

TOWN OF VICTORIA PARK

TOWN PLANNING SCHEME NO. 1

PRECINCT PLANS

Updated to include AMD 56 GG 22/09/2023



Prepared by the
Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal
30 September 1998

DISCLAIMER

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Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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TOWN OF VICTORIA PARK - PRECINCT PLAN TEXT AMENDMENTS

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
5	31/08/01	29/08/01	DH	Precinct Plan 10 - amending by inserting the following text as a new paragraph after the first paragraph of the Statement of Intent: "The area of land identified as Special Use zone generally bounded by Welshpool Road, Forward Street, Swansea Street East, Milford Street and Shepperton Road is to be consolidated as a node of commercial uses and serve as part of the southern "Gateway" to the Town of Victoria Park." Precinct Plan 10 - incorporating provisions for "Special use Zone" following the Development Standard provisions for the Office/Residential Zone.
43	31/10/08	10/11/08	DH	Amending Precinct Plans P3, P4, P7, P8, P10 and P11 by amending the extract of the Zoning Table appearing in those Precinct Plans to reflect the amendments to the Zoning Table contained in the Scheme Text.
44	29/07/09	10/08/09	DH	Precinct Plan P3 Causeway Precinct - modify by deleting all text from the Statement of Intent and replacing with new text Precinct Plan P3 - deleting text and heading relating to the Commercial zone and deleting the text relating to the Office/Residential zone and adding new text.
46	03/09/10	13/09/10	NM	Deleted 'Note(s)' relating to 'Building height' within Precinct Plan 2 – Burswood Precinct "Office/Residential Zone" a Precinct Plan 4 – McCallum Precinct "Residential Zone" and "Commercial Zone".
50	13/07/12	31/07/12	NM	Inserted "Building Height" and related paragraph under the paragraph headed "Development Standards" under the heading "Residential Zone" within Precinct Plan P5 Raphael Precinct. Modified Precinct Plan P6 Victoria park Precinct plan under the heading "Development Standards". Inserted the words ", except where otherwise specified" after the last sentence of the second paragraph of the preamble in Residential Zone.
49	08/03/13	25/03/13	NM	Inserted 'Residential Development' under subheading 'Development Standards' of Sheets A and B of P12 East Victoria Park Precinct. Replaced some text under 'Statement of Intent' of Burswood Peninsula Precinct Plan P1 Sheet A. Replaced text under 'Special Use Zone' of Burswood Peninsula Precinct Plan P1 Sheet A.
59	21/06/13	01/07/13	NM	Inserted new text into Precinct Plan 5 following 'Development standards'.
66	16/02/16	25/02/16	RO	Amend Precinct Plan P11 Sheet A to reclassify lots fronting the western side of Albany Highway from Cargill Street (and including Lot 22 Cargill Street) to McMaster Street, and the abutting sections of ROW and the lots fronting the eastern side of Albany Highway from Rushton Street to Harvey Street (and including Lots 4 & 5 Harvey Street), and the abutting sections of ROW, from "Commercial" zone to "District Centre" zone. Amend Precinct Plan P11 Sheet A to reclassify lots fronting the western side of Albany Highway from Tuam Street to Sussex Street, and the abutting sections of ROW, from "Commercial" zone to "District Centre" zone. Amend Precinct Plan P11 Sheet A to reclassify Lots 451, 2, 1, 26, 327, 25 & 24 fronting the eastern side of Albany Highway adjacent the intersection with Miller Street, Lot 329 Miller Street and the abutting ROW, from "Commercial" zone to "District Centre" zone. Amend Precinct Plan P11 Sheet A to reclassify lots fronting the eastern side of Albany Highway from Miller Street to Lot 505 and the abutting section of ROW, from "Commercial" zone to "District Centre" zone. Amend Precinct Plan P11 Sheet B(ii) by modifying building height limit 5 (iii) for the 'Albany Highway Gateway' Commercial zone so as to apply to the area on the southern side of Albany

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
66 (Cont'd)				Highway from Oswald Street to Cargill Street in lieu of the area on the southern side of Albany Highway from Oswald Street to McMaster Street. Amend Precinct Plan P11 Sheet B(i) by adding building height limit 7(v) for the 'Victoria Park Shopping Area' District Centre zone. Amend Precinct Plan P11 Sheet B(i) by adding building height limit 7(vi) for the 'Victoria Park Shopping Area' District Centre zone.
72	28/02/17	21/03/17	GM	Recorded the land comprising 6 (Lot 150), 8 (Lot 100) & 10 (Lot 101) Midgley Street and the portion of 200 (Lot 10) Great Eastern Highway formerly known as Lot 151, from 'Residential R20' to 'Residential R60'. Amended the title and paragraphs containing development standards relating to the 'Red Castle Motel Site'.
75	23/06/17	14/9/17	MLD	Amend the Precinct Plans in the following manner: (i) With the exception of the Special Use zones within Precinct Plan P2 Sheet B and Precinct Plan P10 Sheet B, in all other instances, remove the first sentence under the heading 'Development Standards' and replace with the following wording - Development shall generally be in accordance with the R-Code (where applicable) and any relevant planning policy. (ii) Remove the following words in all instances where they appear: 'Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure referred to in the Scheme Text. Policy to this effect is contained in the Town Planning Scheme Policy Manual under the section General Planning Procedures'. and replace with the following wording: Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy. (iii) For each Precinct Plan, under the heading 'How it works' delete the words 'They are published as a separate booklet' or 'They are published in the Policy Manual' whichever applies. (iv) In Precinct Plan P4 for the 'Commercial' zone, Precinct Plan P7 for the 'Commercial' zone, Precinct Plan P8 for the 'Local Centre' zone and all land zoned 'District Centre' or 'Commercial' within Precinct Plan P11, in relation to the development standard 'Setbacks' replace the words 'scheme policy' with 'planning policy'. (v) In Precinct Plan P5 and in Precinct Plan P11 Sheet B for the 'Residential/Commercial' zone under the heading 'Policy Note' replace the words 'the Town Planning Scheme Policy Manual' with 'a planning policy'. (vi) In Precinct Plan P5 delete the words 'contained in the Town Planning Scheme' at the end of the sentence commencing 'Development on Lots 14, 15 and 41 Armagh Street'. (u) Amend Precinct Plan P2 Sheet B as follows: (i) Delete all text under the heading 'Structure Plan' and replace with the following wording: Development within the Special Use zone is to be generally consistent with the approved Burswood Lakes Structure Plan. In relation to applications for development or subdivision

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		WHEN	BY	
				<p>approval within the Special Use Zone, the decision-maker is to have due regard to the approved structure plan when determining the application.</p> <p>The approved structure plan may be amended in accordance with deemed clause 29, and inclusive of public consultation.</p> <p>(ii) In (1)(b) ii. replace the words 'contained in the Town of Victoria Park Town Planning Scheme No. 1 Policy Manual', with 'planning policy'.</p> <p>(iii) Under the heading 'Variation to Development Standards' replace the words 'clause 36 of the Scheme' with 'deemed clause 67' and delete the words 'in accordance with clause 35(2)'.</p> <p>(iv) Under the heading 'General Design Guidelines' replace the words 'as contained in the Town of Victoria Park Town Planning Scheme No. 1 Policy Manual', with 'planning policy'.</p> <p>(v) Delete the heading 'Appeals' and all associated text.</p> <p>(v) Amend Precinct Plan P10 Sheet B as follows:</p> <p>(i) Delete the heading 'Development Guide Plan' and all text thereunder and replace with the following wording:</p> <p>LOCAL DEVELOPMENT PLAN</p> <p>Development within the Special Use zone is to be generally consistent with the approved Local Development Plan (formerly known as a Development Guide Plan). In relation to applications for development or subdivision approval within the Special Use Zone, the decision-maker is to have due regard to the approved local development plan when determining the application.</p> <p>The approved local development plan may be amended in accordance with deemed clause 59, and inclusive of public consultation.</p> <p>(ii) Under the heading 'General Design Guidelines' replace reference to 'Development Guide Plan' with 'Local Development Plan'.</p>
77	19/06/18	19/07/18	MLD	Update the extract of the Zoning Table that appears in all Precinct Plans for all zones to reflect the modifications to the Zoning Table in the Scheme Text.
79	25/1/19	21/2/19	HB	<p>Amend the Burswood Precinct Plan P2 (Sheet B):</p> <p>Amend the 'Use Area' table for the Special Use Zone and related Footnotes in the following manner:</p> <p>Delete existing Footnote 1.</p> <p>Amend the notation to the 'AA' (discretionary) land use permissibility for 'Shop' from 'AA' to 'AA^{3,4}'.</p> <p>Amend the land use permissibility for the uses of 'Hotel' and 'Serviced Apartment' from 'X' prohibited uses to "AA' (discretionary) uses, with notations 1 and 2 respectfully.</p> <p>Insert the following Footnotes 1 to 4, corresponding to notations 1 to 4 to the 'AA' (discretionary) uses listed within the 'Use Area' table.</p> <p>Modify the minimum communal open space requirement for Lot 9 from '16 m²' to 'Nil'.</p> <p>Modify the maximum plot ratio requirement for Lot 9 from '1.36' to '4', and for Lot 25 from '0.27' to '2.3'.</p> <p>Modify the minimum site area per dwelling requirement for Lot 9 from '100' to '18', and for Lot 25 from '110' to '24'.</p> <p>Modify the maximum building height requirement for Lot 9 from '6' storeys and '21' metres maximum to '24' storeys and '75' metres maximum.</p> <p>Modify the maximum building height requirement for Lot 25 from '5' storeys and '17.5' metres to '16' storeys and '51' metres.</p> <p>Include a notation under the heading 'Ceding of Land for State Infrastructure Contribution'.</p>

