



Local Planning Policy 3.7

South Beach Village

South Beach Village

Statutory background

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) provide the ability for local governments to prepare a local planning policy on any matter relevant to the planning scheme area. This policy may be cited as Local Planning Policy 3.7 – South Beach Village (LPP3.7).

This policy should also be read in conjunction with Local Planning Scheme No. 4, the City’s Local Planning Policies, and the Residential Design Codes of Western Australia.

Should an inconsistency between the policy and Scheme arise, the Scheme shall prevail.

Objectives

The policy objectives are:

- To ensure development design embodies a vibrant, modern, coastal character reflecting the climate, varied style, and feel of Fremantle’s beaches.
- 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.

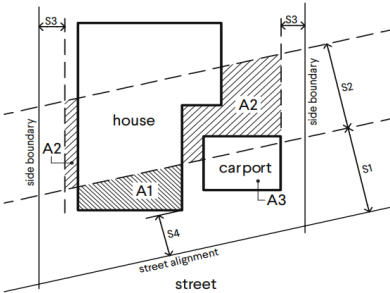
Application of this Policy

This policy is applicable to lots highlighted in orange in Figure 1 below:

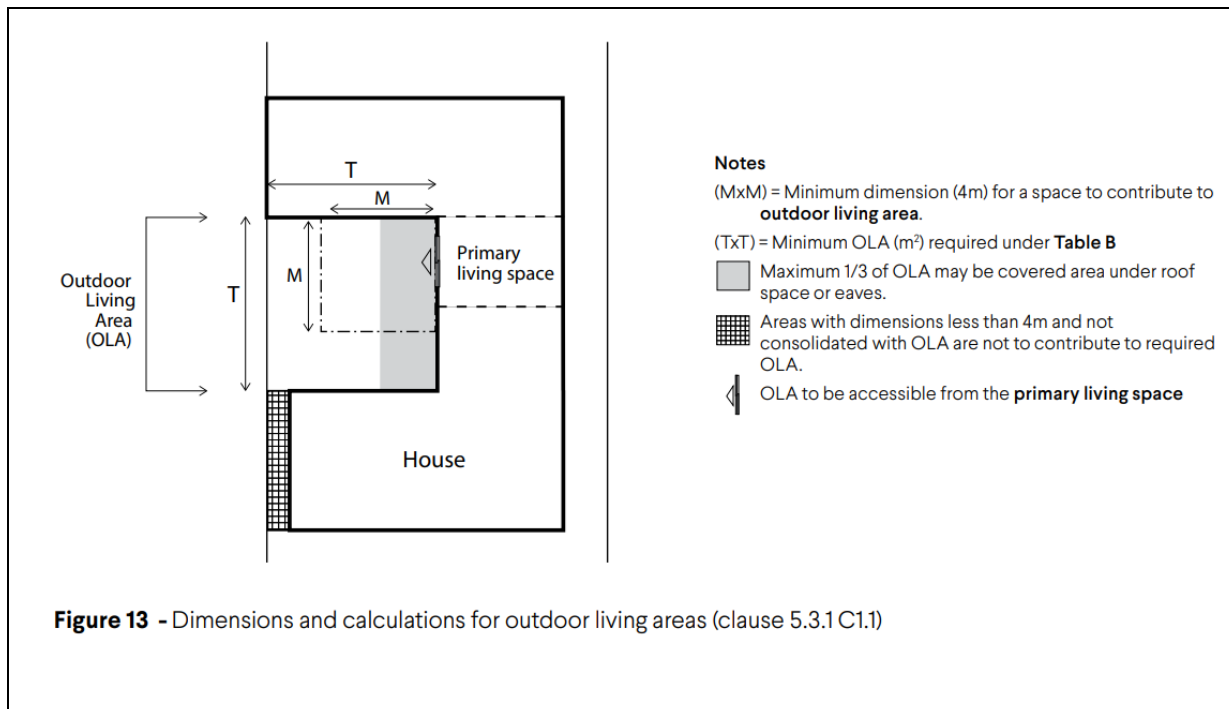


Figure 1 – Policy Extent

Permitted Variations to the Residential Design Codes Volume 1

R-Codes Volume 1, Part B	
1. Clause 5.1.2 – Street setback	
Deemed-to-comply provisions being modified	
C2.1 – C2.4	
Deemed-to-comply	
<p>C2.1 Buildings, including carports, porches, balconies, verandahs, or equivalent, set back from the primary and secondary street boundaries:</p> <ol style="list-style-type: none"> i. a minimum of 3 metres; ii. reduced by up to 50% (1.5m) provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c of the R-Codes) 	
	<p>Figure 2b -Measuring minor projections into primary street setback (clause 5.1.2 C2.4)</p> <p>Figure 2b - Measuring minor projections into primary street setback (clause 5.1.2 C2.4) (deleted by amendment dated 2/7/2021)</p>
<p>A1 Area of building forward of primary street setback A2 Compensating open space behind primary street setback A3 The carport in S1 does not need to be compensated for in S2 S1 Primary street setback distance (Table B) S2 Distance behind the primary street setback, equal to S1 S3 Side boundary setback (Table 2a and 2b) S4 Maximum reduced primary street setback (half of S1)</p> <p>Figure 2a - Measuring primary street setbacks (clause 5.1.2 C2.1 (iii))</p>	
<p>C2.2 Refer to C2.1 above.</p> <p>C2.3 Buildings set back from the corner truncation boundary in accordance with C2.1 above.</p> <p>C2.4 Refer to C2.1 above.</p>	
2. Clause 5.1.3 – Lot boundary setbacks	
Deemed-to-comply provisions being modified	
C3.1, C3.2	
Deemed-to-comply	
<p>C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:</p> <ol style="list-style-type: none"> i. Lot 221 southern boundary: 3.5m minimum to the lower and upper floors ii. Lot 237 northern boundary: 3.5m minimum to the lower and upper floors iii. Lot 237 southern boundary: nil at ground floor and 1.5 minimum to the upper floor iv. Lot 237: Garage to be set back 1m from Dorre Lane <p>C3.2 Refer to C3.1 above.</p>	

