

**POLICY FOR EUCLA COURT, NORTH FREMANTLE INCLUDING
THOSE LOTS FACING RULE STREET AND THOMPSON ROAD,
NORTH FREMANTLE**

OBJECTIVE

The object of this policy is to secure the orderly redevelopment of the ICI site for residential use while protecting amenity, heritage and townscape values of the site and encouraging compatible non-residential uses.

POLICY

1. **Density**

Lots 1-4 and 201-204 Rule Street and Lots 205-322, 214-219 and Lot 5 Eucla Court are only permitted to support residential development.

Lots 212 and 213 Thompson Road may be permitted to have an increase in density under Clause 69 of Town Planning Scheme No. 3, subject to approval from Council and compliance with relevant policies, refer to clause 4 of this policy.

2. **Form**

The extent of approved fill needs some specific treatments to reduce the impact of overlooking and visual dominance of development as identified in Council's Policy D.B.H1 'Urban Design and Streetscape Guidelines for Residential Development' on adjoining public open spaces and adjacent properties. These treatments should incorporate the following;

(i) **Boundary Walls**

The boundary wall height between Lots 204, 205, and 219 on the northern portion of the development adjoining the Reserve for Recreation shall be limited in height. Fences are permitted to be constructed to 1.2m in height when of solid construction, or 1.8m in height if of open construction. This is to ensure that the height of the retaining wall on this boundary line, as viewed from the Reserve for Recreation is kept to a minimum.

(ii) **Front Fences**

Front fencing to Lots 201-204 Rule Street shall be limited to 1.3m in height and be of open construction in accordance with Council's Policy D.B.H2 'Front Fences and Screen Walls'.

(iii) Setbacks

Lots 1-4 and 201 Rule Street and Lots 205-211 and 214-219 Eucla Court shall have a front setback of 4.0m. Lot 203 Rule Street shall have a front setback of 3.0m and Lot 202 Rule Street shall have a front setback of 3.0m at the north eastern point and widening to 4.0m at the south eastern point as indicated on Map 1. Lot 204 Rule Street shall be setback 8.0m as measured from the eastern boundary.

New buildings on Lots 204 Rule Street and Lots 205 & 219 Eucla Court, which adjoin the Reserve for Recreation to the north, shall be setback from this boundary a minimum of 2.0m for single storey and a minimum of 4.0m for two storey development. This allows for the stepping of development along that boundary to ensure that the amenity of property owners to the north are not adversely affected by overlooking or excessive bulk and scale of new development.

The eastern (secondary) street setback applicable to Lot 216 Eucla Court shall be 2.0m.

(iv) Cut and Fill

The following levels are applicable to each lot as depicted on Map 1. These levels have been derived from the “as constructed” earthworks plan dated 28 November 1997.

TABLE 1 - Height Datum Level, By Lot

LOT	STREET	HEIGHT DATUM LEVEL
201	RULE STREET	16.5
202	RULE STREET	16.5
203	RULE STREET	16.5
204	RULE STREET	16.2
1**	RULE STREET	
2**	RULE STREET	
3**	RULE STREET	
4**	RULE STREET	
5	EUCLA COURT	12.0
205*	EUCLA COURT	13.2
206*	EUCLA COURT	13.2
207*	EUCLA COURT	13.2
208*	EUCLA COURT	13.2
209	EUCLA COURT	11.0
210	EUCLA COURT	10.4
211	EUCLA COURT	9.8
212	THOMPSON ROAD	N/A

213	THOMPSON ROAD	N/A
214	EUCLA COURT	9.5
215	EUCLA COURT	10.2
216	EUCLA COURT	11.0
217	EUCLA COURT	12.1
218	EUCLA COURT	12.1
219	EUCLA COURT	11.2

* Lots 205-208

The levels applicable to these lots will be applied to the entrance of the dwelling, and not undercroft parking. Furthermore the stepping of dwellings to utilise the change in level over the site will be supported by Council.

** Lots 1-4

Data is not available pertaining to the levels of the above lots. As such any development will be subject to the application of Council's Cut and Fill Policy and heights of buildings will be required to be comparable to development on adjoining lots, those being 201, 208, 102 and 5.

No relaxations with respect to the height datum level will be permitted.

(v) Height

New houses within the development will be restricted in height to a maximum of 7.0m to the roof eaves and 10.0m in height to the roof ridge. These heights will be measured from the height datum level nominated for each lot as identified in Table 1 at 2(iv) above.

3. Garages/Carports

All applications for garages/carports will be assessed in accordance with Council's Policy D.C.6 'Garages/Carports in front of Dwellings/Buildings'. This policy does not support garages/carports being positioned forward of the building line.

4. Heritage

Council recognises the heritage value of the old Laboratories and Offices buildings of the former Vacuum Oil Company (Lots 212 and 213 Thompson Road), and the duplex pair of limestone cottages (Lot 212 Thompson Road), particularly within the context of the greater heritage precinct which includes these buildings in addition to the Goodman Fielder complex of buildings.

Council requires their retention, restoration and reuse in any proposed use for the lots on which they are situated.

To ensure the retention and restoration of these buildings is achieved Council is prepared to consider relaxing provisions of its Town Planning Scheme via the application of Clause 69 and in considering other relevant policies.

5. Privacy

Council may consider variations to Council's Policy D.C.10 'Visual Privacy for Dwellings' to facilitate river views and vistas where it can be demonstrated that the amenity of the adjoining lots will not be significantly affected by such variations.

Council acknowledges that some level of overlooking is likely to occur due to the small size of each lot and the residents desire to obtain river/ocean views .

6. Goodman Fielder Mill (Dingo Flour Mill)

Council supports the operation of the Goodman Fielder Mill. This operates 24 hours 7 day a week and includes the use of heavy machinery and the regular arrival and departure of trucks. Council encourages noise attenuation measures to be incorporated into the design and materials of new dwellings.

7. Other Policies

All applications will be assessed in accordance with Council policies as contained within the Development and Land Use Policy Manual unless otherwise stated in this policy. Applicable policies include;

- D.A.5 'Advertising and Notification of Development Applications'
- D.B.H1 'Urban Design and Streetscape Guidelines'
- D.B.H2 'Front Fences and Screen Walls'
- D.B.H8 'Colour Schemes in Fremantle'
- D.C.6 'Garages/Carports in front of Dwellings/Buildings'
- D.C.10 'Visual Privacy for Dwellings'.

Adopted: 21/3/88

Amended: 20/7/98

