading/Management Category.

Skinner Street, Fremantle is located in the historic precinct bounded by Finnerty/Skinner/Tuckfield Streets which the City determined should be subject to a Streetblock Policy, due to its heritage significance, in December 1994.

In September 2000 the City decided to place my house at number 5 Skinner Street on the Heritage List (as Place Number 21706). This occurred without any of the consultation that is so strongly emphasised in the policy documents. Had this occurred I would have been able to provide information that should have led to the allocation of a different Category level

When I purchased 5 Skinner Street in 1992 it had been substantially altered, particularly on the street front. The original stone/aggregate walls had been rendered. New windows had been installed and the original verandah had been replaced with a ferroconcrete lined structure with metal poles.

I was aware of these alterations because the adjacent house at 3 Skinner Street, which was built around the same time, still retained its original features - exposed stone/aggregate walls, deep sash windows and a bull nose zincalume verandah. Additionally, when the render on No 5 created the rising damp conditions warned of in your documentation, some exploratory removal was undertaken to assess the feasibility of restoration. While this confirmed the wall materials it also revealed substantial structural changes to accommodate the differently shaped windows and would have been prohibitively expensive.

Imagine my surprise then when I discovered a considerable time after the decision being taken by the City that, despite being in virtually original condition, 3 Skinner Street was listed a Category 3 - Some Significance and my much altered property was placed in the higher Category 2 - Considerable Significance.

This appears to have been as a consequence of the City accepting the Heritage Council assessment without realising it contained misinformation in regard to the verandah and the inconsistency with the rating of the much better preserved next door property. I have subsequently contacted the Heritage Council for an explanation of this anomaly but they were unable to provide one, emphasing the voluntary nature of their service. I note this is indicated on their website along with a disclaimer which states that '…information is provided is made available in good faith…' and stresses that anyone relying on it is advised to make their own assessments and to conduct their own verifications.

When I contacted the Council regarding the failure to consult on the Heritage Listing and requesting a reassessment of the listing category I was told that:

a) I would have been sent a letter asking for feedback but when I asked for a copy of the



letter I was advised that no copies were kept; and

b) There would be an opportunity to reconsider the listing when the list was updated but this appears to have been done in March, 2020 and no contact was made with me and no changes were made.

While my property is not in any of Heritage Precincts being discussed in the current Review of Heritage Areas I believe there are lessons to be learnt from my experience that would improve the reliability and integrity of the process. Furthermore, recommendation 5 e of Document SPT2107-2 states that the City staff will be commencing 'a staged review of other existing and potential heritage areas' and I hope there then may be opportunity to redress my property's listing. I would appreciate being advised of this process or if there is any alternative avenue open to me.

Officer comments

heritage listings

- The original Municipal Heritage Inventory was adopted in 2000 including:
 Skinner Street Category 2 Considerable Significance
 Skinner Street Category 3 Some Significance
- Officers can add 5 Skinner Street to the list for reconsideration of Management Category Listing (potentially from Level 2 to a level 3) in the next Annual Update of
- 3. The submission indicates some misunderstanding of the role of the Heritage Council and the City in the assigning of management categories: the City is responsible for assessment and application of categories to local heritage listing. The process and roles can be explained to owner.

5 Department of Planning Lands and Heritage

We acknowledge that a high level of review of each heritage area has been undertaken and that nine (9) areas have been identified as appropriate for revocation, not meeting the definition of a heritage area and / or already having statutory protection. As the designation of heritage areas are the remit of Local Governments with reference to the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) the Department has no comment to make in regard to the designated areas. It is noted however, that draft Local Planning Policy 3.6 does not provide a definition of a heritage area and it is acknowledged that this is not a requirement of the Regulations. However, an expansion of the explanation around what constitutes a Contributory Place may provide a better understanding of designation of a heritage area and, this could then be cross referenced with the Statement of Significance provided for each heritage area. Please see the following comments regarding 'Local Planning Policy 1.6':

- Title: considered consolidating the Policy title to Heritage Protection to align with the relevant clause in the Regulations.
- Statutory Background: as the document is intended to be an interface document with the City and Community it is suggested that, given that the Deemed Provisions are read into the Scheme, it would be sufficient to refer to Local Planning Scheme No. 4 and not specify Parts and Clauses of the Deemed Provisions. Ie: 2

The Local Planning Scheme (the Scheme) establishes the requirement for local

Introduction and Purpose: same comment as above in regards to referencing the Acts and other statutory documents. Rather than the term planning management, substitute heritage management to provide a distinction. Perhaps refer to the City's 'processes' for heritage protection as it demonstrates there is a suite of heritage measures and policies.

Objectives: these are clear and precise. The only suggestion is to repeat the terminology used in the extension and explanation of the Objectives.



- Application: use the term heritage places rather than places on its own.
- Policy Statement: consider changing the order to describing the three Categories (Heritage Survey, List and Areas) before setting out the Management Criteria which could be under a separate heading. Rather than referring to additional planning controls, which imply an encumbrance, use the term Special planning controls (as per page 1 paragraph 2).
- Process for inclusion: any alteration to an assigned listing should be based on a review of the heritage assessment (ie: finding additional relevant information that either adds to or detracts from its cultural heritage significance) as the assessment is what informs the cultural heritage significance of a place.
- Heritage Assessments and Impact Statements: the State government guidelines referred to should be expanded with a more specific reference. There are some issues with the headings being mixed up ie: Heritage Impact Assessment instead of Statement.
- Under Deemed Provisions of the Planning & Development (Local Planning Schemes) Regulations 2015, Heritage Areas are referred to as "heritage-protected places" rather than Heritage Place.

We also acknowledge that the City of Fremantle seek to preserve and promote the importance of built heritage and history as one of their key strategic outcomes. We thank you for the opportunity to provide comments on the proposal.

Officer comments

Suggestions are administrative in nature. A number have been included in the revised draft: they constitute very minor changes / refinements only.



ATTACHMENT 2 – Revised Draft Local Planning Policy 3.6 – Heritage Areas



CITY OF FREMANTLE

LOCAL PLANNING POLICY 3.6 <u>DRAFT</u> HERITAGE AREAS

STATUTORY BACKGROUND

Clause 3 of the *Deemed Provisions* of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('Deemed Provisions') allows local government to prepare a local planning policy in relation to any matter related to the planning and development of the scheme area.

Clause 9 of the Deemed Provisions provides the ability for local governments to designate heritage areas where special planning control is needed to conserve and enhance the cultural heritage significance and character of an area to which the planning scheme applies. It also stipulates a requirement for a local planning policy to be prepared for any heritage area adopted under a planning scheme. Clause 8 of the Deemed Provisions makes separate provision for places with individual heritage significance (as well as or instead of the collective significance of an area) through the establishment of a Heritage List.

PURPOSE & OBJECTIVES

The purpose of this policy is to:

- 1. Define the statement of significance for each heritage area.
- Outline the general assessment criteria for development proposals for properties subject to heritage area protection, and their relationship with more detailed area-specific policies and plans applicable to individual heritage areas.

The objectives of the policy are to ensure that:

- A consistent approach is applied to the assessment of heritage significance and impact.
- Development is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.
- Key features which contribute to an understanding of cultural heritage significance are retained and enhanced.
- Development within heritage areas responds to the specific characteristics of an individual heritage area as outlined in the area's statement of significance.

This policy should be read in conjunction with Local Planning Policy 1.6, which outlines the City's broad approach to heritage assessment and protection, and other area and issue-specific policies.

NOTE: Development proposals for places which are individually listed on the State Register or Heritage List will also be subject to separate assessment in relation to the impact of any development on its individual significance. Compliance with this policy does not assure approval for these properties.



POLICY

1. Heritage Areas and Statements of Significance

The following areas have been designated heritage areas. For the purpose of this policy they are separated into two types.

- A. Place-Specific Heritage Areas (which have Conservation Management Plans)
 - 1. Arthur Head
 - 2. Cantonment Hill
 - 3. Fremantle Museum & Arts Centre
 - 4. Victoria Quay
 - 5. Memorial Reserve

B. General Heritage Areas

- 6. Central Fremantle
- 7. Convict Establishment
- 8. Fothergill Street
- 9. Hilton Garden Suburb
- 10. Holland and Forrest Street
- 11. Howard Street
- 12. Inner Harbour
- 13. North Fremantle
- 14. Ord and Bateman Streets
- 15. Ord Street
- 16. South Fremantle
- 17. West End

The boundaries of these areas and a statement of significance for each is provided in Schedule 1.

2. Contributory places

Places within heritage areas can be defined as either 'contributory' or 'non-contributory' to the significance of the area. Contributory places may include places which are not individually heritage listed. Contributory places are determined through assessment against the criteria of the Burra Charter¹ and may include representative examples of a place type, period or style, places which contribute to the streetscape; and/or one which combines with other related places to demonstrate the historic development of a heritage area.

Where mapping of contributory places has not been undertaken for a heritage area, this will be assessed upon application.

3. Development Assessment

Aims and Outcomes

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¹ Refer Local Planning Policy 1.6 – Heritage Assessment and Protection



Fundamentally, development in a heritage area should acknowledge, maintain and enhance, the heritage significance of the area. It should:

- Retain and conserve significant places, fabric and elements, whilst supporting their continued use.
- 2. Recognise and respond to the traditional pattern of development in the area.
- 3. Retain or reflect and allow an understanding of the traditional land uses and evolution of the place and / or area.
- 4. Reflect the traditional streetscape and character of the area (or, where this is very significantly modified, the prevailing streetscape), taking into consideration:
 - a. Siting and scale of development
 - b. Form of development
 - c. Traditional elements including:
 - i. Roofs;
 - ii. Verandahs, porches and awnings;
 - iii. Windows and doors;
 - iv. Chimneys;
 - v. Materials, colour and detailing;
 - vi. Fencing.

In larger and more diverse heritage areas, in particular, this requires site-specific consideration with higher degrees of restriction applicable in more significant and intact parts.

Application & Relationship with Other Policies

This section of the policy applies to all development requiring planning approval within a heritage area² except that within Development Areas subject to an approved structure plan, local development plan and / or design guidelines. It outlines broad criteria for development proposals in heritage areas, which may be supplemented with more detailed area-specific guidance within Schedule 1. Where a specific local planning policy, conservation plan, local development plan or Schedule 1 guidance exists for a heritage area or place, that policy, plan or guidance prevails over these more general provisions. Specifically, for development within Hilton Garden Suburb Precinct or the West End, refer to the area-specific policies. Except where specifically referenced in Schedule 1, this policy prevails over the Residential Streetscape policy to the extent of any inconsistency.

Where a place is individually listed, reference to its individual significance may also inform the appropriate design response.

3.1 CONSERVATION (applicable to contributory places only) 3.1.1 Intent

Conservation is the process of managing change to a place in such a way that its cultural heritage significance is retained. This involves routine care and maintenance but may also require more significant adaptation at some stages of a building's life. Conservation means all the processes of looking after a place to retain its cultural significance and can include maintenance, preservation,

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Local Planning Policy 3.6 - Heritage Areas

 $^{^2}$ Refer Local Planning Policy 1.7 and 'Deemed Provisions' of the Scheme for development exempt from planning approval.



restoration, reconstruction and adaptation. It is recognised that adaptation of heritage buildings for appropriate new uses is an important way of ensuring their continued viability and safeguarding their long-term future. However, the need for change should always respect the underlying requirement to conserve heritage significance.

3.1.2 Design Guidance

- Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others. Conservation work should ensure that the heritage fabric and other values are well maintained.
- Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate on the advice of the City.
- iii. Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural heritage significance, or where insufficient evidence or investigation has been carried out to allow an informed approach to restoration and reconstruction.
- Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.
- v. Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. It should be identifiable on close inspection or through additional interpretation.
- vi. Whilst new work should be readily identifiable, it should also:
 - Not adversely affect the setting of the place.
 - Have minimal impact on the cultural significance of the place.
 - Not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.
 - Respect and have minimal impact on the cultural significance of the place.
- vii. Brick and limestone walls constructed prior to 1950 should not be painted with acrylic paints or rendered with a cement render because this can damage the fabric and contribute to rising damp.
- viii. Building maintenance should seek to avoid the removal of, or damage to, the existing fabric of the building or the use of new materials.
- ix. Repairs, including replacing missing or deteriorated fabric with 'like for like' fabric should not involve damage to the significant fabric of the building.
- x. Replacement of utility services should use existing routes or voids that do not involve the removal of, or damage to, the fabric of the building.
- Excavation for the purpose of exposing, inspecting, maintaining or replacing utility services should not affect archaeological remains.
- xii. Removal of significant landscaping should be avoided where feasible.

