



Local Planning Policy 3.16

Burt Street

Local Planning Policy 3.16 – Burt Street

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy 3.16 – Burt Street (LPP 3.16).

Introduction

The provisions of this Policy assist in the interpretation of the requirements within Sub area 2.3.4 of the City of Fremantle Local Planning Scheme No. 4 (LPS4) and partially augment the Residential Design Codes Volume 2 (R-Codes).

Objectives

The objective of this Policy is to ensure that development in the Burt Street area appropriately responds to the surrounding context in terms of streetscape appearance, built form, landscaping and tree cover.

Application of this Policy

This policy applies to the land bound by Skinner Street, Burt Street, East Street and Vale Street as shown below. Provisions relating to the development standards for this site are contained in Scheme under Sub Area 2.3.4 of Schedule 8.

In the event that there is a conflict between this policy, and a provision contained within a Local Area Planning Policy, the most specific policy provision shall prevail.

Notwithstanding the zoning of the site, development applications for the site require referral to the Design Advisory Committee for consideration, unless otherwise agreed upon by the Manager of Development Approvals.

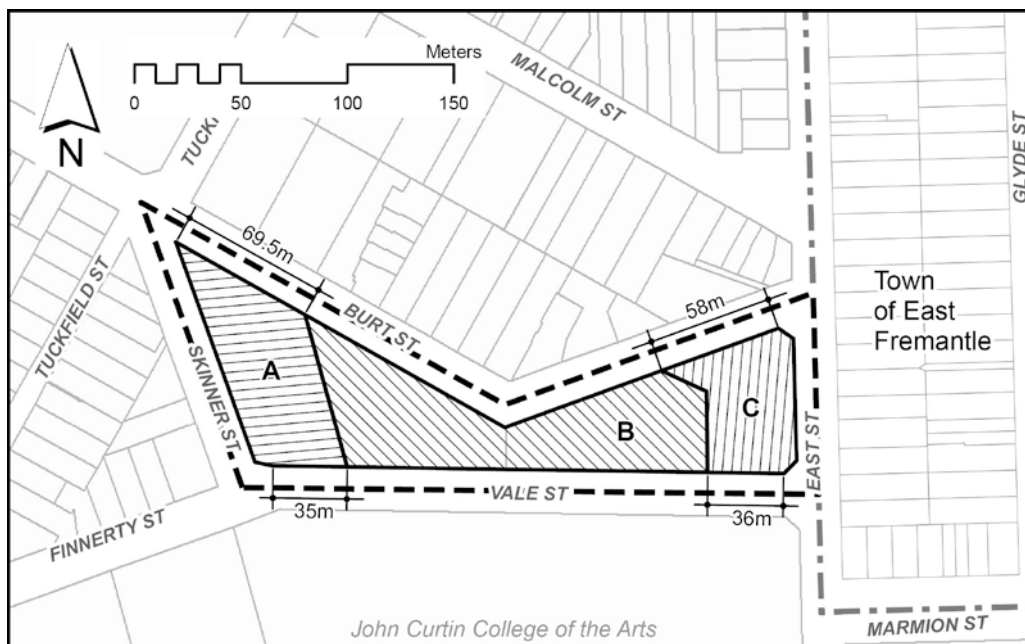
Policy Provisions

Schedule 8 Provisions – Sub Area 2.3.4

SUMMARY OF SCHEDULE 8 PROVISIONS

(reproduced from Local Planning Scheme No.4 for ease of reference)

Clause 2.1 'height controls' and clause 2.2 'Matters to be considered in applying general and specific height controls' of the Local Planning Area 2 do not apply



