

## Local Planning Policy 2.3: Precinct P3: Floreat

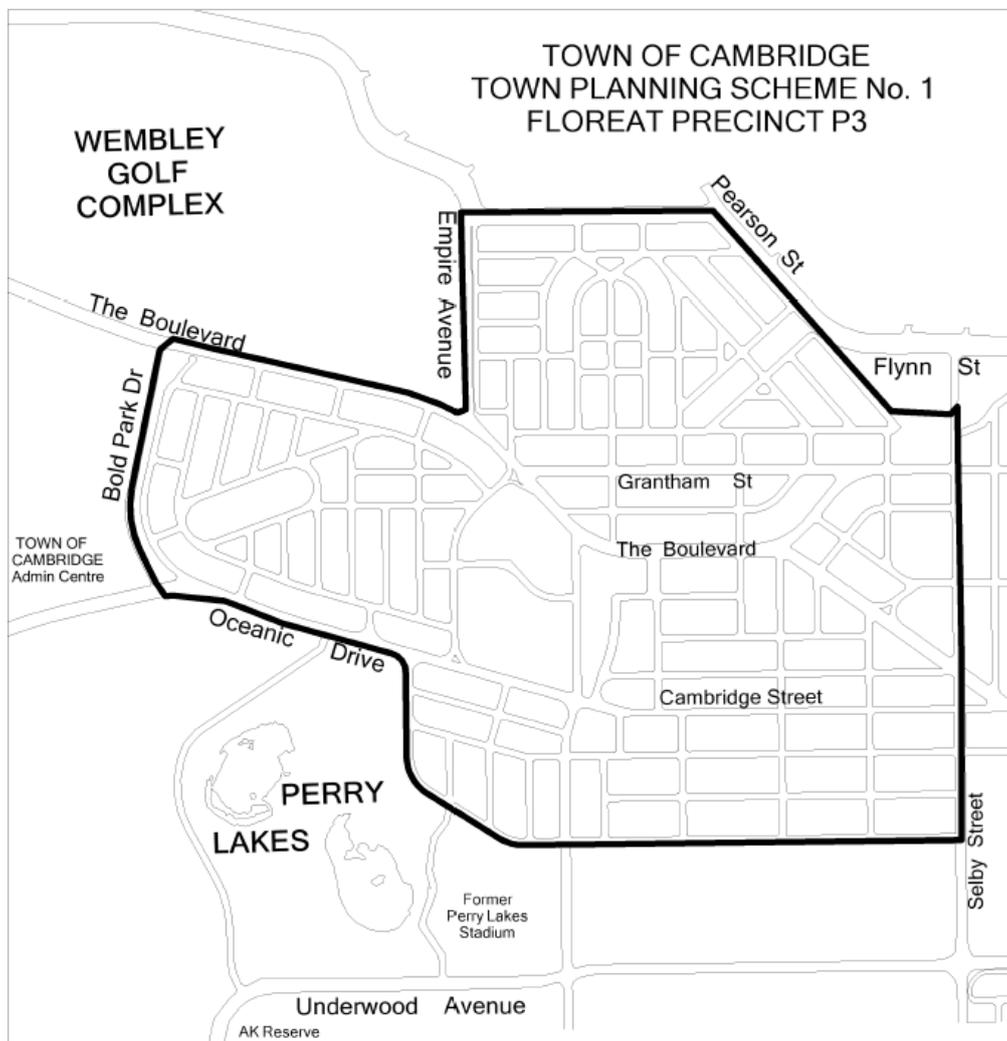
### INTRODUCTION

The Floreat Precinct is a residential garden suburb with high quality housing in a parkland setting. Low density residential development is the predominant land use within the precinct. The existing shopping centres and community facilities are to be maintained and enhanced as important community focal points although their expansion into adjoining residential areas will not be permitted.

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 local planning policies also apply unless specifically varied in the precinct policy.