3.2 SUBDIVISION & AMALGAMATION

3.2.1 Inten

The significance of a heritage area and of the individual contributory places relies in part on the original setting and context of each building, inclusive of the pattern

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Local Planning Policy 3.6 - Heritage Areas



of development along the street. Subdivision and amalgamation can, therefore, have an impact on the cultural heritage significance of a heritage area. In providing advice to the Western Australian Planning Commission on subdivision applications referred to the City of Fremantle for comment, the City will have regard to the following matters.

3.2.3 Design Guidance

- Proposals should not necessitate the demolition of a contributory place by proposing new lot boundaries which cut across the siting of an existing building.
- ii. The alignment of new lot boundaries should ensure contributory places are conserved with sufficient curtilage around them to maintain their significance and contribution to the heritage character of the streetscape.
- iii. Proposed subdivision layouts should as far as possible reflect the traditional pattern and proportions of lots in the area. Consideration may be given to the introduction of new forms (e.g. battleaxe lots) where such a layout helps preserve the heritage character of the streetscape, or within zoned Development Areas.
- iv. Access legs for battleaxe or survey strata subdivision shall provide reciprocal access to both the front and rear lots. Where such an arrangement is proposed, the City will recommend the following condition of subdivision to be applied: "The applicant is to make suitable arrangements to ensure reciprocal rights of access exist over adjoining battleaxe legs." or similar.
- v. New lots should be capable of being developed in a manner consistent with this policy.

3.3 CHANGE OF USE

3.3.1 Intent

The use of a heritage place, or a group of places within a heritage area is often intrinsically linked to its historical evolution and heritage significance. Generally, the retention of original or long-associated uses in encouraged, however it is acknowledged that, as places evolve over time, the use of heritage places may also need to change. An empty, disused heritage place is more likely to deteriorate at a quicker rate, be subject to vandalism and lose its relevance to the local community. As such, one of the most effective ways to retain the heritage significance of a place or a heritage area is to ensure it has an ongoing, compatible and viable use. Introducing new building services as part of a use change can potentially disturb large portions of significant fabric and it is important that these are carefully considered when adapting places of heritage significance for new purposes.

3.3.2 Design Guidance

- i. Where the use of the place is of cultural heritage significance (and consistent with the zoning of the land and other planning considerations), the continuation or reinstatement of this use is encouraged, and is the preferred form of conservation.
- Where continuation of a culturally significant use is not feasible, a compatible use should be sought that minimises alteration to the place, setting and streetscape.
- iii. Interpretation of earlier significant uses may be required if those uses were significant to the heritage area.

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- iv. Where a place has historically been accessible to the public, any change of use should consider the continuation of public accessibility in some form or publicly accessible interpretation.
- v. Should new services be required for a change of use for a contributory place, conceptual details of new services should be submitted at development application stage. New building services should be designed and integrated to minimise any impact on the significant fabric.

3.4 DEMOLITION (applicable to contributory places only) 3.4.1 Intent

Demolition is a permanent change that cannot be reversed: even removal of places with lower levels of individual heritage significance can cumulatively undermine the significance of a heritage area.

Demolition applications will be assessed against Clause 4.14 of Local Planning Scheme No. 4, with the following providing additional guidance.

3.4.2 Design Guidance

- Demolition of a contributory place or removal of significant fabric within a heritage area is contrary to the objectives of this policy, and will generally not be supported.
 - Demolition approval will not be considered on the grounds of economic or other perceived gain for the redevelopment of the land.
 - Condition of the place is not necessarily an acceptable reason for demolition.
- ii. When considering partial demolition, the original / early portion of the building should be retained and conserved: demolition of elements of cultural heritage significance will generally not be supported.
- iii. The removal and replacement of asbestos or other hazardous materials from a place located within a heritage area is supported if the removal involves the immediate replacement with a matching (but non-hazardous) material (e.g. flat asbestos wall sheeting with joint cover battens is replaced with flat fibre cement sheeting with joint cover battens in the same configuration a replacement with timber weatherboards or fibre cement weatherboards would generally not be supported).
- iv. Where demolition of a heritage protected place is approved, an archival record prepared in a format approved by the City may be required as a condition of planning approval.

3.5 ADDITIONS & ALTERATIONS (TO EXISTING BUILDINGS) 3.5.1 Intent

When altering or adding to a place with heritage protection, the goal is for an outcome that does not reduce the cultural heritage significance of the place (whether this significance is individual to the site, or part of the broader significance of the area) and ideally, enhances it. This generally involves changing as little as possible but as much as necessary in order to retain the cultural heritage significance of the place and maintain its utility. Because the significance of each place and its context is different, assessment of the suitability of proposals requires that each proposal should be assessed on its own merits.

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NOTE: The following guidance focusses on residential development within heritage areas however the principles and much of the guidance are more broadly applicable. These provisions work in conjunction with other provisions of the planning scheme, including the Residential Design Code, and apply to be contributory and noncontributory places.

3.5.2 Design Guidance

General

- i. Alterations and additions in heritage areas should respond sympathetically to the heritage values of the area as a whole and that part of the heritage area in the vicinity of the proposed development, with changes designed and sited in a manner that retains, conserves, respects and complements the heritage significance of the place and area.
- Alterations and additions to contributory places should seek to change as little as reasonably possible.
- iii. Retention of the contributory places, conservation, rear additions and internal adaptations are the preferred form of developing places within a heritage area. This approach allows for the retention of the significant elements of a place and assists in retaining the heritage streetscape, whilst allowing change to meet modern living standards and expectations.
- iv. Where it can be demonstrated that original fabric of contributory places has been previously removed or unsympathetically altered, restoration / reconstruction of the street front facades to their original form and detailing is strongly encouraged. This should be based on evidence such as remaining traces of earlier fabric and old plans and photographs.

Siting and Scale

- i. Additions in front of contributory buildings or within the established building setback in the prevailing streetscape will generally not be supported unless restoring an original feature in the original architectural style (e.g. a verandah) spas (also see 'Garages and Carports' 'Ancilliary Structures' and 'Street Fencing' sections below).
- ii. Generally single storey additions that are less in height to the original building, located to the rear of the original building and constructed so that the roof of the new addition is independent from the original building's roof form can be supported from a heritage perspective.
- In order to allow a contributory building to retain its original form, if a single storey rear addition is attached to the original building, then this is to:
 - · Be via a linked pavilion, or
 - Have side external walls of the extension set in from the side walls
 of the original building, or
 - Be supported by a material change at the junction of the old and new.
- iii. Additions to the side of a building may be possible with careful consideration of the siting, bulk, scale, setbacks, design and impact on the original building and streetscape. The following offer some general guidance for an addition to the side of a building in a heritage area:
 - Additions to the side of a building should be single storey and less in height than the original building;
 - For contributory buildings, side additions should be set-back at least 1.0m from the adjacent front building line. (This setback line is taken as the front wall of the building that is the closest proximity

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to the proposed addition and is not the verandah, later infilled verandah or porch line);

- Additions to the side of a contributory building should not alter the original roof form.
- İV. Double storey additions to a contributory building may be considered where:
 - they are located to the rear of the original building;
 - they do not alter the original building roof line;
 - they are constructed so that the roof of the new addition is independent from the original building's roof form,
 - the roof form of the addition is not visible from the street (a minor variation to this may be permitted based on a proposal's impact on the streetscape);

AND

- if the addition is attached to the original building, in order to allow the original building to retain its original form, then this is to:
 - o Be via a linked pavilion, or
 - Have side external walls of the extension set in from the side walls of the original building, or
 - o Be supported by a material change at the junction of the old and new.

Second storey additions over the main roof line of the original building (excluding later rear wings or skillion additions), or to the side of the main part of the house, will generally not be supported.

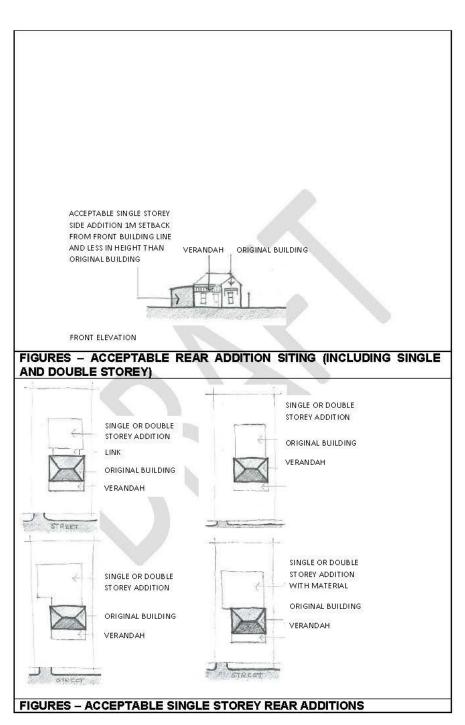
- Secondary street additions may be considered however each will be assessed on its individual circumstances and merit. Issues to consider include:
 - Prevailing streetscape and setbacks of the side street
 - Avoiding a continuous wall extending from the existing side wall.
 - Avoiding a two-storey height wall to the side street (unless this reflects the prevailing streetscape).
- Additions to non-contributory buildings should maintain the scale, siting and form of the prevailing streetscape and so should be guided by the above criteria, but with some greater degree of flexibility
- Street setbacks deemed to comply with the above are specified for some



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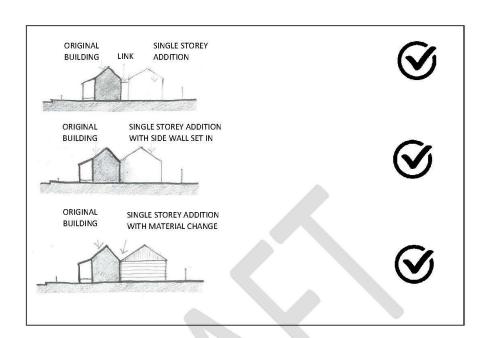
Local Planning Policy 3.6 - Heritage Areas



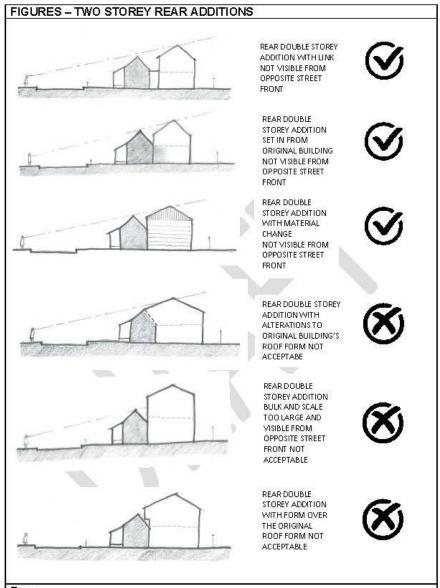


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Form

The form of the building is its overall shape, size and the general arrangement of its main parts.

- Additions to places within a heritage area must respect and harmonise with and be sympathetic to the predominant form of the prevailing streetscape and existing building, without falsely mimicking heritage detailing.
- ii. Where a building form is highly repetitive, significant departures in form

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- will appear at variance to the streetscape and should not be introduced.

 The treatment of additions in terms of the roof form, proportions, materials, number, size and orientation of openings, ratio of window to wall etc. of an addition should relate to the existing contributory building and to its neighbours.
- iv. Symmetry or asymmetry of facades in the prevailing streetscape is an element of form to be kept consistent.
- Contemporary addition designs should respond to, and interpret, the scale, articulation and detail of the existing and nearby buildings in a modern, innovative and sympathetic way.
- vi. Whilst the basic form, scale and structure of new development should be consistent with the character of the area, new additions should not seek to emulate heritage detailing to any great extent: 'Faux' or 'mock' heritage detracts from an understanding and appreciation of the original building and will not be supported. New development should blend in with the streetscape but be discernible as new when looked at more closely.

Other Elements

Roofs

- Traditionally roof lines are a predominant element of the streetscape. Additions should respond to and reinforce the existing characteristics of a streetscape or neighbourhood with regards to plate and wall heights, roof form, ridge lines, parapet lines, roof slopes and eaves overhangs.
- Roof forms that are contemporary in style (i.e. flat / skillion) may be considered for rear and side additions.

Verandahs / Porches / Awnings

- Verandahs, porches and awnings were often an important element of the original form of a building. The era and style of the original construction will determine if the front façade had a verandah, porch or awning.
- ii. In some instances, the original form of these elements has been removed or altered. Reinstatement of these original elements is encouraged; however documentary or physical evidence should be used to determine the design of the original element.
- iii. Should evidence not be available then reinstatement of a simple form of verandah, porch or awning may be possible. This should be done without mimicking heritage detail that was not original i.e. do not introduce a bullnose verandah and turned timber posts if there is no evidence that this was an original detail of the building: Instead, introduce a pitched verandah with simple, square timber posts.
- iv. Do not introduce a verandah where the original building had a porch.

Doors and Windows

 All windows and door openings visible from the street should have a vertical emphasis, which means they should be taller and narrower in appearance unless there is a predominance in the prevailing streetscape of larger, interwar and later windows.