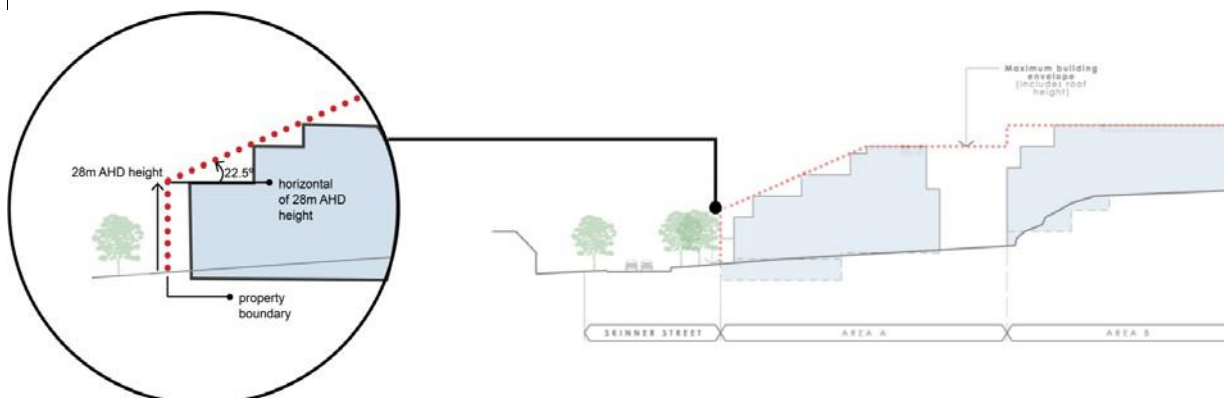
BUILDING HEIGHT [specified in Australian Height Datum (AHD) metres]

Area A	Maximum building height of 37.0m AHD
Area B	Maximum building height of 40.0m AHD
Area C	Maximum building height of 42.0m AHD

AREA A BUILDING HEIGHT BUFFER

Development proposed within Area A shall comply with the following building height envelope:

- 1) Height plane is measured at an angle of 22.5 degrees above horizontal at a height of 28.0m AHD along the property boundary on the east side of Skinner Street.
- 2) Limit all building elements to height plane/building envelope.



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BUILDING SETBACKS

East Street frontage	5.0m minimum
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CAR PARKING AND VEHICLE ACCESS

Primary vehicle access	Shall be located from Vale Street
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Traffic Impact Assessment shall be submitted to support any planning application¹.

OTHER DEVELOPMENT REQUIREMENTS ^{*2}

Retain and/or interpret any features of cultural heritage or landscape significance

Maximise opportunities to retain existing trees and provide significant areas of new planting

Provide street verge landscaping and vehicle parking for public use

Integrate with surrounding public areas

Provide visual permeability through the site and mitigate the impact of building bulk on streetscape

Notes:^{*1} *The Traffic Impact Assessment (required as specified in Schedule 8 Provisions) is to be undertaken by a suitably qualified traffic engineer and shall be submitted in support of application for planning approval.*

Notes:^{*2} *Additional requirements must be met for Multiple Dwelling Diversity as per Clause 4.4.5 of LPS4 and the City's Memorandum of Understanding with the Housing Authority.*

POLICY REQUIREMENTS

The below provisions are in addition to the R-Codes Volume 2 (and numbered accordingly)

CLAUSE 2.7: BUILDING SEPARATION

Acceptable Outcomes:

A2.7.1 The length of buildings fronting Vale Street must not exceed 40m and are to incorporate complete breaks between buildings of a minimum of 6m, providing uninterrupted views through the site.

A2.7.3 A minimum of 30% open space must be provided across the site with a minimum dimension of 1m at any point. In calculating this percentage, deep soil areas and communal open space are included.

A2.7.3 In relation to the open space requirement above, no more than 10% of the culminated setback areas on the site are to be included in the open space calculation.

Design Guidance:

DG2.7.1 Where landscaped building setbacks are included in the open space calculation, these shall incorporate the adjacent public realm and provide a consolidated experience and sense of character.

CLAUSE 3.1: SITE ANALYSIS AND DESIGN RESPONSE

Design Guidance:

DG3.1.1 Site design should be responsive to neighbouring sites, the existing context and neighbouring public realm resulting in a positive contribution to the neighbourhood.