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
78	20/12/19	14/01/2020	MLD	<p>1.1 Modify the Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park' by recoding the property at No. 384 (Lot 3) Berwick Street, East Victoria Park from R30 to R60.</p> <p>1.2 Modify Town Planning Scheme No. 1 Precinct Plan 12 'East Victoria Park' by inserting the following development standards for development of the property at No. 384 (Lot 3) Berwick Street, East Victoria Park:</p> <p>In relation to the land at No. 384 (Lot 3) Berwick Street, East Victoria Park, the following provisions apply to the development of land:</p> <p>(a) A Local Development Plan is to be prepared and approved prior to the commencement of any development on the site.</p> <p>(b) Vehicle and/or pedestrian access to be provided to/from Berwick Street, Baillie Avenue and/or Carson Street, and to be supported by a Traffic Impact and Road Safety Assessment report</p>
82	20/9/2022	25/10/2022	MLD	<p>Reserve the land known as No. 1 Griffiths Street (Lot 9 on Diagram 3983) and No. 17 and 21 Stiles Avenue (Lots 10 and 11 on Diagram 3983) as a Town of Victoria Park Scheme Reserve for Parks and Recreation and removing the Office/Residential zoning.</p> <p>Apply an R-AC0 density coding to the area zoned Office/Residential on the Scheme Map and identified in the Burswood Precinct on Precinct Plan P2 Sheet A.</p> <p>Amend Precinct Plan P2 Sheet A as follows:</p> <p>Precinct Plan P2 Sheet A: Office/Residential Zone - Remove the existing text.</p> <p>Precinct Plan P2 Sheet A: Development Standards – Remove the existing text and replace.</p> <p>Precinct Plan P2 Sheet A: Environmental Note - Replace "Department of Environmental Protection" with "Department of Water and Environment Regulation".</p> <p>Precinct Plan P2 Sheet A: Reserves - Text to be removed.</p> <p>Precinct Plan P2 Sheet A: Map - Designate No. 1 Griffiths Street (Lot 9 on Diagram 3983) and No. 17 and 21 Stiles Avenue (Lots 10 and 11 on Diagram 3983) as "Parks and Recreation" Reserve and applying an R-AC0 density coding to the area zoned Office/Residential.</p> <p>Precinct Plan P2 Sheet A: Legend - Amend the Legend to include the "Parks and Recreation" zone and a "Note" to reflect the "R-AC0" density code designation for the "Office/Residential" zone.</p>
91	17/02/2023	17/02/2023	GL	<p>Insert into Schedule C Additional Uses A58 No. 98 (Lot 5) Goodwood Parade, Burswood on Plan 3983 and Volume/Folio 1082/142;</p> <p>No. 100 (Lot 4) Goodwood Parade, Burswood on Plan 3983 and Volume/Folio 1882/80;</p> <p>No. 102 (Lot 3) Goodwood Parade, Burswood on Plan 3983 and Volume/Folio 1230/279;</p> <p>No. 104 (Lot 2) Goodwood Parade, Burswood on Plan 3983 and Volume/Folio 1776/803; and</p> <p>No. 106 (Lot 1) Goodwood Parade, Burswood on Plan 3983 and Volume/Folio 1776/802 – Permitted Uses and Development Standards and conditions.</p> <p>Modify Town Planning Scheme No. 1 Precinct Plan P2 'Burswood Precinct' by applying to the properties known as Nos. 98-106 Goodwood Parade, Burswood the notation 'A58' as the reference number for that property listed in Schedule C – Additional Uses of the Town Planning Scheme No. 1 Scheme Text.</p>

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
56	22/09/2023	18/10/2023	HB	<p>Classify No. 2-8 (Lot 1002) Beatty Avenue, East Victoria Park and No. 7 (Lot 1003) Raleigh Street, Carlisle as Town of Victoria Park Scheme Reserve 'Parks and Recreation'</p> <p>No. 6 (Lot 1004) Raleigh Street, Carlisle and No. 45 (Lot 1005) Bishopsgate Street, Carlisle being transferred to the 'Residential' zone with a density coding of R60</p> <p>Inserting the following subtitle and paragraph to the 'DEVELOPMENT STANDARDS' listed for the 'RESIDENTIAL ZONE' of Town Planning Scheme No. 1 Precinct Plan P8 Carlisle Precinct:</p> <p>The unzoned portions of the Rutland Avenue, Raleigh Street and Bishopsgate Street road reserves being transferred to the 'Residential' zone with a density codeing of R30</p> <p>Modify the Town Planning Scheme No. 1 Precinct Plan P8 Carlisle Precinct accordingly.</p>

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<u>PRECINCT PLAN P13</u>	CURTIN PRECINCT

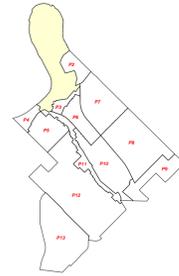
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<u>PRECINCT PLAN P13</u>	CURTIN PRECINCT

PRECINCT PLAN P1
SHEET A

Updated on 19 July 2017

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	75.	23 June 2017
6.	8 October 2002		
8.	4 February 2003		
23A.	4 April 2004		
87.	22 February 2013		



LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Parks and Recreation
- Primary Regional Road
- Railways

TOWN OF VICTORIA PARK SCHEME ZONES

Special Use

RC Racecourse

LAND USE AND DEVELOPMENT CONTROLS

1111 Casino (Burswood Island) Agreement Act 1985

DA1 Development Area - Subject to Division 3 and Schedule 7 of Town Planning Scheme Text

RACO R Codes

SPECIAL USE ZONE

BELMONT PARK RACECOURSE REDEVELOPMENT SITE

The redevelopment of the Belmont Park Racecourse site should facilitate a mix of land uses including retention and upgrading of current racing facility, high and medium density residential, a significant Activity Centre and riverfront Parks and Recreation.

Any future redevelopment of the site should give consideration to its prominent location on the Peninsula. Public access along the river foreshore should be provided, maintained and improved, having regard for the needs to balance accessibility with preservation of the river bank and wildlife habitat.

Given the site's close proximity to the Graham Farmer Freeway, a key entry point to the city centre, redevelopment of the site should respect this prominent location. Building and car park development should therefore be of high standard in terms of construction, design and materials used. Access to public transport stops from buildings should be safe, clearly signposted and well maintained.

The Racecourse facility is likely to continue to attract significant patronage. It would therefore be appropriate to give Belmont Park Station, pedestrian access from the station and through the car park.

USE OF LAND AND DEVELOPMENT STANDARDS

A Structure Plan must be prepared and approved prior to any subdivision and/or development of the land with the exception of development or use associated with the current racecourse activities.