Chimneys

i. Chimneys are an architectural feature that identified the period of a building's construction. The retention and conservation of an original chimney is desirable, as they contribute significantly to housing character and the roofscapes of a heritage area. Existing chimneys are to be

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retained and conserved. New chimneys should be simple in design.

Materials, Colours and Detailing1

- i. Significant original or early materials, and detailing to contributory places should be retained and conserved. Where it can be demonstrated that original fabric has been previously removed or unsympathetically altered, restoration/reconstruction of the street front facades to their original form and detailing is strongly encouraged. This should be based on documentary and/or physical evidence such as remaining traces of earlier fabric and old plans and photographs.
- Intrusive finishes to heritage buildings should be removed. Intrusive finishes could be aesthetically intrusive or physically intrusive such as cement render or acrylic paints.
- iii. It is recommended that paint finishes or rendered finishes to previously unpainted or un-rendered surfaces on heritage buildings be avoided. Further, glossy materials or finishes on heritage buildings should be avoided unless there is a historical precedent for their use.
- iv. Use of original colours (based on physical inspection or paint scrapes) or traditional colours is encouraged. Where a contemporary paint colour scheme is being considered for a contributory building in a heritage area, consideration should be given to the traditional tonal contrasts and façade detailing. Monochromatic schemes are not appropriate on heritage buildings and should be avoided.
- v. New materials, finishes and colours to non-contributory buildings and additions should enhance the character of the existing heritage fabric without visually dominating the streetscape or adjacent heritage buildings/ heritage fabric.

3.6 INFILL DEVELOPMENT (NEW BUILDINGS)

3.6.1 Intent

New buildings within a heritage area should respect and complement the heritage significance of the area. A respectful design approach gives special consideration to the siting, scale, architectural style and form, materials and finishes of the proposed development in relation to its neighbours, without copying historic detailing or decoration. New infill buildings should respond sympathetically to the heritage values of the heritage area as a whole, and also to that part of the heritage area in the vicinity of the proposed development. Imaginative, well designed and harmonious construction is encouraged. Professional architectural services can be of great assistance in formulating appropriate designs.

3.6.3 Design Guidance

Siting and Scale

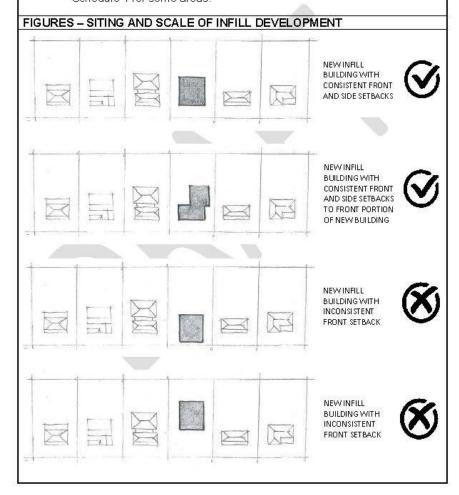
- i. New infill development within a heritage area should:
 - a. Maintain a setting that is consistent with the original streetscape, including front and side setback patterns.
 - b. Have a consistent bulk and scale in relation to the original street pattern. E.g. If the original street pattern is single storey then the new infill development should also be (or present as) single storey (at least to the front section of the lot).
 - c. Have a plate height consistent with the original street pattern. New developments often propose a lower plate height than the earlier and original buildings. To ensure a consistency of scale the plate height is

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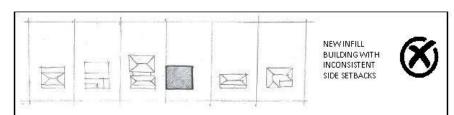
an important element to ensure it is consistent with the original street pattern.

- ii. New Infill development to secondary streets will be assessed on individual circumstances and merit. Issues to consider include:
 - a. Prevailing streetscape and setbacks of the side street
 - Avoiding a continuous wall and providing articulation of walls to a secondary street.
 - Avoiding a two-storey height wall to the side street, unless the prevailing streetscape is predominantly two-storey.
- Street setbacks deemed to comply with the above are specified in Schedule 1 for some areas.



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Building Form

The form of the building is its overall shape, size and the general arrangement of its main parts.

- New infill building within a heritage area should respect and harmonise with and be sympathetic to the predominant form of the prevailing streetscape without falsely mimicking heritage detailing.
- Where a building form is highly repetitive, significant departures in form will appear at variance to the streetscape and should not be introduced.
- iii. The treatment of new infill buildings in terms of the roof form, proportions, materials, number, size and orientation of openings, ratio of window to wall etc. should relate to that of its neighbours.
- Symmetry or asymmetry of facades in the prevailing streetscape is an element of form to be kept consistent.
- Contemporary building designs should respond to, and interpret, the scale, articulation and detail of the existing nearby buildings in a modern, innovative and sympathetic way.

Materials, Colours and Detailing

- Materials and level of detailing should reflect / interpret the predominant materials and detailing of the original prevailing streetscape and not visually dominate the streetscape or adjacent heritage buildings.
- ii. Whilst the basic form, scale and structure of new development should be consistent with the character of the area, new buildings should not seek to emulate heritage detailing to any great extent. 'Faux' or 'mock' heritage detracts from an understanding and appreciation of the original building and will not be supported. New development should blend in with the streetscape but be discernible as new when looked at more closely.
- iii Use of original or traditional colours is encouraged. Glossy materials or finishes should be avoided unless a historical precedent for their use can be demonstrated.

Other Elements

Roofs

- i. Traditionally roof lines are a predominant element of the streetscape. All new infill development shall respond to and reinforce the existing characteristics of the prevailing streetscape regarding plate and wall heights, roof form, ridge lines, parapet lines, roof slopes and eaves overhangs.
- Roof forms that interpret the predominant roof forms of the prevailing streetscape may be considered.

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Verandahs / Porches / Awnings

 Verandahs, porches and awnings were often an important element of streetscapes. Inclusion of verandahs, porches and awnings appropriate to the streetscape are encouraged without too precisely mimicking the style of the original character-building elements or heritage detailing.

Doors and Windows

- i. All windows and door openings visible from the street should have a vertical emphasis, which means they should be taller and narrower in appearance unless there is a predominance in the prevailing streetscape of larger, interwar and later windows.
- ii. Front doors should generally address the street and should be centrally located in the front façade of the new infill building unless there is a different original pattern in the prevailing streetscape.

3.7 GARAGES & CARPORTS

3.7.1 Intent

Where provided at all, garages and carports within a heritage area were generally located to the rear or side of the original dwelling and so are not traditional features in Fremantle's heritage streetscapes. As such, new garages or carports should be visually unobtrusive as viewed from the street.

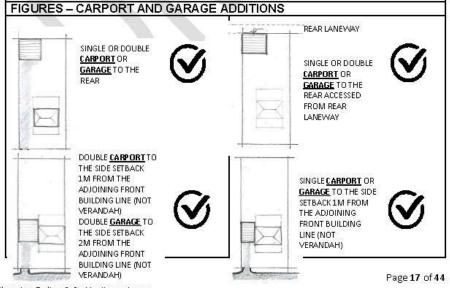
3.7.2 Design Guidance

- Carports and garages should be setback behind the building where possible, and visually unobtrusive.
- Notwithstanding this general principle, the following arrangements can usually be supported:
 - a. A single or double carport located to the side of an existing or new house set back a minimum of 1m from the front building line of the house. (This setback line is taken as the front wall of the building that is closest to the proposed addition and is not the verandah or porch line). The roof to the side carport is to be flat, skillion or simple hipped or gable.
 - b. A single garage located to the side of an existing or new house set back a minimum of 1m from the front building line of the house. (This setback line is taken as the front wall of the building that is closest to the proposed addition and is not the verandah or porch line). The roof to the single side garage is to be flat, skillion or simple hipped or gable. The structure is to be no more than 3.5m wide.
 - c. A double garage located to the side of the existing or new house set back a minimum of 2m from the front building line of the house. (This setback line is taken as the front wall of the building that is closest to the proposed addition and is not the verandah or porch line). The roof to the double side garage is to be flat, skillion or simple hipped or gable. The width of the structure is to be no more than 45 percent of the width of the front of the dwelling or 6 meters (whichever is the lesser)
 - d. A carport or garage to a new house that is under the main roof of the development and is set back in line with or behind the front building line of the new house (excluding its verandah / porch).
- iii. Where the site is not included on the Heritage List and no other location is available, a carport may be considered in front of a dwelling where:

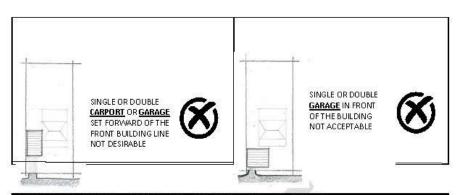
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- The carport does not exceed an average of 2.8 metres in height above natural ground level; and
- The carport is located so as to maintain visibility of the dwelling from the street and surveillance from the dwelling to the street; and
- c. The maximum width of the carport is to be 6 metres on a property with a frontage of 12 metres or greater or on a property with a frontage of less than 12 metres, the maximum width of a carport is to be 3 metres; and
- d. The carport is setback one metre or greater from any side boundary.
- In all instances, carports projecting forward of the building should be:
 a. Open on at least 3 sides (including the side facing the street) with no
 - Open on at least 3 sides (including the side facing the street) with no door, and
 - of lightweight in construction with timber or steel vertical supports no greater than 150mm in width in any direction; and
 - Simple in design and visually subservient to the form and proportion of the dwelling.
- v. Variations to the above may be considered where development meets one of the following criteria:
 - The proposal is consistent with the character of the prevailing streetscape (e.g. within a redevelopment precinct) and the proposal does not have a negative impact on the cultural heritage significance of the heritage area;
 - b. The proposed setback does not result in a projecting element into an established streetscape vista by virtue of the road and/or lot layout in the locality or the topography of the land; and / or
 - c. The proposed setback of the building will facilitate the retention of a mature, significant tree deemed by the Council to be worthy of retention.
- vi. Access ways and car parking should be designed to minimise the visual and physical impact on the heritage character of the streetscape (including landscaping) and generally should be no more than 3.5m wide at the street crossover.







3.8 ANCILLARY STRUCTURES & EXTERNAL FIXTURES

3.8.1 Intent

External fixtures for contemporary services (e.g. air conditioning units, radio and television aerials, satellite dishes, solar panels, water tanks, service connections, meter boxes and other external fixtures or similar structures), and ancillary structures such as sheds, patios and gazebos can have an impact on heritage areas through the introduction of elements that are not part of traditional development. Below ground swimming pools and spas (whilst themselves may not impact negatively) have associated fencing and equipment which can have a negative impact on heritage areas. Incorporation of these modern features requires careful placement and treatment to minimise impact. In some situations, they may not be appropriate at all.

3.8.2 Design Guidance

- i. Ancillary structures and external fixtures for a place within a heritage area can be supported where they are located behind the original building and screened from view from the primary street, in order to minimise their visual impact on the character of heritage places.
- ii. Below ground pools and spas could be located to the front, side or rear of a dwelling, however any associated fencing and equipment must meet the requirements of this policy. Placement behind the building is preferred in most instances and may be required for individually listed places.
- iii. Whilst development exempt from planning approval (including solar panels and temporary fencing) is not subject to control under this policy, landowners are encouraged to give consideration to minimising impact on the fabric of a building, landscape and/or archaeological features.

3.9 STREET FENCING

3.9.1 Intent

Front or street fencing is a key physical element at the interface between the public and private realms. Traditional fencing types can contribute greatly to a heritage area's residential streetscape and so are encouraged.

3.9.2 Design Guidance

 Traditional fencing types and heights are strongly encouraged in residential parts of heritage areas. Traditional fencing types depend on their location but can include:

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Low-scale limestone wall



Low -scale horizontal slats



Traditional post-and-wire fence

Traditional post-and-wire and picket fence



Low-scale vertical picket fence



Low-scale limestone wall with piers



Hybrid picket and masonry front fence

- ii. The following fencing types are acceptable:
 - · Solid fencing up to 0.9m in height.
 - Traditional open style (picket, post and wire or slat) up to 1.2m in height.
 - Hybrid with a solid portion up to 0.5m and open style of 0.7m above the solid portion, to a total of 1.2m in height.
 - Piers up to 1.5m in height.
- iii. Contemporary intrepretations and variations may be considered on a case by case basis where consistent with the prevailing streetscape.

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iv. Variations to the above may be considered where necessary to attenuate traffic noise for properties on primary distributor, district distributor A or integrator arterial roads.

4.Definitions

The following definition of terms used in the policy apply in addition to those in *Planning and Development Act* and *Heritage Act*, and subsidiary regulations, and City of Fremantle Local Planning Scheme No.4.

Adaptation: means changing a place to suit the existing use or a proposed use.

<u>Additions:</u> are new elements to be added to an existing place – this could include extensions, outbuildings or ancillary structures.