DG3.1.2 Development should retain and/or interpret any features of cultural heritage or landscape significance.

DG3.1.3 Development should achieve visual permeability through the site, incorporating view lines achievable from the public realm (measured at height of standard person).

CLAUSE 3.3: TREE CANOPY AND DEEP SOIL AREAS

DG3.3.1 Appendix 1 of this Policy includes a map showing existing tree canopy and identifies trees that meet the criteria of R-Codes cl. A3.3.1 as being worthy of retention. Where the City approves a tree for removal, it should be replaced by equivalent planting. As a last resort, removed onsite trees may be offset by planting trees in the road reserve but this should not be used to justify excessive site cover.

CLAUSE 3.6: PUBLIC DOMAIN INTERFACE

Design Guidance:

DG3.6.1 Opportunities should be provided for casual interaction between residents and the public domain. This may include seating at building entries, near letterboxes and in private courtyards adjacent to streets.

DG3.6.2 The provision of street verge landscaping and vehicle parking for public use shall be provided by the owner and or applicant. Additional approval by the City of Fremantle Parks and Landscaping department and/or Traffic and Civic Design will need to be obtained.

CLAUSE 3.8: VEHICLE ACCESS

Acceptable Outcomes

A3.8.1 Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.

A3.8.2 On sloping sites, minimise basement carparks protruding above ground level by using split levels.

POLICY REQUIREMENTS

The below provisions are in addition to the R-Codes Volume 2 (and numbered accordingly)

A3.8.3 Development and access routes are to avoid removal or potential harm to any affected trees.

CLAUSE 4.10: FAÇADE DESIGN

Acceptable Outcomes

A4.10.1 Buildings on corners address both frontages to the street with no blank walls to the frontages.

A4.10.2 Continuous horizontal and vertical building elements shall be broken into smaller components through architectural features, materials textures and/or building breaks.

Design Guidance:

DG4.10.1 Key street corners should be activated as landmarks where appropriate to define local character.

DG4.10.2 Building facades should be well resolved with an appropriate human scale and proportion to the streetscape. Design solutions may include:

- (i) well-composed horizontal and vertical elements;
- (ii) variation in floor heights to enhance the human scale;
- (iii) elements that are proportional and arranged in patterns;
- (iv) public artwork or treatments to exterior blank walls;
- (v) grouping of floors or elements such as balconies and windows on taller buildings;
- (vi) revealing and concealing certain elements;
- (vii) changes in texture, material, detail and colour to modify the prominence of elements.

Appendix 1 - Site character and context analysis

SITE CHARACTER AND CONTEXT ANALYSIS

Existing Natural Features

EXISTING MATURE TREES BY CANOPY COVER AND HEIGHT



Tree Canopy present in 2017 at time of original policy adoption (see Appendix for 2026 canopy)

EXISTING MATURE TREES WITHIN THE AREA

The site and immediate surrounding area has several existing mature trees, shown above by height. The existing vegetation in the area assists in breaking up any continuous built form.



SITE CHARACTER AND CONTEXT ANALYSIS

Existing Natural Features

HEIGHT DIFFERENCES AND NATURAL GRADIENT

The site has a significant gradient that falls from Burt Street to Vale Street as well as also falling to the West along Burt Street. These height changes have resulted in differing heights of surrounding developments.

The sloping natural topography should be used to enhance the visual interest to new developments through retention of some of these site features.