The Structure Plan is to prescribe the land use permissibility, standards, requirements and prerequisites for subdivision and development. Where land is within the area of a Structure Plan:

- which specifies land use permissibility, then the land use permissibility in the Structure Plan will apply to that land and not the land use permissibility which would otherwise apply to the land under the Scheme; and
- which stipulates standards and requirements for development of land, then the standards and requirements for development in the Structure Plan will apply to that land and not any standards and requirements of the same kind which would otherwise apply to the land under the Scheme. Any standards or requirements of a kind which are provided for in the Scheme but not provided for in the Structure Plan shall continue to apply to the land.

Development of land shall generally be in accordance with an adopted Structure Plan.

Residential density shall be in accordance with the Residential Density Code shown on the Scheme Map. Residential development shall comply with the Residential Design Codes except for the variations specified in an adopted Structure Plan.

Maximum height of any development shall comply with the restrictions associated with Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) pursuant to the Airports Act 1996.

Development shall not compromise the primary function and operations of the racecourse.

NORTH
SCALE 1 : 5,000

LAND USE AND DEVELOPMENT CONTROLS

The Ministry for Planning has, with the exception of the Belmont Racecourse, reserved all land on the Burswood Peninsula for parks and recreation, controlled access highway, other major highway, and public purposes (special uses). Planning authority within Metropolitan Region Scheme reserves and the foreshore is the responsibility of the Ministry for Planning, the Swan River Trust and/or the Department of Marine and Harbours. It may also be necessary, depending on the nature of the development, to refer matters to the Department of Environmental Protection and/or the Department of Aboriginal Sites. Approvals must be obtained from the relevant authorities prior to the issue of a planning approval.

CASINO (BURSWOOD ISLAND) AGREEMENT ACT 1985

The Burswood Resort Complex is subject to the Casino (Burswood Island) Agreement Act 1985. State and Local government planning approvals are not required on land affected by this agreement with the exception of the land reserved for public purposes (special uses).

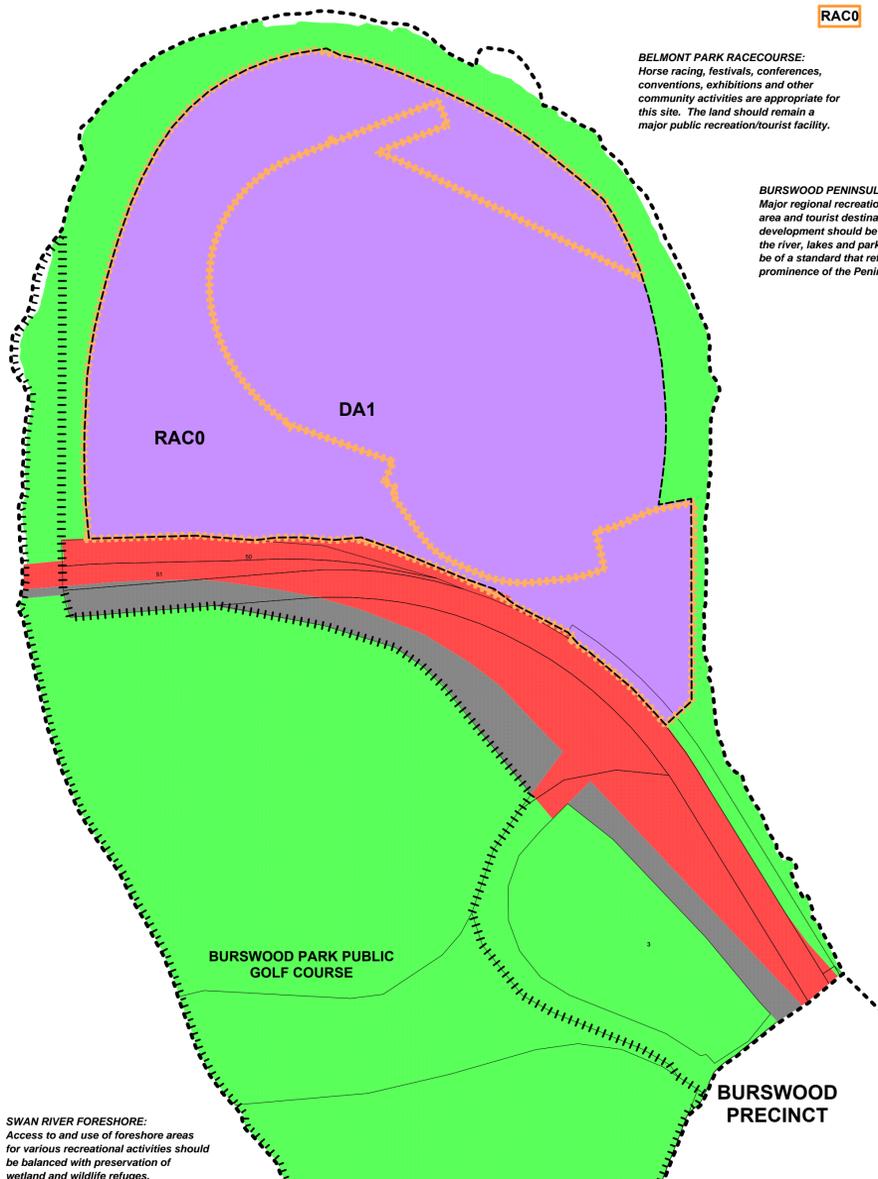
BURSWOOD GOLF COURSE

The Golf Course should be maintained at a high standard as it forms a major landscape feature of the Peninsula and is visible from various vantage points. Safety for users of the river foreshore areas, in the vicinity of the golf course, should be a consideration if any new activities are established in that location. Any expansion of the golf course should be carefully considered as this would reduce public open space for passive recreation use.

ENVIRONMENTAL NOTE

Any redevelopment proposals should take into account flood risk and potential groundwater contamination associated with old tip sites.

LAND USE AND DEVELOPMENT CONTROL:
The following additional planning control applies to areas within and adjoining this precinct:
Casino (Burswood Island) Agreement Act 1985.



BELMONT PARK RACECOURSE:
Horse racing, festivals, conferences, conventions, exhibitions and other community activities are appropriate for this site. The land should remain a major public recreation/tourist facility.

BURSWOOD PENINSULA:
Major regional recreation/entertainment area and tourist destination. New development should be integrated with the river, lakes and parkland setting and be of a standard that reflects the prominence of the Peninsula.

SWAN RIVER FORESHORE:
Access to and use of foreshore areas for various recreational activities should be balanced with preservation of wetland and wildlife refuges.

STATEMENT OF INTENT

The Burswood Peninsula Precinct should continue to develop as a major regional recreation and entertainment area and as a premier tourist destination. Any future development of the Belmont Park Racecourse site should facilitate a mix of land uses including the following principal components:

- Retention and upgrading of current racing facility
- High and medium density residential
- A significant Activity Centre
- Riverfront Parks and Recreation

The Peninsula is a prominent riverine landscape feature. Development of the Peninsula should therefore be of a standard that reflects its prominence from numerous vantage points and key entry routes to the city centre. The visual emphasis of the river, lakes and parkland with views to the city should be maintained and new development must be integrated with the lake and parkland theme of the Precinct.

The maintenance of established mature landscape elements on the Peninsula is important. New buildings and car parks should contain a strong landscape element and be unobtrusive with regard to the parkland and river setting. As key entry points to the city centre Great Eastern Highway, Graham Farmer Freeway and adjoining parkland should contain suitably designed civic treatments and gateway statements.

Public access throughout the Precinct and along the river foreshore should be unimpeded. Well signposted and secure access to public transport is considered an integral component of all land use activities on the Peninsula. Public spaces will be enhanced and maintained so that they contribute to the pleasant and attractive environment of the Precinct. In order to enhance the environment in this manner further vehicular access from Great Eastern Highway should be avoided.

Safe and accessible provision for pedestrians, cyclists and motorists is an important consideration. Council will require that new development and redevelopment take into consideration pedestrian access, safety and make provision for cyclists.

