

SCHEME AMENDMENT NO. 68 – BROCKMAN PLACE

What's happening around Brockman Place?

The City of Fremantle has prepared a Planning Scheme Amendment No. 68 to allow additional residential development in South Fremantle west of Hampton Road on Brockman Place.

Since introducing the existing development controls for the area surrounding Brockman Place, South Fremantle has undergone significant change. We're proposing to modify development controls to recognise that the area could provide more residential options in South Fremantle.

The amendment seeks to balance the existing residential and commercial uses of the area while enabling new residential development within the proposed scheme amendment area.

A summary of the current provisions in the scheme and proposed changes are outlined below.

Zoning

Different zonings are used throughout Fremantle to dedicate specific areas for certain land uses.



Current – The area is currently zoned **mixed use** which allows for both residential and commercial uses to be permitted.

Proposed – The zoning will not change.



Residential Density Coding

Residential density coding is used throughout Western Australia and is a measure for how many houses fit within an area. For example, a home coded R25 means you could theoretically fit 25 dwellings into a hectare of land. The state government has a policy that outlines the requirements for different density codes called the Residential Design Codes. As density increases housing size, layout and type changes. Lower density codes such as R25 and R35 allow larger homes while medium density (R40/R80) and higher density (R100, R160 and R-AC3) codes allow apartment or unit style housing.

Current – A residential density of R25 applies for all sites and a bonus density up to R60 can be permitted where a combination of residential and commercial uses are proposed.

Proposed – The current density of R25 will be unchanged however the bonus density would be increased to **R100, R160, R-AC3** with additional requirements (relating to setbacks, land uses, minimum site area, access and parking) applied to enable more housing types with greater variety. If a proposal did not meet the additional requirements the lower density of R25 would apply.

Height

Building height means the height of the building from ground level to the top of the building calculated in meters or by the number of storeys.

Current – Height requirement for this mixed use zone is 7 meters or 2 - 3 storeys.

Proposed – An increased height bonus is proposed and would allow for heights of 15 metres, 17.5 metres or 24.5 metres or approximately 5 - 9 storeys. Increased height can only be approved where the additional development requirements are met by landowners, in the same way bonus density is achieved. Again, if a proposal did not meet the development standards the extra height would not be allowed.

Setbacks

A setback is the distance from a property boundary to the external wall of a building. Setbacks can be made for side boundaries affecting two adjoining lots. Setbacks can also be set for boundaries next to public roads.

Current – No setbacks apply if a commercial building is proposed and residential setbacks are individually assessed against Residential Design Code requirements.

Proposed – A minimum setback of 15 metres to Hampton Road would apply for all new buildings. This safeguards any future opportunities for public transport options and would ensure consistency with the nearby development on Strang Street. A maximum setback of 3 metres would be applied to Brockman Place.

Land Uses

The City's Local Planning Scheme generally specifies land use based on the zoning however in

some instances it is appropriate to allow or limit certain uses.

Current – No additional land use requirements are currently specified for this area with the exception of the bonus residential density allowance.

Proposed - No residential use on the ground floor on Hampton Road would be allowed.

Minimum Site Area

Design and development options increase according to the size of the land. Large lots are better suited to high density development to ensure the site from being overdeveloped.

Current – Development can occur with any size piece of land.

Proposed – Sites over 4000 square metres would be eligible for higher residential density (R-AC1) and greater height (24.5m). For sites smaller than 4000 square metres, density would be limited to R100 and R160 and height would be limited to 17.5 metres.

Site Access

Site access is often specified, particularly in places that are located on high traffic roads.

Current – Access is permitted currently off Hampton Road.

Proposed – In order to develop at the higher density bonus there will be a requirement to gain access via an alternative road to Hampton Road (such as Brockman Place).

Parking

Parking requirements are generally based on the types of land use within a development.

Current – Parking requirements are set for each land use and no additional requirements apply to this site.

Proposed – A requirement that car parking spaces be located to the rear or below ground is proposed.