UNIQUE SITE FEATURES

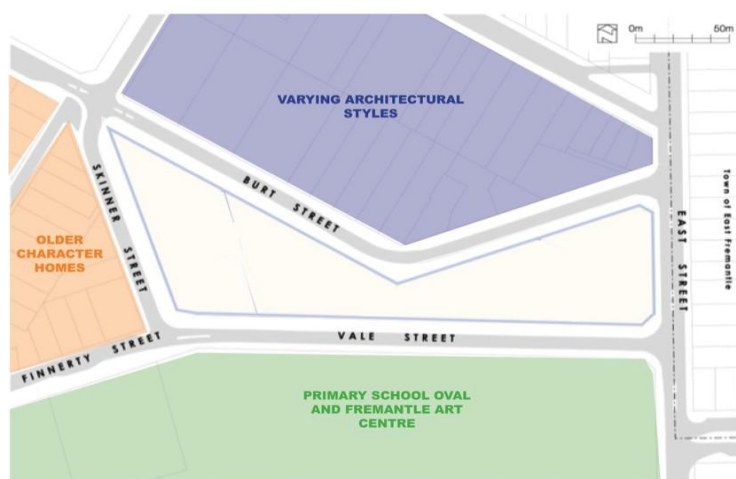
The limestone rock formation to the north eastern corner Burt Street and East Street is a unique natural feature and landmark to the site. This location of the limestone rock is of a similar size and shape to an existing pocket of green space to the north of the site and would respond well to the local context.



SITE CHARACTER AND CONTEXT ANALYSIS

Built Form Character

SURROUNDING BUILT FORM AND ARCHITECTURAL CHARACTERISTICS



SITE CHARACTER AND CONTEXT ANALYSIS

Existing Natural Features

BURT STREET FRONTAGES

Adjoining dwellings located on Burt Street vary in size and height however typically these dwellings are of two to three storeys in height. The buildings along Burt Street vary significantly in age and character which makes for an eclectic mixing of building frontages. Larger side setbacks and varying front setbacks mean that there is building articulation along the streetscape.



EAST STREET FRONTAGES

The building heights and architectural styles along East Street are similar to those along Burt Street.

A higher proportion of sites are of single storey along East Street however, several dwellings range between three and four storeys.



SKINNER STREET FRONTAGES

The dwellings along Skinner Street are of a similar era and architectural style, found typically in Fremantle. The dwellings are predominantly single storey and have minimal side and front setbacks. This results in limited articulation of buildings however the high degree of landscaping means existing vegetation softens the appearance of continuous buildings.