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with:

1. Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precinct's. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

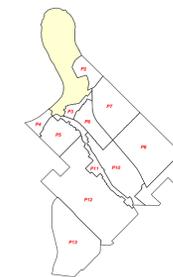
MINISTER FOR PLANNING

Date _____

PRECINCT PLAN P1
SHEET B

Updated on 19 July 2017

AMENDMENT N ^o	GAZETAL DATE	AMENDMENT N ^o	GAZETAL DATE
5.	2 February 2001	76.	23 June 2017
6.	8 October 2002		
8.	4 February 2003		
23A.	6 April 2004		
44.	29 July 2009		



LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Parks and Recreation
- Primary Regional Roads
- Public Purposes
- Special Uses
- Railways

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation

LAND USE AND DEVELOPMENT CONTROLS

- Casino (Burswood Island) Agreement Act 1985

STATEMENT OF INTENT

The Burswood Peninsula Precinct should continue to develop as a major regional recreation and entertainment area and as a premier tourist destination. Activities should be directly related to existing uses or recreation and entertainment activities.

The Peninsula is a prominent riverine landscape feature. Development of the Peninsula should therefore be of a standard that reflects its prominence from numerous vantage points and key entry routes to the city centre. The visual emphasis of the river, lakes and parkland with views to the city should be maintained and new development must be integrated with the lake and parkland theme of the Precinct.

The maintenance of established mature landscape elements on the Peninsula is important. New buildings and car parks should contain a strong landscape element and be unobtrusive with regard to the parkland and river setting. As key entry points to the city centre Great Eastern Highway, Graham Farmer Freeway and adjoining parkland should contain suitably designed civic treatments and gateway statements.

Public access throughout the Precinct and along the river foreshore should be unimpeded. Well signposted and secure access to public transport is considered an integral component of all land use activities on the Peninsula. Public spaces will be enhanced and maintained so that they contribute to the pleasant and attractive environment of the Precinct. In order to enhance the environment in this manner further vehicular access from Great Eastern Highway should be avoided.

Safe and accessible provision for pedestrians, cyclists and motorists is an important consideration. Council will require that new development and redevelopment take into consideration pedestrian access, safety and make provision for cyclists.

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with: -

1. Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precinct's. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN
 AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

PARKLAND RESERVES

PARKS

Charles Paterson Park, Kagoshima Park and G O Edwards Park should be reinforced and enhanced as developed garden and open park areas with access to the river foreshore. All parkland area should be maintained for passive recreation use. The image of these parks should be one of an impressive well landscaped formal entrance to the city. Grand scale boulevard plantings and civic treatments are considered appropriate for Great Eastern Highway and the Causeway, reinforcing the image of a major city entry. The lakes and swan fountain flanking Great Eastern Highway are a focal point and visitor attraction and should be preserved.

PUBLIC OPEN SPACE AND RIVER FORESHORE

In areas not formally designated as parkland, but reserved for parks and recreation, public access should not be restricted by other uses. Consideration should be given to upgrading the foreshore and adjacent areas around the Peninsula to a standard in keeping with a key entry route to the city and extending opportunities to explore the foreshore.

The ecological value and interest of the Precinct should be enhanced through the preservation and protection of wetland (foreshore) areas on the Peninsula, and the implementation of erosion control measures. Use of the foreshore and river by recreational boating clubs is considered appropriate. However, care must be taken to avoid conflict between wildlife refuge areas and recreational activities. Any new foreshore activities and associated building should not dominate the foreshore, restrict access, or be in conflict with existing uses. These activities should be ancillary to the recreation use of the Peninsula.

As adjacent residential areas grow it would be appropriate to install playground equipment and sheltered seating at various locations.

PEDESTRIANS, CYCLISTS AND VEHICULAR ACCESS

Cycle and walkways should be maintained and enhanced throughout the parklands. Extension to the existing network around the Peninsula should be pursued. Improved pedestrian and cyclist access to surrounding residential suburbs should also be considered.

Use of parkland areas for car parks and access roads should be strongly resisted. The piecemeal addition of car parks will not be supported. The location of car parks should not restrict access to the river foreshore, and their construction should only occur where needed for passive recreational activities. Any car park constructed should contain substantial landscaping.

PUBLIC TRANSPORT

Innovative forms of public transport to the precinct will be encouraged where they can be integrated with existing transport modes. Public transport stops within the Precinct should be improved and their relocation considered in order to improve road safety and public transport facilities.

BURSWOOD CASINO, HOTEL AND SUPERDOME

COMPLEX

Any further development of the Complex should be of a scale and intensity appropriate to the limitations of available land, access and parking constraints. Any further expansion of the Complex into existing parkland will not be supported. In addition, consideration should be given to the impact of further development on possible future adjacent land uses, including residential uses in the Burswood Precinct.

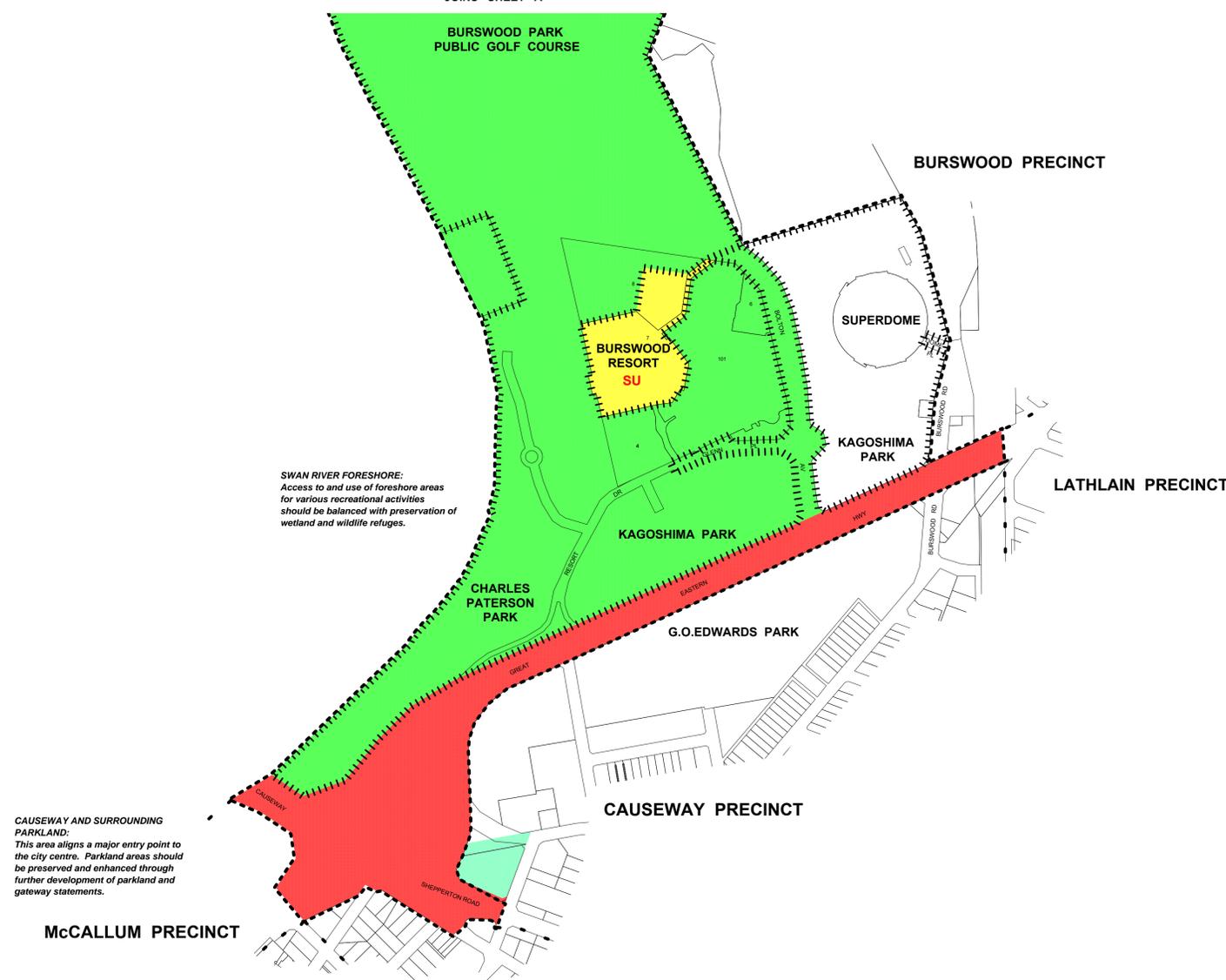
Use of parkland for Burswood Resort parking on a permanent basis will not be supported. Any additional parking or access to the Resort should be accommodated on-site and not encroach into existing parkland.