Alterations: are changes to an existing place.

Ancillary structures: include sheds, patios and gazebos etc.

<u>Bulk:</u> is the combination of scale, massing and form of a building (three-dimensional perspective), e.g. a cube is of greater bulk than a pyramid of the same base size and elevation.

<u>Curtilage:</u> the area of land around a building associated with its function and/or appropriate visual space.

<u>External fixtures:</u> Refer Residential Design Codes definition. (Includes air conditioning units, radio and television aerials, satellite dishes, solar panels, water tanks, service connections, meter boxes or similar structures appurtenant to buildings)

<u>Form:</u> means the overall shape and size of a building and arrangement of its parts and features.

<u>Like for like:</u> is a term used when replacing an element of a heritage place. The replacement in a 'like for like' manner is exchanging exactly to match in terms of material, colour, form etc.

<u>Maintenance:</u> means the continuous protective care of a place and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction. It involves regular inspection and cleaning of a place.

Patina: the surface appearance of something evolving with age or use

<u>Partial demolition:</u> is selective in nature since it only removes certain parts of a building instead of the entire structure.

<u>Place:</u> means a geographically defined area. It may include elements, objects, spaces and views. A place may have tangible and intangible dimensions and features. It is the whole of the heritage lot or parcel of land which contains a heritage item that is considered to be the place.

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<u>Preservation:</u> means maintaining a place in its existing state and preventing deterioration. Preservation would include, for example, repainting a previously painted timber element to protect it from the weather.

<u>Prevailing Streetscape:</u> means the characteristics (generally limited to the setback and orientation of buildings including garages and carports form the primary or secondary street, front walls and fencing, building height, building / roof form and proportion) of the 3 properties, where appropriate, adjoining either side of the subject site, fronting the same street and in the same street block. In the case of a corner lot where the dwelling is orientated to the splay, the characteristics of the adjoining three properties, where appropriate, facing both streets shall be considered. Greater weight may be given to the characteristics of the two immediately adjoining properties on either side of the subject site fronting the same street(s). For the purpose of this definition, properties separated by a street shall not be considered 'adjoining'.

<u>Reconstruction</u>: means returning a place to a known earlier state and is distinguished from 'restoration' by the introduction of new material. Reconstruction would include replacing decayed fabric with new fabric; for example, a rusted-out gutter being removed and a new (but matching gutter) being installed. Reconstruction should always be done in a 'like for like' replacement manner.

Restoration: means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material. It generally involves returning dislodged or relocated fabric to its original location. E.g. loose roof gutters on a building or displaced stones from a wall.

<u>Scale:</u> is the two-dimensional elevation sizes of a building; the vertical height; horizontal width; and their relative proportions to surrounding buildings and places.

Setback: the horizontal distance of building edge from a property boundary.

<u>Setting:</u> means the immediate and extended environment of a place that is part of, or contributes to, its cultural significance and distinctive character.

<u>Significant Fabric:</u> is the part(s) of a place or area that are important to its cultural heritage significance.

<u>Siting:</u> the relationships and juxtaposition of buildings on a site and the space around/between buildings:

Visible from the street: refer Local Planning Scheme 4 provisions.

Review information and related documentation

Reviewing officer: Manager Strategic Planning

Policy adopted: Click here to enter a date. Item Ref

Policy amended:

Legislation: Local Planning Scheme No.4; Planning and

Development (Local Planning Schemes) Regulations

2015

Delegations:

Related documents: Local Planning Scheme No.4, LPP 1.6 (Heritage

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Assessment & Protection), Local Heritage Survey, various area and issue specific policies.

Next review date:





SCHEDULE 1: Heritage Areas & Statements of Significance



Statements of Significance derived Conservation Management Plans and or State Register of Heritage Places Assessment Documentation where applicable, and City of Fremantle Local Heritage Survey documentation.

Arthur Head Heritage Area Arthur Head important pe cultural terre Arthur Head the design a being a dom the archaeol demonstrate sealing, white Whalers' Tu

Arthur Head Reserve has high aesthetic significance as a collective experience of important periods of successive development in relation to the natural marine and cultural terrestrial environment;

Arthur Head Reserve and its highland have considerable significance as a focal point in the design and layout of the City of Fremantle, with the Round House and cliff formation being a dominant landmark;

the archaeological and visible elements of the Whaling Station at Arthur Head demonstrate the history of Western Australia's former primary industries of whaling and sealing, which greatly contributed to the development of the Swan River Colony. The Whalers' Tunnel is of exceptional significance as the State's first underground engineering construction project and only tunnel,

until the 1895 Jane Brook railway tunnel; the history of Arthur Head Reserve reflects directly the history of Fremantle and those components of the history of Western Australia which relate to settlement, colonial government, administration, law and penal, early industrial development, port development, signalling, freight transport and handling, and Commonwealth defence.

the Pilots' Cottages are of considerable significance as a group of purpose built residences in the Federation Bungalow style of architecture, representing the pilot services for the early Port in Fremantle; the structures and archaeological deposits associated with the Arthur Head Battery are of considerable significance as a group of elements that represent the development of defence services from 1905 to the 1940s;

the Kerosene Store together with the Sea Wall and the Long Jetty piles are of considerable significance as the only visible structures that remain from the original focus of port activities on the southern end of the site, and are vital in retaining a sense of this preceding context;

Arthur Head Reserve has considerable significance for its association with the early maritime, navigational and defence facilities located at the site. All important navigational aids for the Port of Fremantle stood on this headland site until the turn of the 19th century.

the built fabric of the Arthur Head Reserve has considerable significance for its close associations with Captain James Stirling, Henry William Reveley, Surveyor-General J.S. Roe, James Austin, Hilson Beasley, The Rt. Hon. John Forrest, and Hon. Sir Walter Hartwell James, all of whom were involved with the early design and development of the area:

Statement of Significance

The Arthur Head Reserve, a natural and culturally modified landscape and historic townscape with historic features related to all periods post European contact to the present day, both on the land and in the adjacent waters, has cultural heritage value for the following reasons:-

Primary Significance

as a remnant of coastal limestone feature, originally separated from the mainland by ancient channels of the Swan River and built up of windblown sand on top of a fossil coral reef, Arthur Head Reserve is a feature of great geological and scientific significance, unique in Australia;

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SCHEDULE 1: Heritage Areas & Statements of Significance



the Round House, as a component of Arthur Head Reserve, is of exceptional significance as the first permanent public building constructed in the Swan River Colony. As the earliest gaol in Western Australia, it is the benchmark of the evolution of the State's penal system;

Bathers Bay is of high historic value as an early landing and immigration point for Western Australia. The first Western Australian settlement was positioned adjacent to this beach.

the landform has considerable significance to the south-west Indigenous (Nyungar) community as an integral part of the mythological interpretation of the landscape. It was an important place of early interaction between Aborigines and British colonists, with the Round House being of particular importance as the site of incarceration of Indigenous prisoners, including Yagan;

Arthur Head Reserve contributes to the Western Australian community's sense of place as a readily identifiable and easily accessible site that helps tell a story about the settlement of the Swan River Colony. It plays a major part in the traditional and contemporary identity of Fremantle, and the number of visitors to the site are testimony to the high regard held for the place by the local and wider population of the State; and

Secondary Significance

J Shed has some significance for its association with the adjacent early development of Port activities at Victoria Quay and because it marks the site of the last period of extensive quarrying of the cliff landform of the Arthur Head Reserve.

Conservation, restoration, stabilisation and heritage interpretation works to buildings, structures and the landscape of Arthur Head Reserve contribute to the significance of the place through improved amenity and presentation, thus providing a greater understanding and appreciation of the historic site and its heritage significance.

Bathers Beach is a rare example of a reconstructed 1870s beach in close proximity to a city centre.

Stabilisation works to the Whalers' Tunnel and cliff faces were undertaken through the innovative adaptation of mainstream mining technology to stabilise the limestone tunnel and to reveal the original surface presentation of a section of the tunnel adding to the area's scientific values.

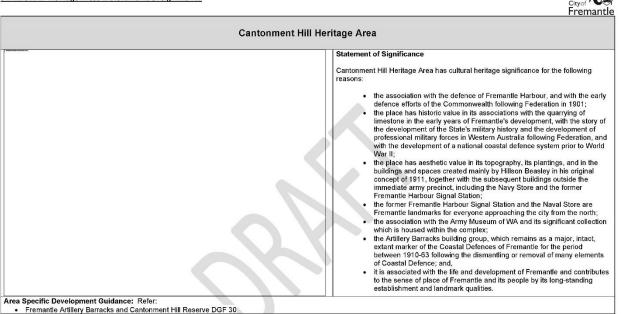
Area Specific Development Guidance: Refer:

- Arthur Head Strategy Plan DGF5
- Arthur Head (west of High Street) DGF6
- Arthur Head Conservation Plan

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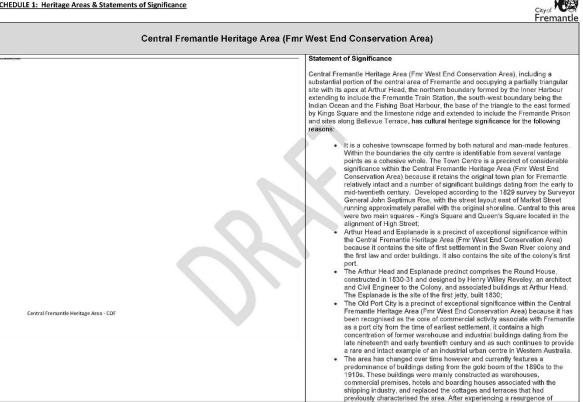
SCHEDULE 1: Heritage Areas & Statements of Significance



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SCHEDULE 1: Heritage Areas & Statements of Significance



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Precinct 5 Local Planning Policy

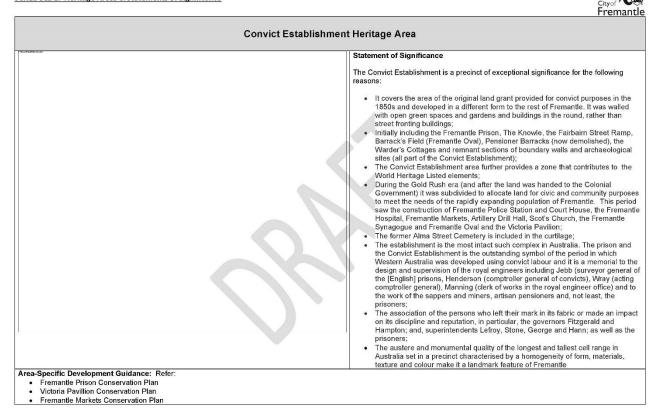


SCHEDULE 1: Heritage Areas & Statements of Significance popularity in the 1970s and '80s and America's Cup preparations, when the area was characterised by restaurants and other places of entertainment, a significant proportion of the area is now owned and used by Notre Dame The Convict Establishment is a precinct of exceptional significance within the Central Fremantle Heritage Area (Fmr West End Conservation Area) because it covers the area of the original land grant provided for convict purposes in the 1850s. Over time the area was developed for the Convict Establishment, subsequently Fremantle Prison, the Fremantle Police Station and Court House, the Fremantle Hospital and Fremantle Oval, All these places are considered to be of State significance in their own right; The convicts were integral to the development and survival of Fremantle and the Swan River Colony and constructed public buildings, roads, bridges, and water systems. On the 40-acre convict grant, the convicts built the prison and houses for the prison hierarchy including 'The Knowle' for Superintendent Henderson (still standing in the grounds of the Fremantle Hospital complex). They went on to build the commissariat stores, the lunatic asylum, the police station, the barracks, the warders' cottages, the boys' school, and Fremantle bridge; The Fremantle Port is a precinct of exceptional significance within the Central Fremantle Heritage Area (Fmr West End Conservation Area) because it includes the Fremantle harbour, designed by C Y O'Connor and built from 1894-96, Victoria Quay and the associated warehouse area that developed between the harbour and the town centre in the early decades of It is noted that the Central Fremantle Heritage Area (Fmr West End Conservation Area) the State Heritage Listed West End Heritage Area · Arthur Head Heritage Area . Portion of the Convict Establishment Heritage Area Area Specific Development Guidance: Refer: · Policies and Conservation Plans applicable to sub-areas including: West End Heritage Area o Arthur Head Heritage Area Convict Establishment Heritage Area

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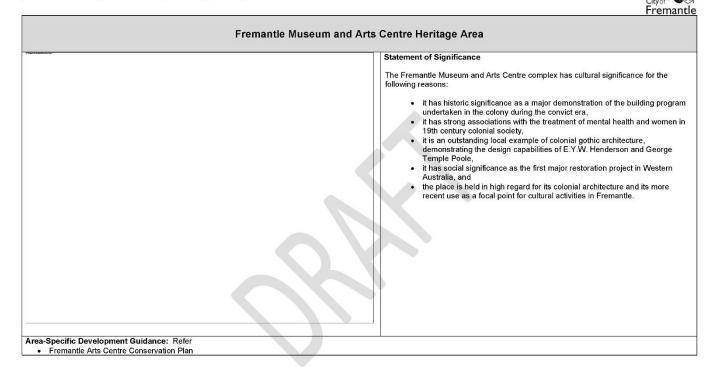
SCHEDULE 1: Heritage Areas & Statements of Significance