SITE CHARACTER AND CONTEXT ANALYSIS

Existing Natural Features

VALE STREET FRONTAGES

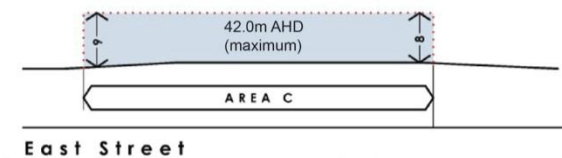
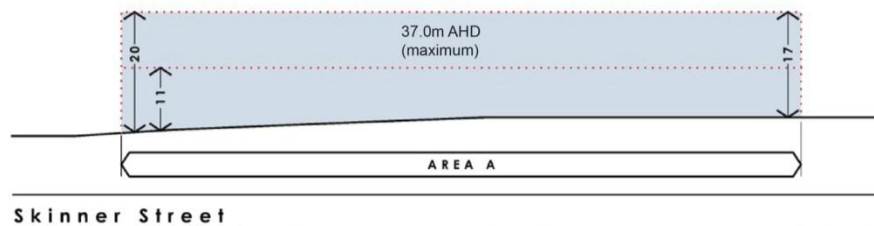
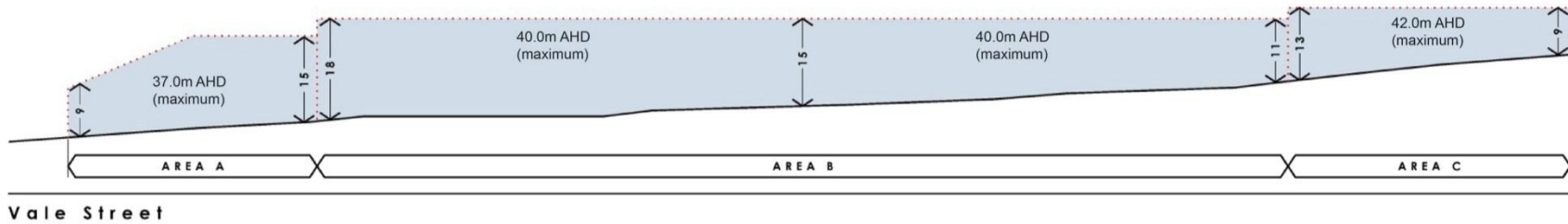
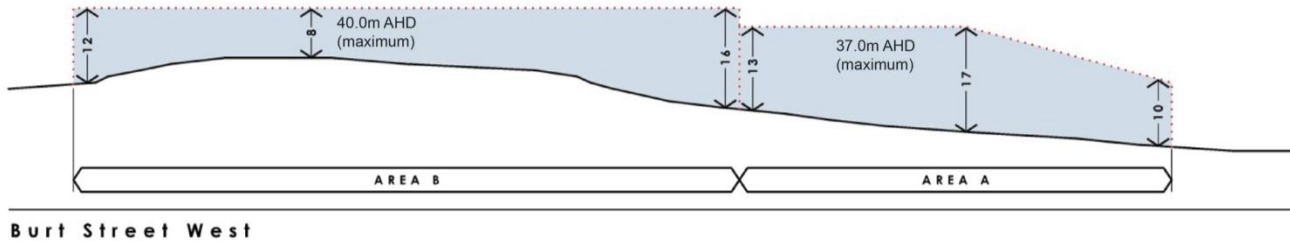
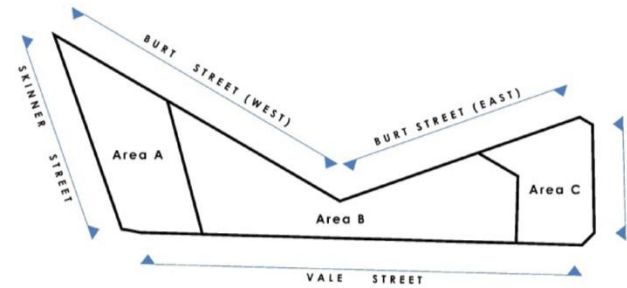
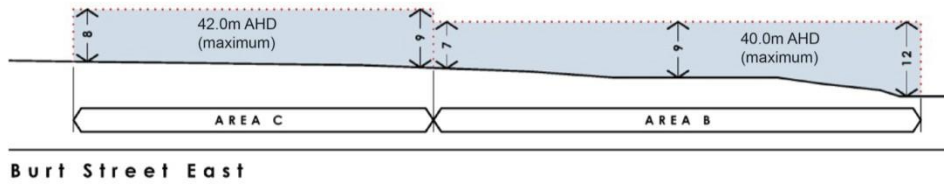
The adjoining sites along Vale Street are predominantly undeveloped due to the location of John Curtin College and the heritage significant Fremantle Art Centre.

Both of these adjoining sites provide expansive green space for the area which is available for active and passive use by the community. Importantly these sites also incorporate significant established native vegetation and planting.