### APPLICATIONS SUBJECT TO THIS POLICY

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



## **1. RESIDENTIAL ZONE**

### **1.1. Statement of intent**

- These areas will be maintained for low density residential development in accordance with the relevant development standards specified for Residential R12.5, Residential R15 and Residential R20. This will result in single houses continuing to occupy the bulk of land with the development of grouped dwellings possible on a small percentage of lots.
- 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 small in scale, and are not likely to cause any significant disturbance to adjacent residences or the residential character of the area.
- Development maintaining significant open space relief at the rear of sites, by maintaining sufficient separation between dwellings/other buildings and the rear boundary to preserve the existing character of low density (R15 and lower) neighbourhoods, which traditionally maintains large rear setback patterns with adjoining residential lots.

### **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 and, where applicable, Local Law 43 (Building on Endowment Lands and Limekilns Estate) (see Schedule 3).

## **2. DISTRICT CENTRE ZONE (FLOREAT FORUM)**

### **2.1. Statement of intent**

- Floreat Forum will remain the key commercial and community focus for the area. A range of district shopping and community facilities will continue to be accommodated. Expansion of existing development and any new development will, however, be subject to careful control to ensure that it will not impinge unduly on the amenity of adjacent residential properties. Expansion of the Floreat Tavern, in particular, will not be permitted if it will result in an increase in patronage.
- Any new development should be of a height and scale similar to the existing development within the area and compatible with adjacent residential development and reserves. Setbacks for new development will be as determined by the Council having regard to the nature and scale of development proposed, the existing streetscape and the adjacent land uses. As a general rule buildings should be well set back from streets which are also fronted by dwellings. Adequate car parking, screened from the street, must be provided on-site to ensure that vehicles do not encroach into adjacent residential streets.

### **2.2. Development standards**

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
  - (a) Plot ratio:  
Buildings shall have a maximum plot ratio of 1:1.
  - (b) Street setback:  
Buildings shall be set back from the street such distance as is determined by the Council, having regard to existing development on the site and the impact on adjacent residential development.
  - (c) Residential density:  
Residential density shall comply with the Residential Design Codes site area requirements for R40.

### **3. LOCAL CENTRE ZONE (BIRKDALE STREET SHOPS)**

#### **3.1. Statement of intent**

- The existing range of local shopping and community facilities will be consolidated within this area to serve the day to day needs of the local residents.
- Any new development should be of a height and scale similar to the majority of existing buildings and have no setback from the street. Continuous shopfronts and weather protection over the footpath for pedestrians should be provided.
- Careful control will be exercised over the nature of any buildings, in particular their design and site layout to ensure minimal impact on any adjacent residential development. Additionally, adequate car parking must be provided to ensure that vehicles do not encroach into residential streets.

#### **3.2. Development standards**

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
  - (a) Plot ratio:  
Buildings shall have a maximum plot ratio of 0.5:1.
  - (b) Street setback:  
Buildings shall have a nil street setback.
  - (c) Verandahs/awnings:  
Buildings shall be provided, where practicable, with continuous and consistent verandahs/awnings over the footpath to ensure adequate weather protection for pedestrians and enhance the streetscape.
  - (d) Pedestrian access:  
Where Council considers necessary, pedestrian access for the public shall be provided from the street to car parking at the rear of

properties and this access shall be adequately illuminated, maintained and sign posted.

- (e) Residential density:  
Residential density shall comply with the Residential Design Codes site area requirements for R20.

## **4. RESERVES**

### **4.1. Development standards**

#### **1. Floreat Sports Precinct**

These grounds will continue to accommodate organised sports. The continued use of clubrooms associated with sporting activities is supported, however, the use will be carefully monitored to ensure activities do not unduly disrupt surrounding residential areas.

#### **2. Local parks**

- (a) Local parks will continue to be used, maintained and enhanced primarily as parkland for passive recreational purposes for use by local residents, while accommodating some associated recreational facilities, such as the Floreat Park Tennis Club.
- (b) The development of any new buildings or sporting facilities within the parklands or oval will generally not be permitted unless they are small in bulk and scale and unobtrusive in their setting. Uses permitted will only be those which are incidental to the recreational and community roles of the reserves.
- (c) No activity or action will be permitted which destroys the integrity of the recreation area, including all existing landscape elements.  
Adopted: 13 October 2009

Amended: 26 March 2019 (DV19.29)