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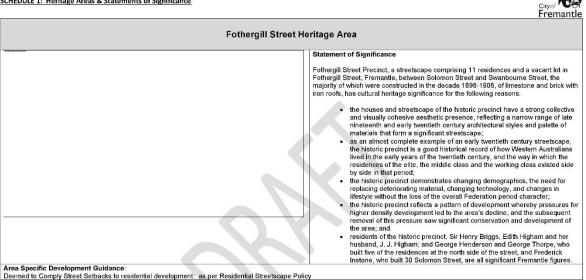
SCHEDULE 1: Heritage Areas & Statements of Significance



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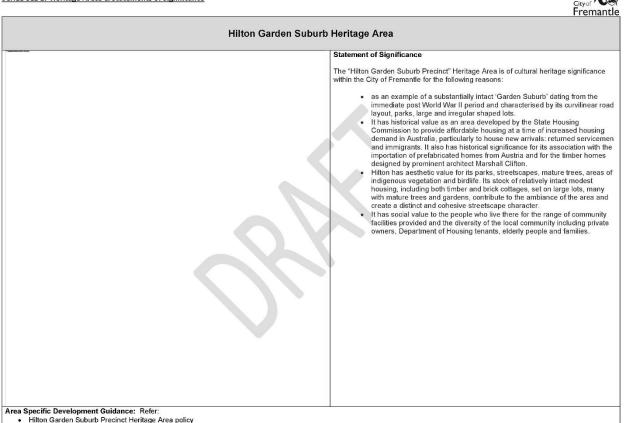
SCHEDULE 1: Heritage Areas & Statements of Significance



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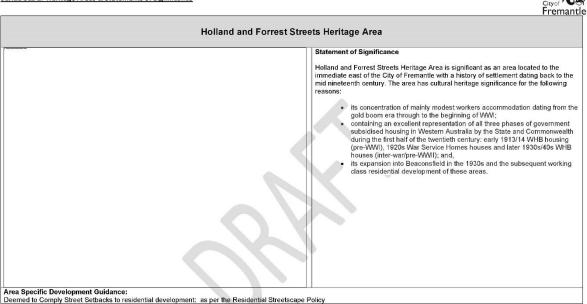
SCHEDULE 1: Heritage Areas & Statements of Significance



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SCHEDULE 1: Heritage Areas & Statements of Significance



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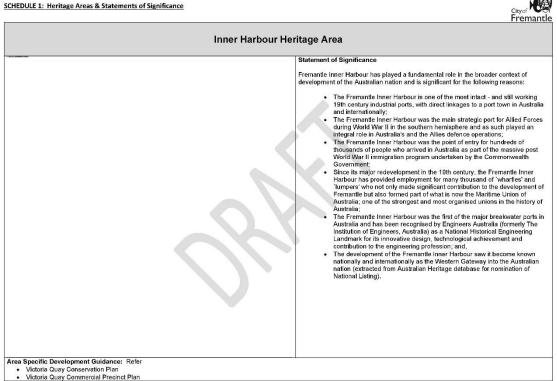


SCHEDULE 1: Heritage Areas & Statements of Significance



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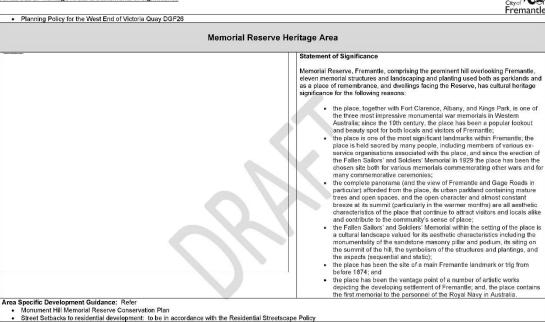




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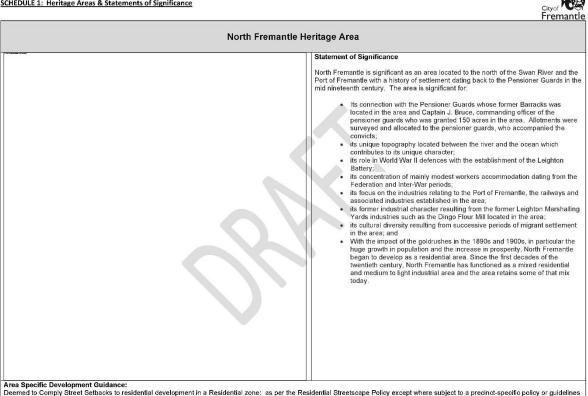


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SCHEDULE 1: Heritage Areas & Statements of Significance



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SCHEDULE 1: Heritage Areas & Statements of Significance



- Thompson Road, Craig Street and Lime Street Development Guidelines Local Planning Policy
 Minim Cove North Fremantle Local Planning Policy
 Northbank Development Guidelines DGN6
 Rocky Bay Estate DGN10
 Cypress Hill DGN10





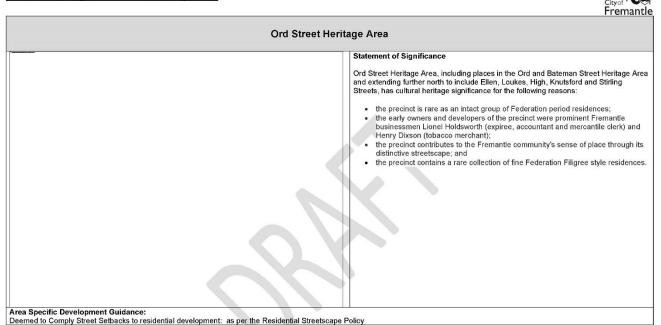
SCHEDULE 1: Heritage Areas & Statements of Significance



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SCHEDULE 1: Heritage Areas & Statements of Significance

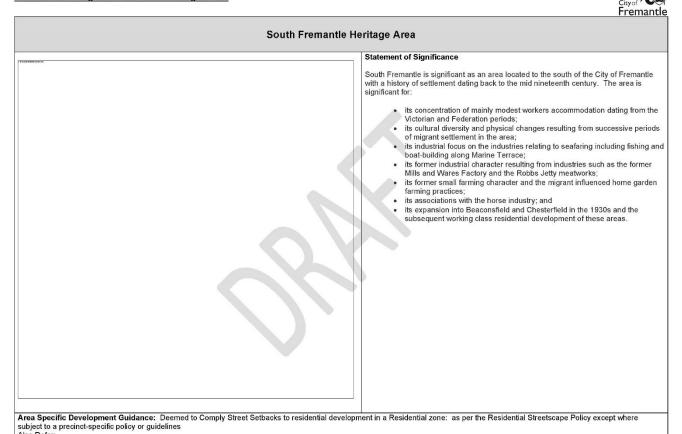


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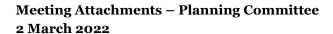


SCHEDULE 1: Heritage Areas & Statements of Significance

· Local Planning Area 5 Local Planning Policy



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SCHEDULE 1: Heritage Areas & Statements of Significance



- Clontarf Road Area Local Planning Policy
- Mardie Street including East of Edmund Street Design Guidelines DGB4
 Wills Transport Site 122 Marine Terrace & 3 South Street, South Fremantle DGS5
 South Beach Village DGS6

Victoria Quay Heritage Area	
	Victoria Quay, a landmark industrial urban landscape and townscape, comprising a wharf structure with berths, transit and work sheds, jetties and slipways, the Passenger Terminal, Immigration Buildings and associated South Mole and Inner Harbour and associated adjacent buildings along Elder Place and Beach Street, has cultural heritage significance for the following reasons: • the place has national significance as the first landfall and entry point for tens of thousands of migrants to Australia; the place is representative of the development pattern of Australian harbours and has national significance as a mostly intact, industrial townscape that remains connected to a working port; • the place, valued by special interest groups, the local community and wider public for its port and river related activities and cultural facilities, contributes to the identity of Fremantle; • the establishment of the Harbour and associated facilities at Fremantle led to Fremantle's emergence over Albany as the State's premier port and facilitated economic growth through improved trade and communications for industry, commerce and agriculture; • both individually and collectively, the buildings and structures on Victoria Quay display aesthetic characteristics and form groups of related buildings within the larger industrial precinct. The buildings and structures reflect the various phases of Western Australia's development from the late 1800s; • the Innovative wharf structure exhibits a high degree of engineering accomplishment and technical proficiency; • the place has associations with a number of individuals and groups, including its designer, C. Y. O'Connor, its construction workforce, the Public Works Department and the maritime workers who have been employed at the place. Victoria Quay was the site of the 'Bloody Sunday' battle between police forces and waterside workers in May 1919; • the place played a major role in Australia's defence operations during World War Two, with Australian, American, British and Dutch w

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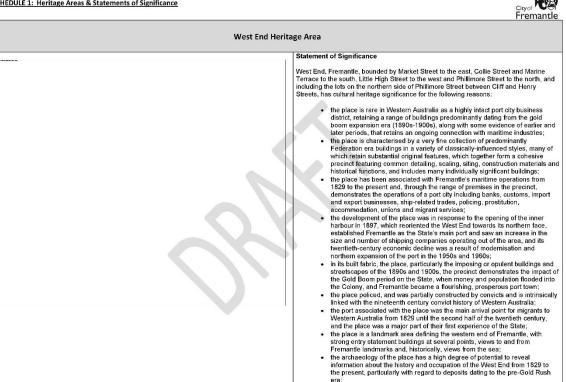
SCHEDULE 1: Heritage Areas & Statements of Significance

	Fremantle
	 the place is valued by the general community as the main port, once the only port, connecting the mainland with Rottnest Island, a highly patronised and valued holiday destination; and, the place is a significant element in the wider precincts of the West End of Fremantle, Fremantle Harbour and the mouth of the Swan River. Victoria Quay is linked to these areas through visual, functional and historic associations.
Area Specific Development Guidance: Refer:	
Victoria Quay Conservation Plan	
 Victoria Quay Commercial Precinct Plan 	
Diagram Delicy for the West End of Victoria Overy DCE26	

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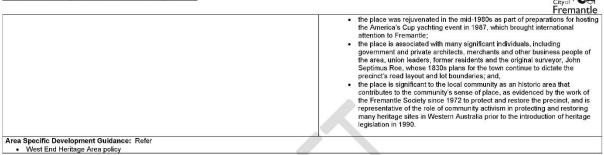
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ATTACHMENT 3 - Revised Draft Local Planning Policy 1.6 - Heritage Assessment & Protection



CITY OF FREMANTLE

LOCAL PLANNING POLICY 1.6

HERITAGE ASSESSMENT & PROTECTION

DRAFT

AUTHORITY:

LOCAL PLANNING SCHEME NO.4 INCLUDING SCHEDULE 2 'DEEMED PROVISIONS' OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

HERITAGE ACT 2018

STATUTORY BACKGROUND

This Local Planning Policy is prepared under Schedule 2 Deemed Provisions of the Planning & Development (Local Planning Schemes) Regulations 2015.

Part 3, Clause 8 of the Deemed Provisions establishes the requirement for local governments to prepare and maintain a Heritage List that identifies places within the Scheme area of cultural heritage significance worthy of conservation. Clause 9 allows local governments to establish a Heritage Area over any area where, in its opinion, special planning control is needed to conserve and enhance the cultural heritage significance and character of that area. These places and areas are referred to as Heritage Protected.

Clause 11 of the Deemed Provisions prescribes that the Council may require a Heritage Assessment to be carried out prior to the approval of any development proposed in a Heritage Area or in respect of a heritage place listed on the Heritage List. Clause 12 allows Council to vary site or development requires to facilitate the built heritage conservation.

Part 9, Clause 67 of the Deemed Provisions prescribes the matters to which the Council is required to afford due regard in considering a development proposal. Included amongst these matters are any potential impacts that a proposal may have on the heritage values of an existing place and its context including the streetscape and/or heritage area.

Part 8 of the Heritage Act 2018 establishes a requirement for local governments to prepare and maintain a Local Heritage Survey (LHS) of places which in its opinion are, or may become, of cultural heritage significance. The Heritage List is effectively derived from this, though not all places on the LHS may qualify for inclusion on the Heritage List.

INTRODUCTION & PURPOSE

This policy supplements the overarching procedures set out under the Planning and Development (Local Planning Schemes) Regulations 2015, the Heritage Act 2018 and the Local Planning Scheme in relation to heritage management and seeks to outline the City's approach to heritage assessment and statutory protection processes. It applies in addition to more detailed area and place and issue-specific policies and plans.