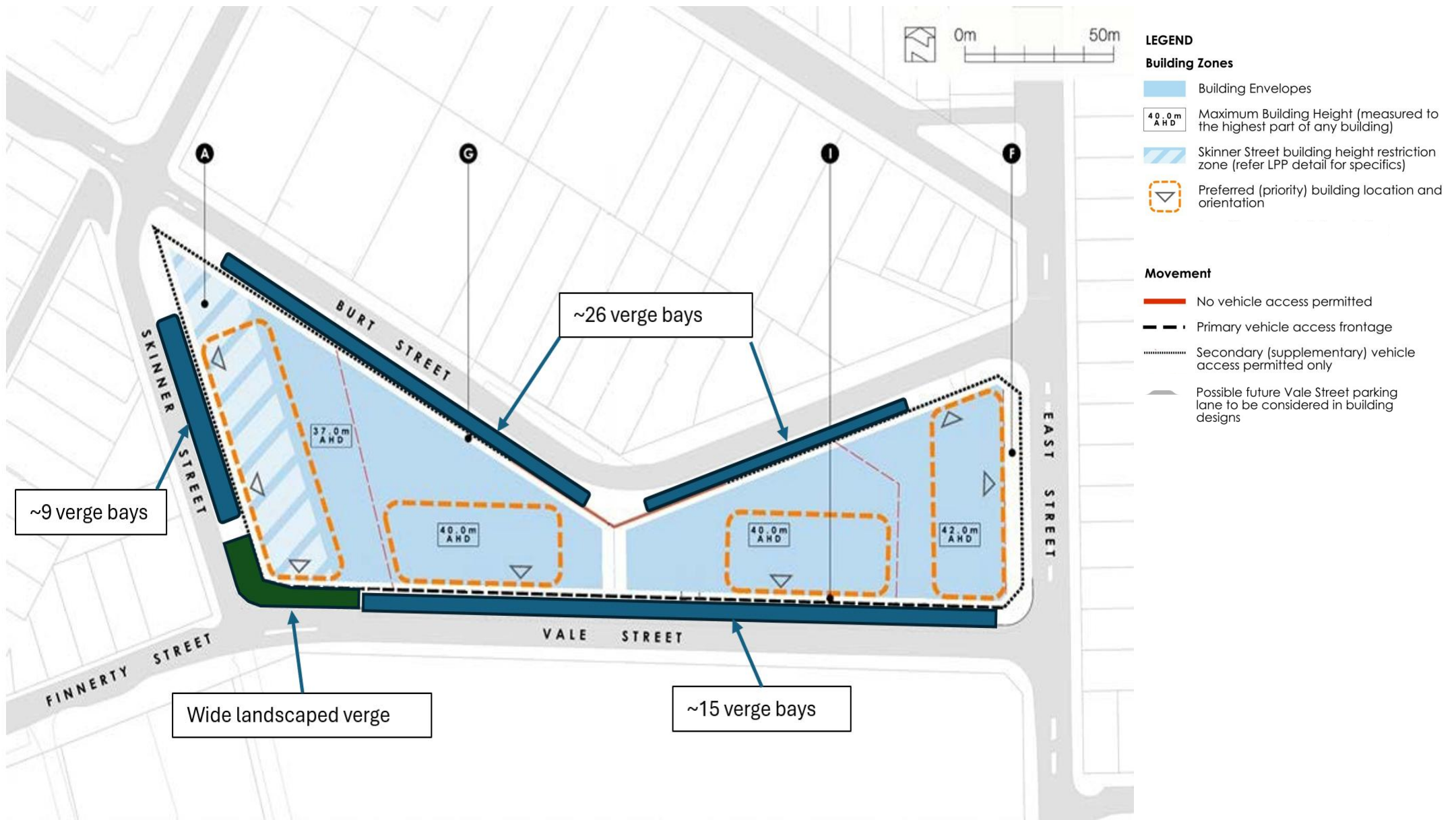
The limited development on the adjoining properties means that important green corridors and view corridors are maintained.



