

TOWN OF COTTESLOE – LOCAL PLANNING SCHEME NO. 3

RESTRICTED FORESHORE CENTRE ZONE
DESIGN GUIDELINES FOR SETBACKS

A policy made pursuant to Part 2 of Local Planning Scheme No. 3

1. INTRODUCTION

These Design Guidelines govern setbacks for development in the Restricted Foreshore Centre Zone under Local Planning Scheme No. 3 (LPS3).

The Scheme contains certain provisions that involve discretion and require design guidelines to become operative, which these Design Guidelines address.

2. OBJECTIVE

To prescribe setback requirements for development in the Restricted Foreshore Centre Zone to ensure appropriate development.

3. STATUS OF DESIGN GUIDELINES

LPS3 in clause 5.9 provides for Council to adopt Local Planning Policy Design Guidelines to guide the planning and design of development proposals.

Clause 5.9.2 requires that Council *shall have regard to the Design Guidelines and shall use them as the basis on which to determine any variation allowed under the Scheme.*

These Design Guidelines have been made in accordance with the Local Planning Policy procedure under the Scheme.

4. APPLICATION OF DESIGN GUIDELINES

These Design Guidelines apply only to development in the Restricted Foreshore Centre Zone and at the discretion of Council.

Council will apply the Design Guidelines in assessing and determining development proposals within the Zone, in conjunction with the other applicable Scheme provisions. Users of these Guidelines should also read the Scheme to ensure that all requirements are understood.

5. BACKGROUND

Under LPS3 the Restricted Foreshore Centre Zone covers a relatively small number of sites adjacent to the main beachfront precinct, as a transition between the Marine Parade activity and development area (comprising the Foreshore Centre Zone, Hotel Zone and Development Zone 'A', all within Special Control Area 2) and the adjoining Residential Zone.

The sites have a density coding of R60, in keeping with surrounding density coding, and are concentrated at two nodes:

- the western end of Warnham Road and John Street; and
- the north-east corner of Eric Street and Marine Parade opposite the Ocean Beach Hotel site.

They are all developed with grouped or multiple dwellings ranging from two to five storeys. These existing built forms, heights and architectural styles reflect differing development over the decades under the previous Schemes. The older buildings are in time likely to undergo redevelopment, while the newer buildings may undergo renovations.

Under LPS3 the **objectives of the Restricted Foreshore Centre Zone** are to:

- *provide the opportunity for a range of residential and a limited range of low-key non-residential uses which are compatible with the character and amenity of the beachfront locality and surrounding residential development;*
- *ensure that the predominantly residential and recreational nature of the locality is maintained;*
- *ensure that the urban character, aesthetics, amenity and residential streetscape quality of the locality are not compromised by inappropriate land use or development; and*
- *give consideration to the maintenance and enhancement of important views to and from public places as a contributor to the character and amenity of the locality and the district overall.*

Table 2: Development Requirements of LPS3 specifies that for the Restricted Foreshore Centre Zone minimum boundary setbacks are to be in accordance with Design Guidelines.

6. DESIGN GUIDELINES PROVISIONS

The Design Guidelines are focused on setbacks and respond to the relevant aspects of the Zone's objectives for appropriate development as **design principles**. This addresses: front setbacks and streetscape; side and rear setbacks; interfaces with more intensive beachfront buildings and less intensive residential buildings; building modulation; amenity (including privacy), aesthetics, quality development and views.

In so doing the Design Guidelines **differentiate between the two nodes** of sites in the Zone, each with its own context of streetscape setting, built form and adjacent

development. They also take into account that both non-residential and residential uses may occur in or at different levels of a building, whereby for both residential and non-residential uses side and rear setbacks are to be determined in accordance with the RDC for R60 development. This is in order to provide a degree of flexibility, to protect amenity, and to ensure consistency amongst residential and mixed-use developments and uses permissible in the zone.

The tables below specify the setback requirements accordingly.

NORTHERN NODE MINIMUM BOUNDARY SETBACKS

Site	Street boundary	Side boundaries	Rear boundary
150 Marine Pde cnr Eric St	Nil to both street boundaries.	In accordance with the RDC.	In accordance with the RDC.
152 Marine Pde	2m		
6 Eric St			

SOUTHERN NODE MINIMUM BOUNDARY SETBACKS

Site	Street boundary	Side boundaries	Rear boundary
4 Warnham Rd	Two storeys – 2m	In accordance with the RDC.	In accordance with the RDC.
6 Warnham Rd	Third storey – 4m		
6 John St	For both street frontages: Two storeys – 2m Third storey – 4m		n/a
1 John St	Two storeys – 2m Third storey – 4m		In accordance with the RDC.
5 John St			
7 John St			

The minimum boundary setbacks define the preferred position and maximum extents of the basic building envelope for each site, within which the overall building design is to satisfy all relevant development requirements; ie including plot ratio (where applicable), site cover, height, parking and so on – the setbacks are minima and do not indicate that a building can occupy the entire envelope.

Resolution date:	29 September 2015
Advertised:	10 & 17 October 2015
Review and Finally Adopted by Council:	14 December 2015