3. Clause 5.1.4 - Open Space	
Deemed-to-comply provisions being modified	
C4	
Deemed-to-comply	
C4	Dwellings to provide 40% open space. Otherwise, open space is provided in accordance with Table B of the R-Codes.
4. Clause 5.1.6 - Building Height	
Deemed-to-comply provisions being modified	
C6	
Deemed-to-comply	
C6	Building heights which comply with the following: <ul style="list-style-type: none"> i. R20: 5.5m maximum external wall height. 8.5m maximum height to roof ridge ii. R30: 6m maximum external wall height. 9m maximum height to roof ridge
5. Clause 5.2.4 - Street Walls and Fences	
Deemed-to-comply provisions being modified	
C4.1, C4.2	
Deemed-to-comply	
C4.1	Front fences within the primary street setback area that do not exceed 1.2m above natural ground level, measured from the primary street side of the front fence and are at least 50% visually permeable.
C4.2	Solid pillars that form part of front fences not more than 1.2m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1.
6. Clause 5.3.1 - Outdoor Living Area	
Deemed-to-comply provisions being modified	
C1.1	
Deemed-to-comply	
C1.1	An outdoor living area is to be provided: <ul style="list-style-type: none"> i. of a minimum 30 sqm for R20 sites and 32 sqm for R30 sites; ii. behind the street setback area; iii. directly accessible from the primary living space of the dwelling; iv. with a minimum length and width dimension of 4m; and v. with at least two-thirds of the required area without permanent roof cover. (Refer Figure 13 of the R-Codes)



Policy Provisions

1. Elevations

Elevations are to be articulated on parts of the dwelling facing the streetscape and public open space by staggering portions of the built form and /or varying 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.

Windows and glazed surfaces as per Appendix 1.

2. Roof Design

Roofs are to have a maximum 33 degree pitch. Flat, curved or skillion roofs are to fit within the deemed-to-comply building outline.

3. Building materials

Built form shall incorporate a blended mix of building materials, colours and textures to create architectural interest.

Predominant building base colours are to be light, natural, earthy and synonymous with the coastal landscape, or otherwise demonstrate an alternative design meets this intent.

Predominately masonry face brick wall construction will not be supported. Masonry will be supported for highlights and features only.

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

4. Carports and garages

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

Garage doors must be a panel lift door of timber or steel with horizontal timber panel style.

Approved finishes for the driveway include the following:

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

5. Fencing

Fencing materials are to be of masonry, timber or steel, and can include pickets or horizontal slats, brickwork or limestone. Wire or Colorbond fencing will not be supported.

Local Planning Policy – Document Control			
Responsible Officer		Previous Policy Title	Next Review Date
Manager City Planning		Local Planning Policy - Design Guideline S6 - South Beach Village	(four years)
Version	Decision to Adopt/Amend	Brief Details of Modifications	
1	26 July 2006	Ordinary Council Meeting - PSC0707-115	
2	23 March 2022	Ordinary Council Meeting - PC2203-12	
3	8 April 2026	Ordinary Council Meeting – C2604-9 (previously DGS6)	
Public Consultation		Yes	
WAPC Approval Required?	No	Date approved by WAPC	N/A

Appendix 1 – Design Provisions

South Beach Village – Design Provisions

HEIGHT

- Lot 221 & 237: 5.5m maximum external wall height, measured from the natural ground level.
- Lot 221 & 237: 8.5m maximum to the overall roof ridge above ground level.
- Lot 1: 6m maximum external wall height, measured from the ground level.
- Lot 1: 9m maximum to the overall roof ridge above ground level.

ROOF DESIGN

- 33 degrees maximum pitch.
- Flat and curved roofs are to fit within the deemed-to-comply building outline

SETBACKS & REAR LANEWAY

- Front setbacks are to be an average of 3m with an absolute minimum setback of 1.5m
- Lot 221 rear southern boundary setback: 3.5m minimum to the lower and upper floors
- Lot 237 northern boundary setbacks: 3.5m minimum to the lower and upper floors
- Lot 237 southern boundary setbacks: nil to the ground floor and 1.5 minimum to the upper
- Lot 237: Garage to be setback 1m from Dorre Lane

FENCING

All fencing should be as per the policy and is limited to 1.2m high from natural ground level with 50% visually permeable where the fence is forward of the building line.

WINDOWS & GLAZED SURFACES

- All northern windows shall contain glazed (sufficient to allow light penetration) windows or surfaces representing a minimum of 50% of the total wall area.
- Lot 1 – the northern and rear elevations shall incorporate at least one major opening
- Utilise verandahs and solar pergolas to achieve 75% exposure in winter and 100% shade in summer for northern walls, and for eastern and western walls for most of the day.
- Limit glazing exposure on eastern and western surfaces (with preference for vertical emphasis).

NOISE AND VIBRATION

Any residential development within 50m of the rail line will be required to demonstrate compliance with noise and vibration criteria set out in *State Planning Policy 5.4 – Road and Rail Noise*.

**Any other provisions not addressed above shall default to the provisions of Local Planning Scheme No. 4 and the Residential Design Codes (R-Codes) of Western Australia Volume 1*