Access to the river foreshore should not be obstructed by expansion of the Complex or other associated uses.

NORTH
SCALE 1 : 5,000

LAND USE AND DEVELOPMENT CONTROL:
The following planning control applies to areas within and adjoining this precinct: Casino (Burswood Island) Agreement Act 1985.

JOINS SHEET A



SWAN RIVER FORESHORE:
Access to and use of foreshore areas for various recreational activities should be balanced with preservation of wetland and wildlife refuges.

CAUSEWAY AND SURROUNDING PARKLAND:
This area aligns a major entry point to the city centre. Parkland areas should be preserved and enhanced through further development of parkland and gateway statements.

SPECIAL USE AREA

LOCAL PLANNING POLICY
This Precinct Plan, for the purposes of the variation of the Residential Design Codes, shall be read as if it was a Local Planning Policy.

SPECIAL CONTROL AREA

(1) The following special control area is shown on the Precinct Plan Map.

ENV1 BURSWOOD LAKES ENVIRONMENTAL AND GEOTECHNICAL SPECIAL CONTROL AREA

(2) In respect of the Special Control Area, the provision applying to the Special Control Area apply in addition to the provisions applying to the underlying zone and any general provisions of the Scheme.

(3) The following schedule sets out the purpose and particular requirements that apply to ENV1 Burswood Lakes Environmental and Geotechnical Special Control Area:

ENV1 Burswood Lakes Environmental and Geotechnical Special Area	The Burswood Lakes Environmental and Geotechnical Special Control Area is shown on the Precinct Plan as: ENV1: Burswood Environmental and Geotechnical Control Area
Purpose	<ol style="list-style-type: none"> To identify areas that have had environmental hazards and have now been remediated; To ensure that development that involves excavation in these areas takes into account the state of remediation. Highlight the need for development applications to include a geotechnical assessment appropriate for the proposed development.
Application Requirements	<p>Planning approval is required for any excavation of land in the Special Control Area.</p> <p>The following requirements apply for all applications for planning approval that involve excavation under these provisions:</p> <ol style="list-style-type: none"> The application shall be accompanied by: <ol style="list-style-type: none"> A plan showing depths of excavation with reference to Australian Height Datum. Where the proposed development would cause any excavation below the warning barrier where cement kiln dust has been recorded, a Cement Kiln Dust Environmental Management Plan as required in the Statement to Implement the Proposal. A geotechnical assessment report, appropriate for the proposed development, prepared by a qualified geotechnical engineering consultant. With the exception of piles that do not bring contaminated material to the surface or the excavation for lift shafts in accordance with an asbestos management plan, all applications that would cause any excavation within 500 millimetres of the warning barrier or cause any disturbance of asbestos on a lot where greater than one per cent by volume of asbestos has been recorded, shall be referred to the Environmental Protection Authority for advice prior to granting approval.
Relevant Considerations	<p>In considering any application for planning approval for excavation under these provisions, the Council have regard to:</p> <ol style="list-style-type: none"> The Asbestos Environment Management Plan and the Cement Kiln Dust Environmental Management Plan prepared pursuant to the statement that a proposal be implemented under the Environmental Protection Act 1986; The need for all buildings and hardstand areas to be connected to a positive drainage system for the collection of stormwater; That no soakwells are proposed.
Referral of Applications	<ol style="list-style-type: none"> Any development application under these provisions will be referred to the Environmental Protection Authority for advice where the Council is not satisfied that the proposal meets the performance standards set out in the Environmental Management Plans. Any development application under these provisions may be referred for adjudication to the WA President of the Institute of Engineers Australia, in the event that the Town of Victoria Park considers the geotechnical assessment and associated recommendations are not appropriate for the proposed development.

STRUCTURE PLAN

Development within the Special Use zone is to be generally consistent with the approved Burswood Lakes Structure Plan. In relation to applications for development or subdivision approval within the Special Use Zone, the decision-maker is to have due regard to the approved structure plan when determining the application.

The approved structure plan may be amended in accordance with deemed clause 29, and inclusive of public consultation.

USE OF LAND

As indicated in the "Use Area" table outlined below for the Special Use Zone.

Use Class	Use Area Residential R-IC
Consulting Rooms, Day Care Centre	AA
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	AA
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	AA ¹ /X
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	X/AA ²
Massage Rooms	X
Motor Vehicles and Marine Sales Premises	X
Open Air Sales and Display	X
Nightclub	X
Office	AA
Restricted Premises	X
Shop	AA ^{3,4}
Showroom	X
Single House, Single Bedroom Dwelling, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	X

Footnotes:

- The 'Discretionary Use' notation applies only to the use of 'Hotel' on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.
- The 'Discretionary Use' notation applies only to the use of 'Serviced Apartment' on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.
- The maximum net leasable area of retail floor space for 'Shop' within the Special Use Zone, excluding Lots 9 and 25, shall not exceed 2,000m².
- The maximum net leasable area of retail floor space for 'Shop' on Lots 9 and 25 within the Special Use Zone shall not exceed a combined area of 2,400m², with a maximum single tenancy size of 400m² retail net leasable area.

Development of "AA" Uses should generally be in those areas, depicted for that purpose, on the Structure Plan.

The symbols used in the cross reference in the Scheme Use Area Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the "Use Area" Table and cannot be determined as falling within the interpretation of one of the Use Area categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Land included within the approved Structure Plan shall be subject to the following development standards. Lots referred to in these provisions are prescribed in the Structure Plan.

(1) Residential Design Codes except for the following variations land within the 'Special Use Zone' shall be developed in accordance with the "R-IC" coding of the Western Australian Planning Commission Residential Design Codes (R Codes).

(a) Variation to Table 1 of the Residential Design Codes

Dwelling Type	Open Space			Dwelling Type	Open Space		
	Lot Number	Min. Communal (m ²)	Max Plot Ratio		Lot Number	Min. Communal (m ²)	Max Plot Ratio
Multiple Dwelling	1	6 m ²	2.44	Multiple Dwelling	16	Nil	1.81
	2	Nil	1.55		17	Nil	1.87
	3	Nil	1.68		18	Nil	2.02
	9	Nil	1.20		19	8 m ²	2.44
	10	Nil	1.23		20	Nil	2.66
	11	6 m ²	1.88		21	Nil	2.86
	12	16 m ²	1.00		22	Nil	3.02
	13	16 m ²	0.88		23	Nil	3.20
	14	Nil	1.00		24	Nil	3.40
	15	8 m ²	1.71		25	Nil	3.60
			2.21		26	Nil	3.80
			2.63		27	Nil	4.00
			2.96		28	Nil	4.20
			2.83		29	Nil	4.40
			2.86		30	Nil	4.60

- (b) Setbacks
- Primary Street setbacks shall be as per Residential Design Codes.
 - Side and rear setbacks shall be based on performance criteria set out in the "Design Guidelines for Burswood Lakes" planning policy.
 - Building setbacks for multiple storey buildings shall be determined by the distance between buildings and the building control envelopes as prescribed in the Structure Plan.

Lots	Open Space	
	Level 1-4(m)	Level 5-22(m)
1 & 10	20	30
10 & 11	10	20
11 & 12	15	30
12 & 13	30	40
13 & 19	25	30
19 & 20	20	30

At the discretion of Council, the setbacks between buildings at levels above 8 storeys may be varied as shown on 'Indicative Development Plan' of the Structure Plan.

Plot Ratio: The ratio of the gross total of the areas of all floors of buildings on a site to the area of land within the site boundaries. For this purpose, such areas shall include the area of any walls but not include the areas of lift shafts, stairs or stair landings common to two or more dwellings, machinery, air conditioning and equipment rooms, non-habitable space that is wholly below natural ground level, areas used exclusively for the parking of wheeled vehicles at or below natural ground level, lobbies or amenities areas common to more than one dwelling or private open balconies.

