

FACT SHEET

DRAFT Local Planning Policy - Clontarf Road Properties

A draft Local Planning Policy has been prepared for four properties at:

- No. 2 (lots 72 and 100) Clontarf Road, Beaconsfield
- No. 4 (lot 25) Clontarf Road, Beaconsfield; and
- No. 1 (lot 73) Naylor Street, Beaconsfield

As shown in Figure 1 below. These sites are in the Strang Street redevelopment area.



Figure 1. Map showing subject site of draft Local Planning Policy area

Current planning requirements

Under the City of Fremantle's current Local Planning Scheme No. 4 these sites are zoned Residential and have the potential to develop into residential apartment living. They can potentially be redeveloped up to 24m in height (approximately 7-8 storeys) in Area 4 and 7.5m in height (approximately 2 storeys) in 4a (refer to Figure 2 below).

Residential development must also adhere to requirements of the WA state government's [Residential Design Codes](#), which include boundary setbacks, visual privacy requirements etc.

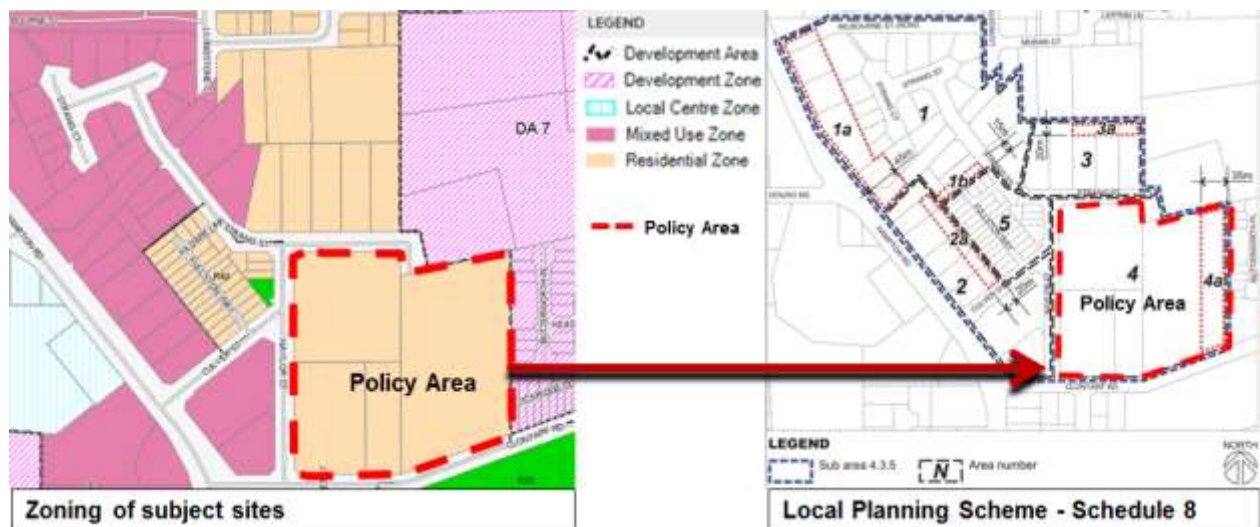


Figure 2. Zoning of area and Local Planning Scheme No. 4 sub area map

Proposed Policy

This draft Local Planning Policy **will not** change the zoning, density or height requirements on these sites. Instead, the purpose of the policy is to provide guidance when assessing redevelopment of the sites, to promote high quality design outcomes.

Also note this is a policy only, there are no plans for redevelopment to view for this site at this stage.

The draft Policy is in three parts and proposes that subdivision or development applications would need to demonstrate they address specific design aspects to ensure they integrate with the surrounding urban area and landscape features.

Parts one and two of the policy provide guidance on assessing the density and height requirements already applicable on the site (as discussed above). The policy proposes any application for development in the policy area is to include an indicative plan showing development the relationship of proposed development to the overall policy area layout and built form. Any proposed development must also show how it meets the specific purposes provided below:

Additional Development Standard Assessment Criteria Purpose
To incentivise a coordinated approach to development across the policy area to avoid piecemeal redevelopment of individual lots in separate ownership.
To ensure the policy area is developed for the purposes of residential development unless there is a local need for non-residential services.
To ensure development is responsive to and addresses the surrounding area.
To ensure a well-integrated movement network.
To ensure a north to south public open space and/or a landscaped dual use pathway linkage between Strang St and Clontarf Rd, to link existing and future public open space in the area.

Part three of the policy includes principles and objectives to promote high quality design outcomes in new development to ensure it integrates with the surrounding urban area and landscape features. Under the draft policy subdivision or development applications at this site will have to demonstrate they address the following aspects:

- Character
- Quality public realm
- Adaptability
- Diversity
- Ease of movement
- Continuity and enclosure
- Legibility

How do I find out more information on the draft policy?

An information pack is available to view at the City of Fremantle's customer service counter which includes a copy of the draft local planning policy and the report considered by Council on the draft policy. You can also access this information online at My Say Freo mysay.fremantle.wa.gov.au

How do I make a submission?

Submissions can be made online at mysay.fremantle.wa.gov.au or sent to the City at 8 William Street, Fremantle WA 6160 or via email planning@fremantle.wa.gov.au

If you have any questions, please feel free to contact the City's planning department by telephone on 9432 9999 or e-mail planning@fremantle.wa.gov.au