OBJECTIVES

The policy seeks to facilitate a transparent, consistent and robust approach to heritage protection by:

- · Outlining the guiding principles the City applies to the management of heritage.
- Defining the criteria and method applied to heritage assessment, and Local Heritage Survey categories.
- Defining how the City will manage requests to review heritage listing (either to add, amend or remove).
- Defining when and how heritage assessments and heritage impact statements will be required.

APPLICATION

This policy applies to the assessment and management of heritage places within the City of Fremantle Local Planning Scheme No. 4 area.

POLICY STATEMENT

1. Guiding Principles

The City of Fremantle uses *The Burra Charter – the Australia ICOMOS Charter for Places of Cultural Significance* as the key document guiding the management of heritage places.

2. Assessment of Cultural Heritage Significance

Assessment of the heritage significance of places is undertaken in accordance with Heritage Council of Western Australia guidelines and using the criteria defined under the Burra Charter.

3. Types & Categories of Listing

Local Heritage Survey (LHS)

The Local Heritage Survey (LHS) comprises the inventory of places which in the opinion of Council are, or may become, of cultural heritage significance as required under the *Heritage Act 2018*. Listing on the Local Heritage Survey alone holds no statutory significance.

The City of Fremantle's Local Heritage Survey is a database that holds heritage assessment information which defines the heritage values, provides the statement of significance and applies the management category that establishes the extent of conservation required to retain these values for each identified place. The following classifications are applied to places included on the Local Heritage Survey:

Management category - Level 1a – Exceptional Significance – State Listed
The City of Fremantle has identified this place as being of exceptional cultural heritage significance in its own right within the context of Fremantle and its conservation is



required. This place is entered into Western Australia's State Register of Heritage Places.

Management category - Level 1b - Exceptional Significance - Not State Listed
The City of Fremantle has identified this place as being of exceptional cultural heritage
significance in its own right within the context of Fremantle, and its conservation is
required. It is recommended that this place be considered for entry in the Heritage Council
of Western Australia's Register of Heritage Places.

Management category - Level 2 - Considerable Significance
The City of Fremantle has identified this place as being of considerable cultural heritage

significance in its own right within the context of Fremantle and its conservation is a priority.

Management category - Level 3 - Some Significance

The City of Fremantle has identified this place as being of some cultural heritage significance for its contribution to the heritage of Fremantle in terms of its individual or collective aesthetic, historic, social or scientific significance, and/or its contribution to the streetscape, local area and Fremantle. Its contribution to the urban context should be maintained and enhanced and its significant parts conserved.

Management category - Level 4 - Historic Record Only

The City of Fremantle has identified places on this place as being of interest for historical reasons and/or for structures that no longer exist. These places are part of Fremantle's rich cultural heritage but are not included on the Heritage List.

Heritage List

The Heritage List is a statutory list of places, derived from the Local Heritage Survey, and identified by Council as worthy of conservation. Additional planning controls apply to places on the Heritage List.

Heritage Areas

Heritage Areas are precincts where special planning control is needed to conserve and enhance the significance of the area. Additional planning controls apply to places within a Heritage Area.

Places within Heritage Areas can be defined as either 'contributory' or 'non-contributory'. Contributory places will generally include places on the Heritage List but may also include places which are not individually listed. Where mapping of contributory places has not been undertaken for a heritage area, this will be assessed upon application.

4. Process for inclusion, removal or amendment of a place on the Local Heritage Survey (LHS), Heritage List or identified as 'Contributory' to a Heritage Area.

The City maintains the Local Heritage Survey, Heritage List and heritage areas, including undertaking periodic reviews.

Any person or organization may nominate a place to be added, removed or amended on



the Local Heritage Survey, Heritage List and/or as a contributory place to a heritage area, at any time. This shall be in the form of a written request to the City. The basis for inclusion/removal/amendments of places on the Local Heritage Survey, Heritage List and/or as a contributory place to a heritage area shall be based on *cultural heritage significance*, determined through a heritage assessment. Requests will be considered through an annual update. The City itself can also identify places for inclusion, removal or amendment as required.

Where a proponent wishes to pursue demolition of or significant modification to a heritage protected place, this effectively triggers review of its listing outside of the annual review process but is subject to the applicable development application fees and process.

5. Heritage Assessments and Impact Statements

Heritage Assessments and Heritage Impact Statements are two different documents each with its own specific purpose:

- The purpose of a Heritage Assessment is to assess the cultural heritage significance of a place by examining the documentary and physical evidence, assessing the values of the place and defining a statement of significance.
- The purpose of a Heritage Impact Statement is to consider the impact of a specific proposal (e.g. development) on the cultural heritage significance of a heritage place or area. If sufficient Heritage Assessment information is not available for the preparation of a Heritage Impact Statement then this will also be required.

Heritage Assessments and Heritage Impacts Statements should be undertaken by a qualified heritage professional in accordance with state government guidelines, using the City's preferred format and being guided by *The Burra Charter*— the Australia ICOMOS Charter for Places of Cultural Significance.

• Requests for Changes to Heritage Listing
Requests for changes to a heritage listing are encouraged to be accompanied by a
Heritage Assessment to support the request.

· Development Applications

Applicants for significant modification to heritage protected places are encouraged to submit a Heritage Impact Statement with the Development Application, and these may be required for any development proposal with potential to have significant impact on heritage significance or the place or locality where, in the opinion of the relevant manager, this is necessary to inform assessment of the proposal. These will usually be required for any significant change to a Category 1A, 1B or 2 listed place.

Heritage Impact Statements will not usually be requested for the following types of development for places listed as Category 2 or 3, or not included in the Heritage List:

- Small scale new structures which are not attached to the primary structure/building (such as outbuildings) and which are located out of the front setback area.
- Ancillary lightweight structures added to buildings (such as timber patios, sails, carports, pergolas) which are located out of the front setback area.
- o Fixtures to buildings (such as antennae, aerials, air conditioning units, solar



panels, signs), which do not face the street and do the installation would not involve any significant structural alteration to the building.

- Non-structural internal changes.
- Fences consistent with the Fences policy
- Demolition Applications

A (proponent-commissioned) Heritage Assessment will be required in support of any development application where demolition is proposed of a place which:

- o Is included on the State Register of Heritage Places
- o Is included on the Heritage List
- o Is mapped as a 'contributory' place within a Heritage Area.
- City Assessment of Submitted Heritage Assessments and Heritage Impact Assessments

Where a proposal is accompanied by a proponent-commissioned Heritage Assessment or Heritage Impact Assessment, the City will undertake its own assessment but may draw on information submitted.

Review information and related documentation

Reviewing officer: Manager Strategic Planning
Policy adopted: 25 February 2009
Policy amended: 2 April 2013, XX 2022

Legislation: Planning & Development (Local Planning Schemes)

Regulations 2015; Heritage Act 2018

Delegations: NA
Related documents: NA
Next review date: + 5 years



PC2203-12 REVIEW OF SOUTH FREMANTLE LOCAL PLANNING POLICIES

ATTACHMENT 1 D.G.S1 – Seaview Tavern – 282 South Terrace, South Fremantle



SEAVIEW TAVERN - 282 SOUTH TERRACE, SOUTH FREMANTLE

OBJECTIVE

To recognise the Seaview Tavern's role as a neighbourhood tavern and prevent the encroachment of the tavern into the surrounding residential area.

POLICY

 The Seaview Tavern should remain a neighbourhood tavern catering to, and compatible with, the local community. The tavern should be contained within its present property boundaries. Any enlargement of the site would not be consistent with the tavern's role or its location in a predominantly residential area.

Adopted: 15/2/88



ATTACHMENT 2 D.G.S2 – South Terrace, South and Attfield Streets and Lefroy Road Local Area



D.G.S2 SOUTH TERRACE, SOUTH AND ATTFIELD STREETS AND LEFRC ROAD LOCAL AREA

OBJECTIVE

The objective of this policy is to protect the amenity of the Local Area whill reinforcing its role within the City and allowing compatible development.

POLICY

(Refer to file - 3.66.136)

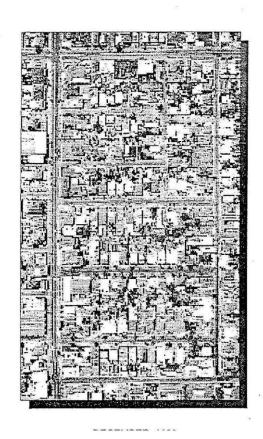
Adopted: 21/3/93





POLICY PD 2.2.7 Access and Location of Infill Development in Residential Areas

Block bounded by SOUTH & ATTFIELD Streets, LEFROY Road & SOUTH Terrace









POLICY PD 2.2.7 - Access and Location of Infill Development in Residential A

SCHEDULE 17 - Block bounded by SOUTH and ATTFIELL Streets, LEFROY Road and SOUTH Terra

1. POLICY OBJECTIVES

- (i) To acknowledge and protect the amenity of the precinct whilst reinforcing its role within the City and allowing compatible development.
- (ii) To ensure that the integrity of existing places is maintained and the existing streetscape is protected.
- (iii) To ensure specific attention is paid to the preservation and integrity of heritage places and their surrounds.
- (iv) To ensure that new infill development results in a high quality residential development for the proposed dwelling and for existing and adjoining places.
- (v) To minimise traffic and parking problems arising from additional development.

2. HERITAGE

From information sources, including the Fremantle Society List, the National Trust, Australian Heritage Commission and the preliminary findings of the South Fremantle Heritage Study, the Council has identified three categories of heritage places. These are places of:

- (a) Apparent Heritage Value
- (b) Potential Heritage Value
- (c) No Heritage Value

These have been indicated on Map One, along with places that recently have had new infill development.

Prior to the Council approving demolition of any places of either potential or apparent heritage value, the place shall be assessed in accordance with the Council's Policy on 'Procedures for the Recording and Assessment of Places of Heritage Value (PD2.1.10).

In considering the heritage significan any place, the Council shall also assess significance of the intact surviving outbuildings and the setting of the plac Factors to be considered in this instancinclude the presence of substantial vegetation and appropriate space enve around the existing place.

Places of no heritage significance will normally have their demolition approve subject to the provisions of Clause 68 c Town Planning Scheme No. 3, which enables the Council to request the submission of replacement development plans prior to approving demolition. Replacement will be favourably consider providing the design will make a sympathetic contribution to the streetscal Criteria to be applied when such a contribution is considered are outlined in the Council's Policy on 'Urban Design Streetscape Guidelines for Residential Development' (PD2.1.15).

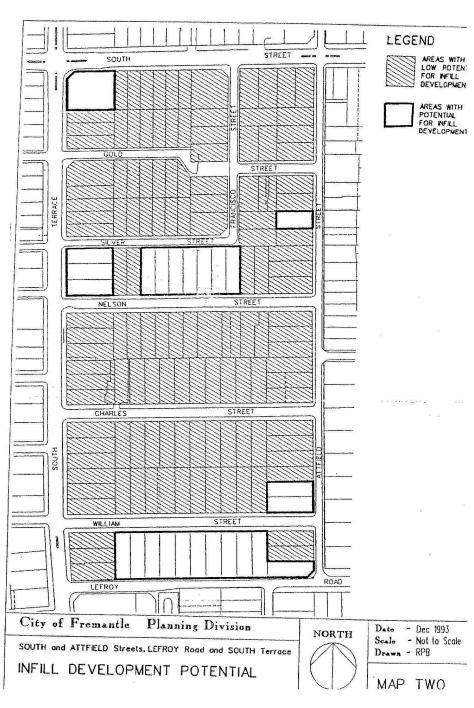
3. NEW INFILL DEVELOPMENT

Very few places within this precinct ca be developed with an additional dwellin in accordance with the applicable densicode of R30.

As such, the majority of infill developr may only occur at the Council's discretic via use of Clause 63(b) of Town Plannii Scheme No. 3. This permits the Council consider an increase in density of up to 50% in instances where the existing residence is retained.

This situation gives the Council a substantial opportunity to ensure that a







precinct occurs, which also has design of a high standard.

As such, Council shall be mindful that the use of Clause 63(b) is critically dependent on the form of the proposed additional dwelling and its impact on the existing environment and residences.

Those places which contain a heritage building should be primarily developed by means of restoring, adapting and adding to the existing house and by conservation of its setting.

In cases of no opportunity for vehicular access, no infill development shall be encouraged.

Furthermore, in considering the use of Clause [3(b), the Council shall consider the state of repair of the existing house, and in instances where it is considered appropriate, the Council may impose upgrading requirements to that residence as a condition of granting a discretionary increase in density.

In considering an increase in density associated with the use of Clause 63(b), the Council must be satisfied that the quality of site planning and design warrants the use of discretion. The impact on adjoining places will also be carefully considered to ensure that issues such as privacy, access and scale of development are addressed.