Table 1 of the Residential Design Codes shall be varied as follows:

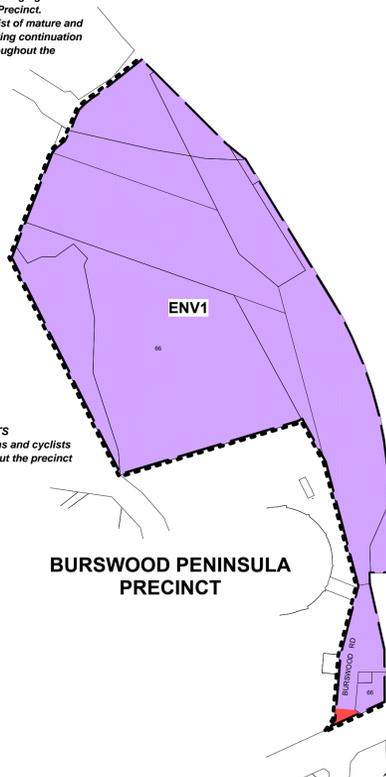
TABLE 1 - General Site Requirements

R Code	Dwelling Type	Minimum Site Area per dwelling (m ²)	Minimum Lot Area/ Rear Battleaxe (m ²)	Plot Ratio	Minimum Frontage (m)	Open Space			Minimum Setbacks (m)		
						Min. Total (% of Site)	Min. Communal (m ²)	Min. Outdoor Living (m ²)	Primary Street	Secondary Street	Other/ rear
R-IC	Single House or Grouped Dwelling	**	—	**	—	**	—	16	1.5	**	**
	Multiple Dwelling	**	—	**	—	35	Refer to communal open space table below	—	1.5	**	**

** Indicates that this requirement has been modified in the Burswood Lakes Structure Plan and this Precinct Plan.

DESIGN AND LANDSCAPING
Redevelopment should be of a high standard of design acknowledging the prominent location of the Precinct. Landscaping should consist of mature and permanent planting, ensuring continuation of the parkland theme throughout the Peninsula.

PEDESTRIANS AND CYCLISTS
Ease of access for pedestrians and cyclists should be provided throughout the precinct and in particular to the river.



LEGEND

- Precinct Boundary
- ENV1 Burswood Lakes Environmental and Geotechnical Special Control Area

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

Primary Regional Roads

TOWN OF VICTORIA PARK SCHEME ZONES

Special Use

JOINS SHEET A

NORTH

SCALE 1 : 5,000

- Dwelling Density**
 - Residential development shall have a maximum density for each lot as depicted on the approved Structure Plan.
 - The total maximum dwelling numbers permitted in the Special Use Zone, including any bonus under the Residential Design Codes, shall not exceed 1,250.
 - Maximum Building Height**
The maximum building height, as defined by the Residential Design Codes, for 'Single House or Grouped Dwelling' and 'Multiple Dwelling' dwelling types for each lot shall be varied as follows:

Lot	Max Plot Ratio
1	2.44
2	1.55
3	1.68
4	1.20
5	1.23
6	0.88
7	0.88
8	1.00
9	4.00
10	5.34
11	3.82
12	2.85
13	3.02
14	2.64
15	1.71
16	2.21
17	2.63
18	2.96
19	2.83
20	2.86
21	1.81
22	1.87
23	2.02
24	2.44
25	2.30
26	0.69
 - Minimum Site Area Per Dwelling**
The minimum site area per dwelling, as defined by the Residential Design Codes, for 'Single House or Grouped Dwelling' and 'Multiple Dwelling' dwelling types for each lot shall be as follows:

Lot	Minimum Site Area per Dwelling (m ²)
1	60
2	105
3	105
4	110
5	110
6	110
7	110
8	110
9	18
10	25
11	40
12	55
13	50
14	50
15	100
16	65
17	55
18	45
19	60
20	55
21	60
22	80
23	70
24	110
25	24
26	110
 - Maximum Building Height**
The maximum building height, as defined by the Residential Design Codes, shall be varied as follows:

Lot Number	Max Storeys	Max Metres
1	12	42
2	7	24.5
3	6	21
4	3	10.5
5	3	10.5
6	3	10.5
7	3	10.5
8	3	10.5
9	24	75
10	21	66
11	20	63
12	18	58
13	17	55
14	7	24.5
15	6	21
16	6	21
17	7	24.5
18	6	21
19	15	52.5
20	12	42
21	6	21
22	7	24.5
23	6	21
24	6	21
25	16	51
26	6	21
- Overshadowing and Wind:**
 - All applications for planning approval for grouped and multiple dwellings shall be accompanied by a shadow analysis diagram indicating where shadows will be cast from the development and their impact on adjoining properties, for the following dates and times:
 - 9.00am, midday and 4.00pm on the summer solstice (21 December);
 - 9.00am, midday and 4.00pm on the winter solstice (21 June); and
 - other dates and times as may be required.
 - Applications for planning approval for all dwellings shall be accompanied by a progressive wind impact statement for the proposed development.

GENERAL DESIGN GUIDELINES

All forms of development, including residential and mixed use, shall be in accordance with the 'Design Guidelines for Burswood Lakes' planning policy.

CEDING OF LAND FOR STATE INFRASTRUCTURE CONTRIBUTION

Land required for the future redevelopment of Burswood Station, as identified in the Burswood Lakes Structure Plan, is to be ceded as a State Infrastructure Contribution free of cost to the State of Western Australia prior to development of Lot 25.

RESERVES

Land in this Precinct, reserved under the Metropolitan Region Scheme for railway purposes, controlled access highway, other major highway and parks and recreation, falls within the planning authority of the Ministry for Planning.

The Council nevertheless has management responsibilities for 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:

- Any additional or related uses in the railway reserve should not be in conflict with the provision of public transport and nearby (potential) residential development.
- Development adjoining the railway reserve should keep in mind the need to provide safe and direct pedestrian access to the Burswood Station for residents and visitors to the Burswood Resort Complex.
- Adequate signposting indicating pedestrian access across the railway reserve area should be provided.
- The provision of cyclist paths and landscaping within the railway reserve will be strongly supported. Improvement to pedestrian access from the Burswood Station to the Superdome is also supported.

ENVIRONMENTAL NOTE

Any redevelopment proposal should give careful consideration to the implications of the various industrial and waste disposal purposes that land in the precinct has been used for in the past. It is considered appropriate that if redevelopment of a site is contemplated, then advice on environmental and pollution constraints should be sought from the Department of Environmental Protection and the Council.

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You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

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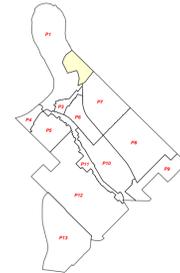
TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 BURSWOOD PRECINCT

P2 SHEET B

PRECINCT PLAN P2 SHEET B

Updated on 6 February 2019

AMENDMENT	GAZETAL DATE	AMENDMENT	GAZETAL DATE
3	2 February 2001	37	11 November 2005
6	8 October 2002	46	3 September 2010
8	4 February 2003	61	14 November 2014
28	23 May 2003	76	23 June 2017
29	23 May 2003	79	25 January 2019



ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

OFFICE/RESIDENTIAL ZONE

The source for the provisions which apply to this Precinct is the Causeway Precinct Review Final Report (Modified) dated March 2009, which includes an "Approved Concept" for the Precinct.

The framework for achieving the Approved Concept is set out below:

- Develop a commercial core at the south western end of the Precinct of sufficient scale to be an attractive destination in its own right as a business centre.
- Attract high density residential development overlooking the parklands to share this asset and location, provide city and river views and improve activity and safety in the parks.
- Be 'good neighbours' and keep building heights low next to the existing residential area in the Victoria Park Precinct.
- Provide active frontages with commercial uses at street level and set back upper floors to keep a comfortable pedestrian scale at street level.
- Create a focus of activity at the key intersection of Burswood and Teddington Roads, with local retail and cafes clustered here.
- Upgrade parks to improve safety, facilities and access and to support increased use by the community.
- Improve pedestrian connections to river, parklands, Bus Port, rail stations and the Albany Highway shopping strip.
- Improve amenity and appearance of key public streets and lanes through streetscape works and undergrounding of power lines to demonstrate commitment of the Town to facilitating this vision.
- Create a strong link to the adjacent Burswood Peninsula Precinct with traffic lights at the junction of Burswood Road, Great Eastern Highway and Victoria Park Drive for improved access and legibility. Allow for a future transit system linking both Precincts with the central Perth area.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for an Office/Residential Zone.