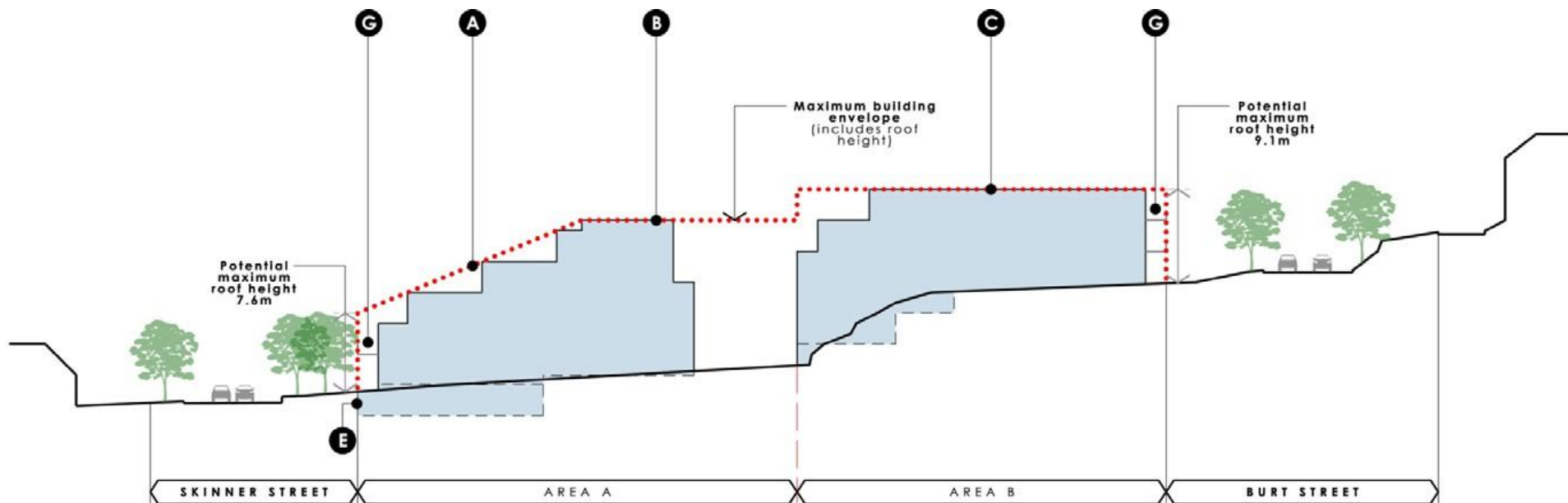
Appendix 2 –Building Heights



Street views illustrating permissible building height planes and approximate building heights above natural ground level (Note: maximum heights at AHD requirement)

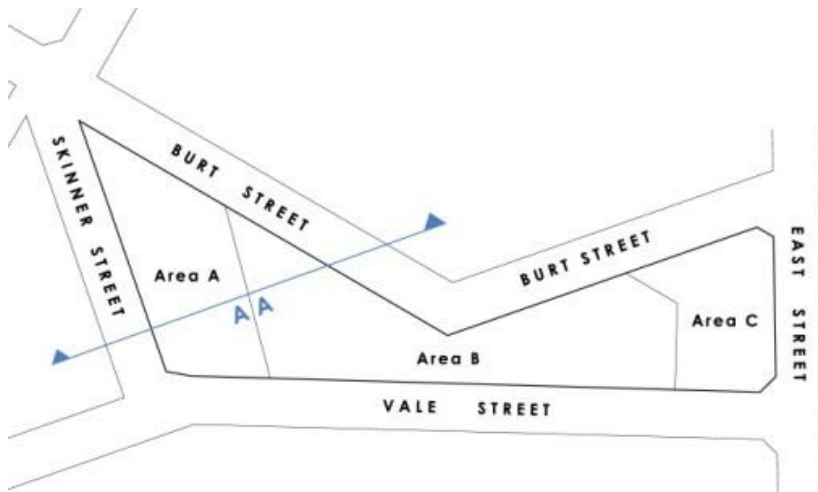


Site Specific Building Requirement Diagram



Indicative Section AA

Illustrative cross section – view north-west describing one possible building massing outcome



Appendix 3 - Existing tree canopy (2026)



Local Planning Policy – Document Control			
Responsible officer		Previous Policy Title	Next Review Date
Manager City Planning		-	+4 years
Version	Decision to Adopt/Amend	Brief Details of Modifications	
1	Ordinary Meeting of Council – 10 June 2017	Policy adoption	
2	Ordinary Meeting of Council – PSC2609-14 – 23 September 2026	Amendment to consolidate and align policy with current Planning Regulations, and administrative corrections for ease of use	
Public Consultation		Yes	
WAPC Approval Required?		No	Date approved by WAPC N/A