The criteria applied in considering new proposals are as follows:

- (i) The effect of the proposal in terms of conservation and enhancement of the architectural or historical character and appearance of:
 - · the area as a whole.
 - · the streetscape.
 - · adjoining houses or works.
 - the subject house and its setting.
- (ii) The need to provide accommodation consistent with present day standards.
- (iii) The need to prevent overdevelopment

determined by the impact new development has on existing places.

In general overdevelopment can be determined by:

- the degree of increase in the intens of new development in relation to existing traditional intensity;
- · greater scale of new buildings;
- the significant reduction of open space provision;
- the availability of land on site to accommodate parking generated by the development; or
- if the vehicles have to park in the street, the degree of undesirable congestion it could create; and
- the impact new development has or existing mature trees on site.
- (iv) The particular characteristics of each place which require a specific design response.

In some sections of the precinct urban infill can occur with limited impact. These places have also been represented diagrammatically on Map Two.

These places are considered appropriate for urban infill due to their double street frontages or availability of land and easy access. In these instances, the preferred form of subdivision will be green title.

New development facing the street shoul reflect the urban patterns of the domestic streets of Fremantle in the following respects:

The primary street frontage of the residence should address the street in the traditional manner, that is, front doors and windows facing the street.

Council supports the reinforcement of these traditional qualities which tend to make experience of the house from the street more personal and make the houses themselves more inviting.



(a) Building Alignment

Building alignment is an essential factor in determining whether the prevailing pattern and spatial character of the city streets is continued or interrupted. The front setback of new houses should therefore reflect any existing established pattern within the street (see Diagram 1).

(b) Orientation

A related, but separate, design issue to alignment is building orientation, that is, how a building is located on site, and the direction it faces. In general, the traditional domestic streets of Fremantle have houses parallel to and orientated to the street (see Diagram 2).

In these special circumstances, the Council may support the selective, justifiable and small-scale use of design elements which would add interest and diversity to the streetscape; however, the indiscriminate use of these and other architectural fashions likely to be detrimental to the prevailing pattern in the streetscape will be discouraged.

Consideration to passive solar design principles should also be investigated when assessing the orientation of the building on the site. A building form that both contributes to the traditional pattern of the streetscape and incorporates passive solar principles is the most desirable. However, the incorporation of solar design principles should in no way impact upon the integrity of existing places of heritage value, including vegetation.

(c) Front Setbacks

Front areas of new houses should reflect the existing street's pattern, which in general can be described as a lineal progression from road — fence (gate) — path — step — covered front door (see Diagram 3 - Typical traditional front garden layout).

The fence may be simply stated by vegetation but more often is a picket fence or brick (limestone) wall with a gate

upwards (it may be a flight of steps). The front door generally faces the street and often covered by a roof, with a roof separate from the main roof and generally at a different pitch. This progression generally occurs over 3-4m (relating to the house's setback from the street). New development should almost always be in straight line unless the existing street patter varies. This should result in clearly stated public and private realms, and a direct visual relationship between the house and the street.

(d) Comer Houses

Traditionally houses constructed on corr. sites have double frontages with front setbacks compatible with the dominant alignments of the existing houses in both streets (see Diagram 4), whilst primarily retaining only one street frontage.

Wherever applicable new corner houses should reflect this pattern. The design of service areas in particular should take into account any unsympathetic impact on the streetscape.

(e) New Infill Development at the Rear of Existing Houses Fronting the Street

New developments should generally reflect the principles of this policy except that the Council may exercise greater flexibility in approving alternative building forms and designs reflective of modern trends as opposed to those simply reproducing traditional architecture giving the existing streetscape its character.

(f) Boundary Walls and Historic Outbuildings

Where existing limestone boundary walls or stables form part of the original surviving setting of the main house, they should be conserved and incorporated into the new development. Freestanding toilets and laundries should be retained wherever practicable.



4. SCALE

The predominant scale of compatible development within this precinct is single storey. In considering the scale of development within this precinct, the Council shall take cognisance of the particular characteristics of each development site, including the form of the existing building environment and building layout of adjoining places. Map Three indicates one and two storey buildings, and, places where access to the rear is compromised because of the position of the existing house.

In specified areas, namely Charles Street, William Street and the southern side of Nelson Street, the Council shall generally impose a single storey height limit to new infill development.

In considering any variation to this section of the policy, the Council shall carefully examine the impact of the additional dwelling upon adjoining places, particularly as they relate to building layout.

An example of an appropriate way to achieve this is demonstrated in Diagram 5.

Council shall only vary this requirement in instances where it can be demonstrated that site features or individual designs reveal that the requested form of development can be achieved in a manner that will have no unacceptable impact upon the amenity of the locality and adjoining places. An example of such variation would be to contain a second storey within the roof space with small scale dormers. However, dormers should not impact on the streetscape as seen from the front or side of the place.

Second storey additions should ensure that views from windows are retained on site or are in a skyward direction

(a) Mass

Building mass or bulk is the apparent massiveness of a building in relation to its surroundings. To complement the scale of be designed to blend with, rather than dominate, that space. 'Oversized' buildings which overwhelm existing houses and dominate the streetscape will be discouraged (see Diagram 6).

Where larger infill houses or additions are proposed, the building mass should be articulated to complement the massing of surrounding places.

To this end, building mass should complement the scale of the existing streetscape with new houses being designed to blend with, rather than dominate, the space. Buildings which dominate existing places will be discouraged.

(b) Carports, Garages, Front Fences

Carports or garages in residential developments should comply with the Council's Policy on 'Carports and Garages in Front of the Building Alignment' (PD2.2.4). Front fence and screen walls should comply with the Council's Policy on 'Front Fences and Screen Walls' (PD2.2.1).

5. AMENITY

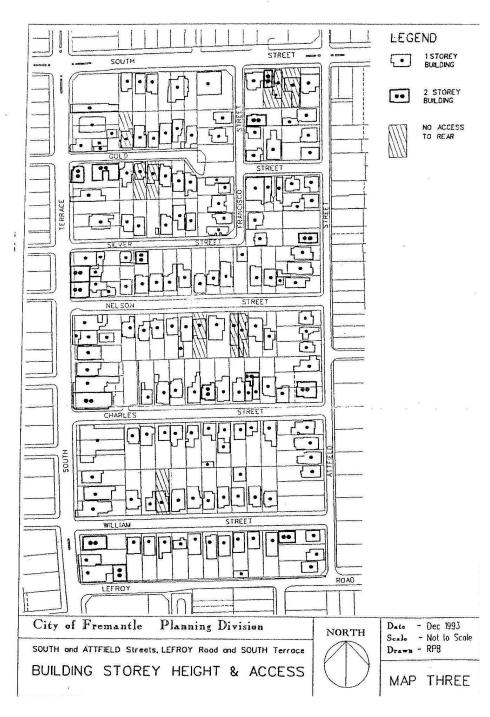
The Council supports the reinforcement of the traditional character of the domestic streets of inner Fremantle which were designed as places where the pedestrian feels welcome and comfortable.

New developments should reflect these qualities and add to the enjoyment of walking in the street by designing infill houses which minimise environmental impacts on adjacent or nearby public spaces.

In assessing the environmental impact of new development, the Council will pay particular attention to:

- retention and enhancement of the existing landscaped areas in the street.
- retention and enhancement of pedestrian shelter and the pleasant environment created by existing mature trees, attractive front fences, and visible







(open) front gardens as well as the settings of the existing houses on the lots. The latter may include elements such as glimpses of the ocean seen from the street through the gap between houses, long and closed vistas or the attractive landform or topography of the street.

 on private land, the retention of existing mature trees, and visual intrusion on the neighbouring places.

6. NATURAL ENVIRONMENT

Existing vegetation of suitable quality shall be retained wherever possible, particularly in instances where it contributes to the streetscape, helps in the retention of visual privacy or where it forms a part of a significant place such as a significant backyard.

A proposed landscape plan shall be submitted as part of the development application process. Details of significant existing vegetation and proposed planting shall be included. Officers of the Council shall assist in the provision of information as to appropriate species and plant types to be provided.

7. ARCHITECTURAL DESIGN

(a) Building Materials

The Council will encourage the use of the most common traditional materials, which in Fremantle include:

Structural: stone, brick and timber
Cladding: weatherboard, corrugated iron
Roofing: galvanised iron and colorbond

(b) Building Style

In older areas mock 'historic' style housing is discouraged.

(c) Roofs

Roofs play a significant role in the urban character of the traditional domestic

therefore encourage traditional forms of roofs on infill houses.

Flat roofs would not generally be supported in the older part of Fremantle where the traditional roof forms survive intact and form a coherent townscape.

Particular attention will be paid to the assessment of the pitch of the roof of the proposed dwelling to ensure its pitch will not adversely impact on any adjoining site in terms of reflection, and to ensure that it complements existing roof pitches in the area.

8. ADDITIONS AND EXTENSIONS

- (a) Any additions and extension should be designed in such a way as to retain an enhance the character and integrity of the existing house and to minimise an impact of new additions on the streetscape and neighbourhood places
- (b) Additions and extensions to existing houses will be assessed in light of the following conditions:
 - · If the proposal involves a ground floor extension it should be constructed to the side or rear of the original house. On narrow and smal lots, especially in cases of additional access provided by a rear laneway, the Council supports the additions being separated from the original house rather than providing lengthier continuous walls along boundaries. Such separate extension may be linked with the main house by a covered walkway or completely enclosed narrow living space, so that the provision of light to internal spaces will not be diminished and the site coverage at the rear will not reduce the garden outlook from the house and neighbouring places (see Diagram 7).
 - If the extension involves an upper floor added to the existing single storev house, and if it is of the same



area as that of the ground floor level of the existing house, it should where possible be contained within the existing roofspace. Daylight can be provided by a rooflight or dormer window(s) designed in such a manner that the character of the existing house is retained. Upper floor additions should not negatively impact upon the streetscape as seen from the front or side.

- · If the proposal involves an upward extension involving a two-storey addition or loft, it should be generally located at the rear. If, in special circumstances, such an extension has to be constructed partially above the existing single storey house it should, in any event, be located behind the existing ridge so that its visual intrusion can be resolved in harmony with the building environment of the property, neighbourhood and streetscape. As such, the new roof line should be substantially behind, or screened by, the dominant roof as seen from the street.
- For extensions on a corner site the design should incorporate the additional requirement that it will reflect the quality of architecture of the existing house and will either provide a frontage to the second street or will otherwise complement the existing streetscape in a relevant alternative way.

All additions and extensions to residences must comply the Council's Policy on 'Dwellings and Visual Privacy' (PD2.2.2).

9. HOUSING TYPES

The Council shall encourage the provision of a variety of housing forms, including studios and additional accommodation units. This is particularly relevant in instances where a density clause is

In determining applications for infill housing, the Council shall ensure that the floor area of the proposed dwelling is compatible with the proposed available land area. Sizes should be commensurate with the land area provided and correlate both in design and location terms with the amount of private open space available for each dwelling and protection of the appropriate setting of the existing house. To this end, the Council shall encourage the provision of purpose built homes for smaller blocks.

10. TRAFFIC/PARKING

The Council shall seek to minimise traffic and parking problems by ensuring that sufficient parking facilities are provided for new developments.

To this end, on-street carparking shall be discouraged.



ATTACHMENT 3 D.G.S3 – South and Attfield Streets, Hampton and Lefroy Roads Local Area



D.G.S3

SOUTH AND ATTFIELD STREETS, HAMPTON AND LEFROY ROADS LOCAL AREA

OBJECTIVE

The objective of this policy is to ensure that residential development takes place in a way which protects the integrity of the existing buildings, the scale and character of the area, the amenity of adjoining properties and addresses traffic and parking issues

POLICY

Density

The lots within the street block are of a diverse size and density. In order to encourage urban consolidation, an increase in density will be considered where the lots are large and underutilised and if the existing buildings are retained. In considering an increase in density, the Council shall have due regard to the quality of site planning and design and ensure the proposal complies with the objectives of the policy statement.

2. Form

The development should take the form of single dwellings or small groups not exceeding two storeys in height. Where infill development fronts onto an existing street, the new building should be designed to protect the harmony of the existing streetscape, and conform with the principles established in the Council's Policy on Urban Design and Streetscape Guidelines - D.B.H1.

Heritage Value

A number of buildings within the street block have significant heritage and urban value. These buildings should be retained and incorporated into the redevelopment of the site. All significant existing buildings should first be documented in detail prior to any disturbance.

4. Traffic and Parking

Whilst recognising that the Local Area as a whole is capable of supporting infill residential development, the Council shall seek to minimise traffic and parking problems, by ensuring that sufficient and adequate parking facilities for existing and additional residences will be required to be provided on site. Traffic management measures and a rationalised on-street parking arrangement within the Local Area may be considered subject to consultation with the local residents.