Use Class	Office/Residential
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	AA
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	P
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	AA
Light Industry	X
Liquor Store - Small	AA
Liquor Store - Large	X
Lodging House, Serviced Apartment	P
Massage Rooms	X
Motor vehicles and Marine Sales Premises, Open Air Sales and Display	X
Nightclub	X
Office	P
Restricted Premises	X
Service Industry	AA
Shop	AA*
Showroom	AA
Single Bedroom Dwelling	P
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	X

* Shop uses should primarily be limited to "Area 8 - Retail Hub Overlay" with the total floor space within the Precinct being limited to 1400m².

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS
Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

NORTH
SCALE 1 : 5,000



LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

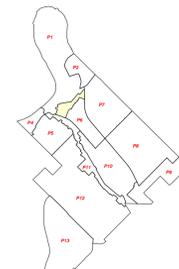
- Parks and Recreation
- Primary Regional Road
- Railways

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation

TOWN OF VICTORIA PARK SCHEME ZONES

- Office/Residential
- BD1** Building and Design Area - Subject to Devison 3 and Schedule E of the Town Planning Scheme Text
- A50** Additional Use



TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
CAUSEWAY PRECINCT
P3

PRECINCT PLAN P3

Updated on 10 July 2018

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	54.	6 September 2013
6.	8 October 2002	61.	14 November 2014
12.	4 September 2003	74.	11 July 2017
24.	18 February 2005	75.	23 June 2017
44.	29 July 2009	76.	24 November 2017
58.	11 December 2012	77.	19 June 2018

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This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with: -

- Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
- The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

STATEMENT OF INTENT

The Causeway Precinct presents a rare opportunity to achieve a sustainable mixed use urban environment with its own distinctive identity on the city doorstep. Providing significant employment and housing, the Precinct offers opportunities for people to live and work locally, with many services and facilities within easy walk. Workplaces, local retail and the Albany Highway shopping strip, two train stations and the Bus Port, the river and parks and Burswood Peninsula leisure activities are all close by.

Reinforcing the State Network City policy, this Precinct will become a major activity node providing homes for 2,300 people integrated with an intensive commercial centre of some 87,000m² floor space and 3,300 jobs within a high amenity setting. The centre will be of sufficient scale to become a sought after business destination in its own right. It will operate as part of the Perth inner metropolitan employment hub expanding the range of economic activity in the Town, particularly in professional and skilled employment areas.

Links will be developed with the proposed commercial activity around Burswood train station. Together these commercial areas will provide an equivalent of about half the commercial floor space of West Perth, making Burswood a regionally significant business and employment centre.

High quality apartments, many with river and city views, will overlook upgraded public open spaces that will be safer and more pleasant for all users. Building height, siting and design will be controlled to ensure it is a 'good neighbour' to adjacent residential development, accommodates view sharing from the ridge and presents an attractive address to the Town. A limited number of tall buildings up to 18 storeys are proposed to take advantage of the assets of this location whilst signifying arrival at a major mixed use centre.

Some 1,000 to 1,400m² of retail floor space will cater for local needs of the increased population, consistent with the State policy for local retail facilities. The Victoria Park shopping area will directly benefit from added demand, further boosting local employment and activity.

Some 1,000 to 1,400m² of retail floor space will cater for local needs of the increased population, consistent with the State policy for local retail facilities. The Victoria Park shopping area will directly benefit from added demand, further boosting local employment and activity.

Traffic lights will be installed at the junction of Burswood Road and Victoria Park Drive at Great Eastern Highway to link the Peninsula to the wider Town and strengthen connections between the business centres. A roundabout at the intersection of Teddington and Burswood Roads will improve traffic flow and safety and denote the hub of the local retail area. The existing street network can accommodate the additional traffic with some increase in waiting time at traffic lights and some local works. Impact on neighbouring residential streets is predicted to be minimal.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN
AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

RESIDENTIAL ZONE

Although the residential area is only small, high density residential development, in line with R80 residential standards is appropriate. Orientation of the development should be towards McCallum Park and the river, however, the design of buildings should still reflect and enhance the role of Canning Highway as an entry route to the city centre. Single houses, grouped dwellings and specialised forms of residential accommodation will be permitted; non-residential uses are not appropriate due to the close proximity of the commercial area. Existing non-residential uses will be encouraged to relocate.

New development must be carried out in a manner which harmonises with the parkland area and be of a height and scale consistent with existing development. Permanent landscaping of a high quality must be provided and maintained. Residential development should be designed so as to minimise the impact of traffic on Canning Highway, but remain visually attractive from the road.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone:

Use Class	Zone Residential
Consulting Rooms, Day Care Centre	AA
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	
Open Air Sales and Display	X
Nightclub	X
Office	X
Restricted Premises	X
Service Industry	X
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	p1
Warehouse	X

Footnote: 1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to Clause 22 of the Scheme Text - Special Application of the R-Codes.

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.
 "AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.
 "X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

1. Residential Density: The R-Codes density is R80 however, Council will consider variations where acceptable levels of residential amenity can be retained.
2. Access: Vehicular access will not be permitted to Canning Highway where an alternative means of access is available.
3. Building Height: The height of a building shall not exceed 15 metres.

COMMERCIAL ZONE

This area is to remain a mixed commercial area accommodating a range of small to medium intensity activities. Residential uses, particularly on upper levels, are appropriate uses. Other uses would include offices and showrooms. Careful control would be exercised over the nature of any uses proposed and their design and site layout to ensure minimal impact on adjacent residential development or land.

All development must be of a high quality of design and be of medium height and scale, similar to existing buildings and compatible with adjoining residential buildings and in addition, must be provided with sufficient on-site parking to cater for proposed uses. Set backs are not required within this commercial area, except where the site is adjacent to residential uses or adjoins a laneway, or to ensure consistency between sites. Buildings should generally provide continuous frontages to the street and weather protection between buildings/uses for pedestrians.

Vehicular access to sites will be restricted to existing crossovers, or to using laneways; access to Canning Highway and Berwick Street will be strictly controlled.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Commercial Zone:

Use Class	Zone Commercial
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	AA
Educational Establishment, Place of Worship	P
Fast Food Outlet, Restaurant	P
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA/X2
Home Office	P/
Hospital, Nursing Home, Residential Building	X3
Hotel, Motel, Tavern	AA
Light Industry	AA
Liquor Store - Small	AA
Liquor Store - Large	AA
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	
Open Air Sales and Display	AA
Nightclub	X
Office	P
Restricted Premises	X/AA*
Service Industry	AA
Shop	AA
Showroom	P
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	P

the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition to these the following standards apply:

1. Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
2. Setback: Where applicable development shall have regard for the planning policy relating to non-residential development adjacent to residential land.
3. Residential Density: Residential development shall be in accordance with the R-Codes, R80, although the Council will consider variations where acceptable levels of residential amenity can be maintained.
4. Access: Vehicular access shall not be taken from Canning Highway and/or Berwick Street where there is existing alternative access to properties.
5. Building height: The height of a building on the northern side of Canning Highway shall not exceed 15 metres. The height of a building on the southern side of Canning Highway shall not exceed 9 metres.

The symbols used in the cross reference in the Zoning Table have the following meanings:

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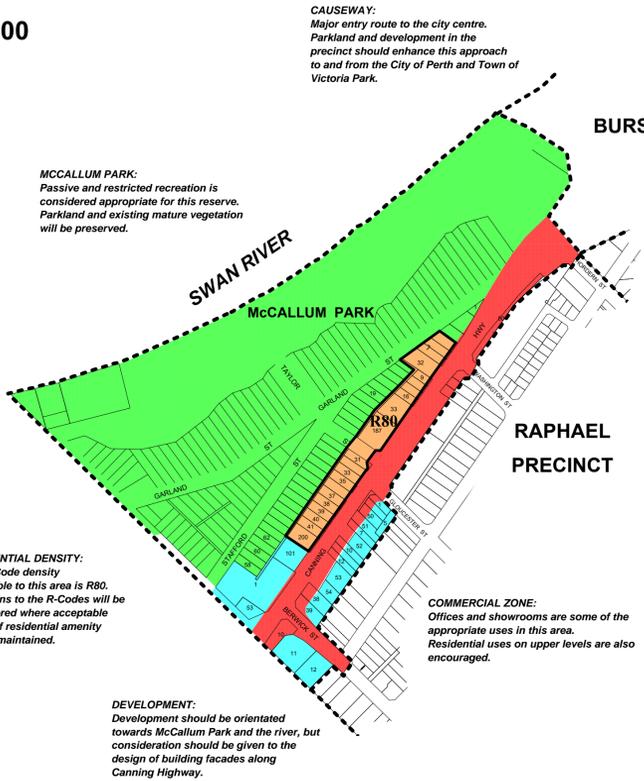
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Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on

NORTH
SCALE 1 : 5,000



LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Parks and Recreation
- Primary Regional Roads

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential
- Commercial

NOTE:
 R-Code

TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
McCALLUM PRECINCT
P4

PRECINCT PLAN P4

Updated on 10 July 2018

AMENDMENT N°	GAZETTED DATE	AMENDMENT N°	GAZETTED DATE
3.	2 February 2001	46.	3 September 2010
6.	8 October 2002	61.	14 November 2014
8.	4 February 2003	75.	23 June 2017
12.	6 September 2002	77.	19 June 2018
19.	14 September 2004		

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with: -

1. Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precinct/s. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

STATEMENT OF INTENT

The McCallum Precinct's role as a major node of recreational and leisure activity, with adjacent commercial and residential uses will be enhanced. Further development will also serve to enhance and promote the precinct as a tourist attraction on the basis of its waterfront setting.

