

6 PRECINCTS

Policy 6.1: Precinct P1: City Beach

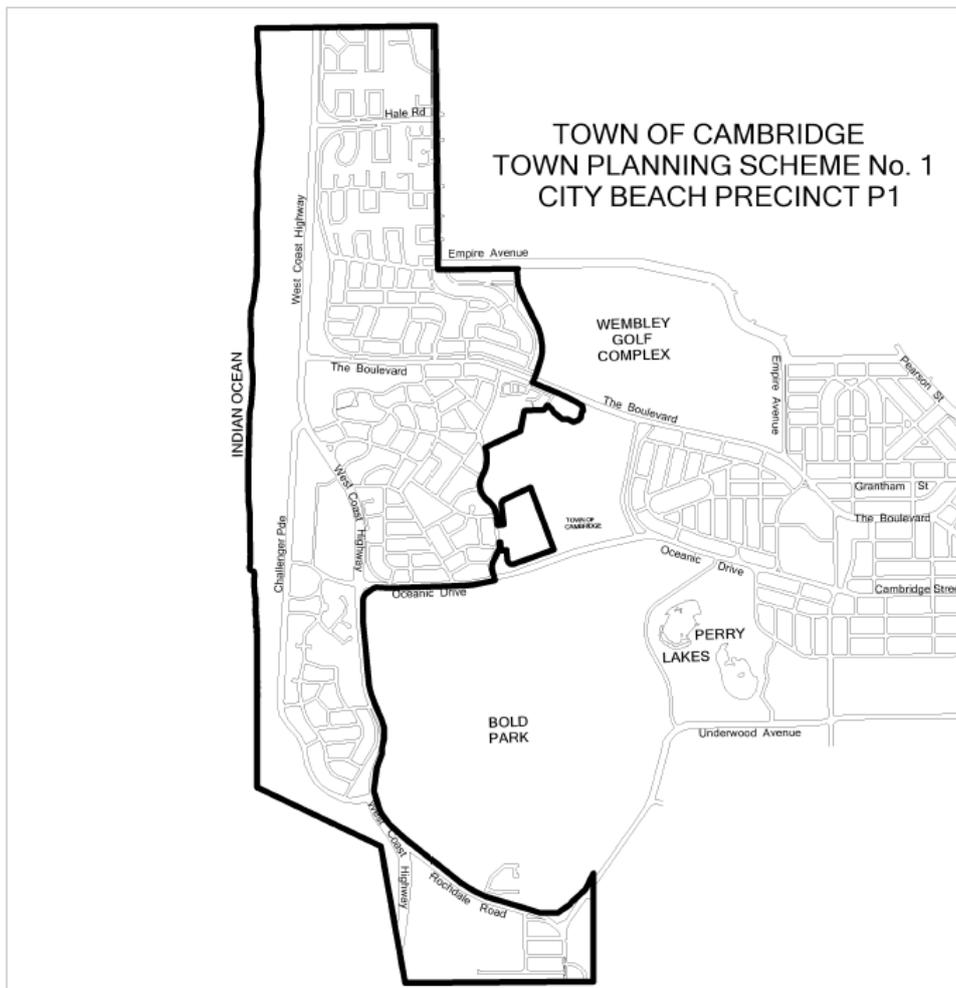
INTRODUCTION

The City Beach Precinct comprises predominantly low density, single dwellings with two local shopping centres and a small area where grouped dwellings are permitted. The precinct also contains coastal areas, parklands and bushland that will continue to be preserved and maintained for passive and active recreational pursuits.

The following policy provides statements of intent and development standards for each zone in the precinct, which, in addition to any other relevant policy, are to be used to assess applications for development within the precinct. Policy requirements under all other sections of the Policy Manual also apply unless specifically varied in the precinct policy.

APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in the City Beach Precinct (see map below).



1. RESIDENTIAL ZONE

1.1. Statement of intent

- These areas are to be maintained for low and medium density residential development in accordance with the development standards specified for Residential R12.5, Residential R20, Residential R30 and Residential R30/40. These dwelling density classifications will result in single dwellings occupying the majority of the precinct, with grouped dwellings permitted in a few locations.
- A limited number of non-residential uses such as local shops, child care facilities, recreation areas and primary schools are also appropriate where they serve the immediate day to day needs of local residents and are an integral part of the residential environment. These uses will only be supported by Council where they are small in scale and are not likely to cause any significant disturbance to adjacent residences or the residential character of the area.

1.2. Development standards

Development shall be in accordance with the Residential Design Codes, Town Planning Scheme, any relevant planning policies contained in this manual, the design guidelines for the R30/40 area (Ocean Mia) and Local Law 43 (Building on Endowment Lands and Limekilns Estate) (see Schedule 3).