5. Public Open Space

The small park to be created at the end of Dale Street as part of the subdivision of the old Swan Hardware site shall be designed and maintained as a small community park for the use of residents in the immediate locality.

Adopted: 16/5/88

Amended: 20/3/99, 20/8/90 and 23/3/92



ATTACHMENT 4 D.G.S4 – South Terrace, Douro & Ocean Roads and Hickory Street Local Area



SOUTH TERRACE, DOURO AND OCEAN ROADS AND HICKORY STREET LOCAL AREA

OBJECTIVE

The objective of this policy is to allow for residential redevelopment, whilst recognising the need to retain buildings of heritage significance that reinforce the original beachfront character of South Terrace and conform with the existing scale and character of Hickory Street whilst minimising access problems arising from future residential development proposals.

POLICY

- In the area covered by this policy, the maximum allowable density will be R40 and the provisions of Clause 63 of Council's Town Planning Scheme No. 3 will not be applicable to development proposals.
- Reduced setbacks may be permitted to Hickory Street and South Terrace where this would permit a more satisfactory form of development and in particular would allow for better provision of private open spaces.
- 3. The maximum height of dwellings shall be two-storeys.
- All vehicle access shall be taken from Hickory Street, except at Nos. 418, 426 and 446 South Terrace where existing crossovers onto South Terrace remain.
- 5. The buildings at Nos. 414, 422 and 448-458 South Terrace are considered to have significant heritage value and should be retained and incorporated into any redevelopment of these sites. A detailed assessment of the architectural and heritage value of these buildings shall be carried out to the satisfaction of the Director, Urban Management prior to any development of the lots.

Adopted: 22/6/92 Amended: 20/12/93



ATTACHMENT 5 D.G.S5 – Wills Transport Site - 122 Marine Terrace & 3 South Street, South Fremantle



WILLS TRANSPORT SITE - 122 MARINE TERRACE & 3 SOUTH STREET, SOUTH FREMANTLE

OBJECTIVE

The objective of this policy is to provide design guidance for the policy area in conjunction with other relevant council Policies. The policy is to be applied to achieve an attractive streetscape and a high level of amenity for the policy area and surrounding locality.

POLICY

The policy applies to the area bounded by Marine Terrace, Louisa Street, Coral Street and South Street.

The policy provides general guidance for the site overall and also deals individually with each street frontage of the area.

The Policy constitutes a local planning policy as per section 2.6 of the Residential Design Codes and a Planning Policy Statement under Town Planning Scheme No.3.

The provisions of the RD Codes apply except where specifically stated otherwise.

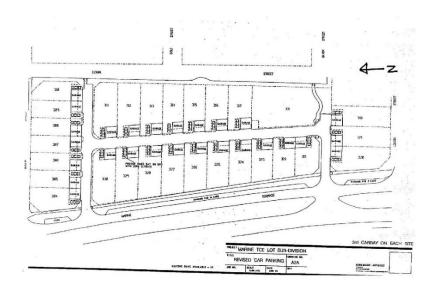
General Provisions

The single residential character of the street block should be maintained.

All lots shall have vehicular access solely via the internal laneway of the site.

Each lot shall make provision for an on-site visitor car parking bay, as indicated below in the Visitor Car Parking Plan, and the bay shall be maintained in perpetuity as a clear area for visitor parking.







Gates to the potential on-site visitor car parking bay should ideally be of automatic opening/closing and should not swing out to the lane where they would be an obstruction.

Given the provision for a potential on-site visitor car parking bay, it is emphasised that the design of dwellings should include another private open space area of minimum 24sqm.

Surveillance from private property into the public areas on site and surrounding the site is encouraged.

All lots which have a common boundary with the public open space area, or which are directly opposite the public open space area (Lots 14,18,19,21,22 & 23) are required to provide a garage-top terrace/room/studio to provide for passive surveillance of the public open space area.

Garage-top rooms may be permitted on all lots if overlooking and other amenity issues are addressed to the satisfaction of Council.

Shade devices such as verandas and awnings may encroach up to 1m into setback areas except where specifically stated otherwise. Buildings should be set back or indented to achieve an efficient shading of veranda decks. balconies and windows.

Landscaping shall be provided to the laneway and front setback areas in a manner to provide for shade and softening of development. Landscaping should be designed to maximize clear pedestrian views throughout the laneway system.

Setbacks from laneways - 0.75m to garages.

Garages shall be located directly opposite one another on the laneways wherever possible.

Maximum width of garage per lot 9m.

All lots shall be provided with a hardstand adjacent to the laneway to allow for convenient bin collection.

All levels shall be calculated from natural ground level of the site - i.e. the ground level post-subdivision ref 120031.

Land uses

In accordance with the stated intent of the subdivision application for the site; the Fremantle Planning Strategy and draft CPS4, Residential uses are permitted. All other uses should be compatible with the Residence zone including home business as defined in Draft CPS4.

This site is specifically excluded from the portion of Council's Policy D.G.F16 'Marine Terrace Policy (including South Fremantle)' where that policy states that ".....Mixed use development may take place on those sites with redevelopment opportunity."



Coral Street

Setbacks

- Front 3m to building line; 1.5m to verandas.
- Side North as per RD Codes.
- Side South single storey (max 3.0m) parapet walls permitted if set back a minimum of 5 metres from the front boundary. Otherwise as per the RD Codes.
- Rear 0.75m to garage.

Building

- Single storey development fronting the street, having regard to the traditional form of development in Coral Street.
- · Front verandas the full width of buildings encouraged.
- Upper storey development may be permitted if set back 7.5m from the front boundary. Height limit of upper storeys in accordance with Area B standards of the RD Codes.
- Traditional roof forms generally hipped roof at around 30°.
- Vertical proportion to windows encouraged in sympathy with traditional development on Coral Street

Open space

- Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 6m x 9m required with northerly aspect.

South Street

Setbacks

- Front 1.5m
- · Sides Nil (1.5m to Marine Terrace)
- Rear 0.75m to garage

Building

- Two storey development to the street. Height limit in accordance with Area B standards of the RD Codes.
- Third floor may be included if set back 4m from front of building.
 Height limit in accordance with Area C standards of the RD Codes.
- Lot 1 to be 3 storey development to the street. Height limit in accordance with Area C standards of the RD Codes.
- Height limit 6m (including height of roofs) within 12m of rear boundary.

Open Space

- Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 4m x 4m required at the rear of development.

Marine Terrace

Setbacks

- Front 3m (measured at southern boundary)
- Side north as per RD Codes.
- Side south as per RD Codes.

D.G.S5 - PAGE 4



- Exceptions 2 storey parapets may be permitted set back 5m from front boundary and 12m from rear boundary;
- Upper storey 'lookout' rooms to be set back 4m from south side boundary.
- · Rear 0.75m to garages

Building

- Façade to be at right angles to southern boundary.
- Two storey development to the street. Height limit in accordance with Area B standards of the RD Codes. Exception – a third storey 4m x 4m 'lookout' room or terrace may be permitted up to the height limit of the Area C standard of the RD Codes.

Open Space

- Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 6m x 9m required with northerly aspect.

Louisa Street

Setbacks

- · Front 4m to verandas, balconies & other structures
- · Side west as per the RD Codes
- Exception setback to Marine Terrace to be 4m
- . Side east as per the RD Codes
- Rear 0.75m to garages

Building

- · Single storey development fronting the street.
- Two storey development may be permitted if set back 10m setback from the front boundary.
- Development may be permissible within roof-spaces.
- Development to provide a transition between the existing small scale development on Louisa Street and the proposed larger scale of Marine Terrace.

Open Space

- · Up to 60% site cover permitted (roofed area).
- Ground level courtyard of 6m x 6m required with northerly aspect.

Other Policy considerations:

Note: all relevant Council Policies will be used in assessment of development applications on site, including:

- > RD Codes October 2002
- Council's Policy D.G.F16 'Marine Terrace Policy (including South Fremantle)' – Except in regard to the permissibility of mixed use development
- Council's Policy D.B.H12 'Energy Efficient Building Design'
- Council's Policy D.B.H1 'Urban Design and Streetscape Guidelines'
- Council's Policy D.B.H2 'Front Fences and Screen Walls'
- Council's Policy D.B.H5 'Satellite Dishes, Air Conditioners and Antennas'

Development and Land Use Policy Manual



➤ Council's Policy D.C.7 'Home Occupations'

Adopted: Amended: 18/8/03 (Replaces original version adopted 21/3/88) 27/9/04



ATTACHMENT 6 D.G.S6 - South Beach Village



LOCAL PLANNING POLICY SOUTH BEACH VILLAGE DGS6



Adopted 26 July 2006



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Figure one - Policy area

LIST OF APPENDICES

Appendix One - General Development Requirements



1.0 POLICY PURPOSE

The purpose of the policy is to encourage a vibrant, modern, coastal residential development that visually incorporates design elements that are compatible with the character of South Fremantle.

All development in the City of Fremantle is required to comply with Town Planning Scheme No.3. This policy should also be read in conjunction with Town Planning Scheme No.3, Council's Development & Land Use Policy Manual and Residential Design Codes of Western Australia.

2.0 POLICY OBJECTIVES

The policy objectives are:

- To ensure development design embodies a coastal character reflecting the climate and feel
 of Fremantle's beaches rather than conventional suburbs.
- To promote building design and development that is compatible with the character of South Fremantle.
- To provide a mix of building materials, colours and textures.

3.0 POLICY AREA

This policy is applicable to lots highlighted in orange in figure one below.



Figure one – Policy area



4.0 GENERAL DEVELOPMENT REQUIREMENTS

Development shall be in accordance with Town Planning Scheme No.3 with specific reference to Development Plan 14. The development requirements provided below are provided in addition to those within Town Planning Scheme No.3, Residential Design Codes of Western Australia and the City of Fremantle's Development and Land Use Policy Manual. The policy also provides for interpretation of scheme requirements in appendix one.

Where an inconsistency between this policy and the Scheme arises the scheme shall prevail.

4.1 ELEVATIONS

Building elevations shall be in accordance with the following development requirements.

Elevations are to be articulated on those parts of the dwelling that are visible from the primary street and public open space by varying the setbacks and /or construction materials.

Elevations must address the primary street and any adjacent public open space by way of design, fenestration and clearly identifiable vertically articulated entry.

Passive surveillance must be ensured over primary and secondary streets and public open space. This shall be achieved by the provision of major openings to these areas which allow passive surveillance.

Dwellings on corner lots shall be designed to address both street frontages by way of design, fenestration and clearly identifiable vertically articulated entry.

4.2 BUILDING MATERIALS

Buildings shall be in accordance with the following development requirements.

A blend a mix of building materials, colours and textures shall be provided to create architectural interest.

Predominant building base colours should be light, natural, earthy and synonymous with the coastal landscape.

Predominately masonry face brick wall construction will not be approved. Use in highlights and features is however supported.

Natural and /or reconstituted limestone blocks will be accepted in building design.

4.3 CARPORTS AND GARAGES

Carports and garages shall be in accordance with the following development requirements and locations identified in appendix one.

Vehicles must be accommodated on site with minimal obtrusiveness and adequate provision made for vehicle manoeuvring.

The garage door must be a panel lift door of timber or steel with a horizontal timber panel door look.

Triple width garages are not permitted.



Approved finishes for the driveway include the following:

- Masonry and clay paving.
- Precast concrete pavers which are planed, honed or split faced.
- Exposed aggregate concrete finish.
- Coloured concrete with feature inserts.
- Liquid limestone.

4.4 ANCILLARY DEVELOPMENT AND SERVICES

Ancillary development and services shall be in accordance with the following development requirements.

External fixtures shall be in accordance with the acceptable development standards of Element 10 of the Residential Design Codes. Where this is not achievable external fixtures that are screened from view shall be determined as meeting the performance criteria of the Residential Design Codes for Western Australia.

4.5 FENCING

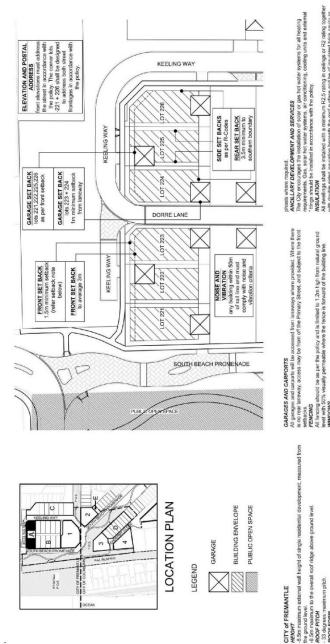
Where front and side fences are proposed forward of the front building line, they will be restricted to 1.2m in height from natural ground level. All portions of the front fences shall be a minimum of 50% visually permeable excluding piers. (Refer to Residential Design Codes of Western Australia for definition of visually permeable).

Fencing materials to be of masonry, timber or steel, and can include pickets or horizontal slats, brickwork or limestone.





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