2. LOCAL CENTRE ZONE

2.1. Statement of intent

- A range of low scale, low intensity uses serving the day to day needs of the neighbourhood will be permitted in these locations. Residential development may also be permitted.
- The centres are modern (contained) centres on large sites well set back from surrounding streets and should be maintained at a high standard reflecting the quality of the nearby residential areas. Any new development should be of a low scale, reflecting the original scale of retail development.
- Uses must be compatible with adjacent residential properties, and careful control will be exercised over the nature of any uses proposed and their design and layout to minimise any undue adverse impact.
- New buildings shall be provided with continuous weather protection for pedestrians. Additionally, adequate car parking must be provided to ensure that vehicles requiring parking to access local shopping facilities do not encroach into residential streets or onto adjacent major roads. Bicycle parking facilities and safety issues should also be taken into account in the design of parking areas.

2.2. Development standards

1. Development shall be in accordance with the relevant planning policies contained in this policy manual.

2. In addition, the following standards apply:
 - (a) Plot ratio:

Buildings shall have a maximum plot ratio of 0.5:1.
 - (b) Setbacks:

Buildings shall be set back from the street alignment such distance as is generally consistent with the building setback requirements on adjoining land.
 - (c) Verandahs/awnings:

Buildings shall be provided with continuous and consistent verandahs/awnings to ensure adequate weather protection for pedestrians and enhance the streetscape.
 - (d) Residential density:

Residential density shall comply with the Residential Design Codes site area requirements for R30.

3. RESERVES

3.1. Statement of intent

- A significant portion of the land within this precinct is reserved under the Metropolitan Region Scheme for 'Public Purposes' and 'Parks and Recreation' and as such, falls within the planning authority of the Western Australian Planning Commission.
- The Council nevertheless has management responsibilities for some of these areas, as well as having the opportunity to comment on all development and in this regard the following matters will be taken into account.

3.2. Development standards

The areas within this precinct which are reserved under the provisions of the Metropolitan Region Scheme and are key elements of the precinct are the coastal areas and dunes, a portion of Bold Park and the grounds of City Beach High School.

1. Coastal areas and dunes

- (a) The ocean, beaches, adjacent parks and recreation reserves are dominant features of the precinct, and are used, particularly in the summer months, by large numbers of people from throughout the region.
- (b) The coastal dune system and adjoining coastal vegetation is fragile and is to be preserved and maintained in its natural setting. Any development will be subject to a detailed assessment as to its impact on the environment. The development of any new buildings or structures within the area will only be permitted if they are to be used for a purpose incidental to the recreation role of the area and if they are unobtrusive in bulk and scale. No mature trees will be

destroyed to facilitate development. All development adjacent to this area shall enhance and contribute to the coastal setting.

- (c) The importance of parking close to the beach is recognised, however, cars should not be permitted to visually dominate or encroach into recreation or pedestrian areas. Existing car parking areas should be appropriately landscaped and treated.
- (d) As with other reserve areas, no activity or action will be permitted that destroys the integrity of the recreation area, or any part thereof, including all existing landscape elements.
- (e) The area of coastal vegetation classified as 'Parks and Recreation' Reserve under the Metropolitan Region Scheme and forming part of Bold Park will be preserved in its natural state for conservation purposes and low intensity recreation. Bold Park is an A class reserve. The Botanic Gardens and Parks Authority is responsible for managing Bold Park. The nature and management of any facilities in or adjacent to this area must respect the unique ecological, cultural and heritage value of the area. The protection of the integrity and health of this coastal dune system and vegetation will be given priority.

2. City Beach High School

1. It is appropriate that this facility continues in its present capacity as a secondary school.
2. The functions of the school should not, however, cause undue disruption to, or the loss of any portion of the adjoining Metropolitan Region Scheme 'Parks and Recreation' Reserve. Any future development/expansion is to be contained within the existing boundaries of the site and should not be of a nature that significantly expands the school's functions, operations or population.
3. The height and scale of any development is to be compatible with existing buildings. Buildings must be set back from all boundaries and these areas landscaped. Natural landscaping shall be retained wherever possible or areas landscaped with compatible species. Adequate parking and set down areas are to be provided on-site.
4. City Beach High School is listed in the Municipal Heritage Inventory – Register of Heritage Places and as such the management recommendations for the site must be taken into account.

4. **DEVELOPMENT ZONE (FORMER QUARRY SITE)**

This area is subject to the provisions of clause 56 - Special Control Areas and Schedule 7: Provisions for Outline Development Plans of the Town Planning Scheme.