Development will be concentrated in two areas. Further commercial development will be encouraged in the area centred around Berwick Street/Canning Highway intersection. Uses such as offices and showrooms are considered to be appropriate. High density, high quality residential uses will be encouraged in the second area which follows the alignment of Canning Highway, and backs onto the Park.

McCallum Park should be maintained as the focus of the precinct. High standards of building design appropriate to the precinct's prominent regional location will be encouraged. New development must be of a scale consistent with existing structures so new buildings do not dominate the parklands. Emphasis will be placed on improving the Canning Highway streetscape through landscaping and car parking arrangements.

Public spaces, such as McCallum Park and streets should be enhanced and maintained so they contribute to the pleasant and attractive environment of the precinct. The precinct will be safe, interesting and accessible for people on foot, bicycles and vehicles.

RESERVE

MCCALLUM PARK

Much of the land within this precinct is reserved under the Metropolitan Region Scheme for parks and recreation purposes and as such, falls within the planning authority of the Ministry for Planning.

The Council nevertheless has management responsibilities for the area as well as having the opportunity to comment on all development and in this regard the following matters will be taken into account.

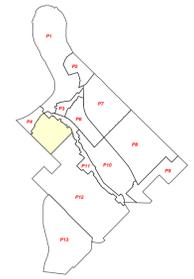
McCallum Park will continue in its role as an integral portion of landscaped parkland abutting the river and a key entry route to the city centre. It should accommodate range of activities and continue to attract people from throughout the metropolitan area.

All development adjacent to this area shall enhance and contribute to the landscape setting. Any further development in the park reserve shall be small in bulk and scale and unobtrusive to its setting. Uses permitted will be passive and restricted recreation and only those uses which are incidental to the recreation pursuits of the area.

No activity or action will be permitted that destroys the integrity of the recreation area, or any part thereof, including all existing landscape elements.

PRECINCT PLAN P5
 Updated on 10 July 2018

AMENDMENT N ^o	GAZETAL DATE	AMENDMENT N ^o	GAZETAL DATE
3.	2 February 2001	76.	23 June 2017
4.	8 October 2002	77.	19 June 2018
59.	13 July 2012		
59.	21 June 2013		
61.	14 November 2014		



LEGEND

Precinct Boundary

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation
- Public Purposes
- PS** Primary School

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential

NOTE:
 R-Code

RESIDENTIAL ZONE

Single houses with some infill housing will occupy a large portion of this precinct, in line with the R-Codes R30 standards. The retention of original housing and the promotion of selective sensitive redevelopment consistent with existing style, scale and character will consolidate the area as a low to medium density neighbourhood.

In selected areas (indicated on the Precinct Map) redevelopment will be permitted in accordance with the R60 and R80 standards; permitting single houses as well as grouped and multiple dwellings at a higher density.

The application of the R-Codes and design and development guidelines shall ensure new buildings in the lower density areas reflect the existing traditional characteristics of the precinct. Buildings are to be set back from all boundaries and surrounded by landscaped spaces. While the effect of traffic on dwellings fronting roads should be minimised through appropriate design measures, all development shall face the street in the traditional manner.

Priority will be given to ensuring that new development, particularly infill and development at higher densities, does not result in undue loss of privacy or amenity for existing residents.

New development fronting main roads must take vehicular access from a laneway or other street where possible and where residential amenity will not be diminished.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone:

Use Class	Zone	Residential
	1.	
Consulting Rooms, Day Care Centre	AA	X
Convenience Store, Service Station	X	
Educational Establishment, Place of Worship	AA	X
Fast Food Outlet, Restaurant	X	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA	
Home Office	P	
Hospital, Nursing Home, Residential Building	AA	X
Hotel, Motel, Tavern	X	
Light Industry	X	
Liquor Store - Small	X	
Liquor Store - Large	X	
Lodging House, Serviced Apartment	AA	X
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	X	
Open Air Sales and Display	X	
Nightclub	X	
Office	X	
Restricted Premises	X	
Service Industry	X	
Shop	X	
Showroom	X	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P ¹	
Warehouse	X	

Footnote:
 1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

Building Height -

The building height on land bounded by Canning Highway, Gloucester Street, Washington Street and the right-of-way located between Canning Highway and Armagh Street, coded Residential R60, shall not exceed 3 storeys (11.25m).

The building height on land bounded by Canning Highway, Washington Street and Heirsson Way, coded Residential R80, shall not exceed 5 storeys (18.75m).

The building height on land bounded by McMaster Street, Berwick Street and Leonard Street shall be as follows:

For lot frontages to Leonard Street:
 A significant portion of building, to a maximum height of 3 storeys (11.25m), is to be located between a 4.0m minimum front setback and a maximum 6.0m front setback. Any portion of building above 3 storeys (11.25m) is to be setback a minimum of 12.0m from the front boundary, and shall be a maximum height of 6 storeys (22.5m).

For lot frontages to all streets other than Leonard Street:
 A maximum building height of 6 storeys (22.5m) with a minimum front setback of 4.0m.

Where the lot has a boundary to a secondary street the secondary street elevation is to be appropriately articulated.

Development on Lots 14, 15 and 41 Armagh Street to be generally in accordance with the R-Codes and the relevant planning policies contained in the Town Planning Scheme. Development to be in accordance with the development standards for R30, or in the case of where the subject lots are amalgamated into one lot, development to be in accordance with R60 with the following specific standards applying:

1. Building Height
 Building height shall be limited to 3 storeys (11.25m), other than any portion of building within 8.0m of the boundary with Lot 42 Armagh Street, for which a maximum building height of 2 storeys (7.5m) applies.

2. Setback
 Setback to Berwick Street may be reduced to less than 3.0m where the proposed development is considered to result in a good urban design outcome.

3. Access and Parking
 Vehicle access shall not be taken from Berwick Street. All car parking to be screened from view from streets.

POLICY NOTE: Design and development guidelines for residential development in the Raphael Precinct have been adopted by the Council and are included in a planning policy.

NORTH
SCALE 1 : 5,000

DEVELOPMENT ALONG CANNING HIGHWAY:
Residential Development should aim to minimise traffic noise. Consideration should be given to the design of building facades facing the highway.

MCCALLUM PRECINCT

ALBANY HIGHWAY PRECINCT



RESIDENTIAL DENSITY:
 Single housing with some infill development (R30) is considered appropriate for a large portion of the precinct. Medium to high density (R60 and R80) residential development will be permitted in selected locations allowing for the development of grouped and multiple dwellings in addition to single houses.

RESIDENTIAL DESIGN:
 Redevelopment/renovations to residential properties are to have regard to the Raphael Residential Precinct Design Guidelines and be sympathetic to the existing style and character of the area.

RAPHAEL PARK:
 Centre piece of the Precinct. Valuable community recreation area to be maintained for use by local residents. Further development of these areas will only be permitted to meet local recreational needs.

RESERVES

RAPHAEL PARK and HAWTHORNE PARK
 These areas shall continue in their role as recreational parkland for use primarily by local residents.

The land will be used, maintained and enhanced as parklands. The development of any new buildings within these areas will generally not be permitted unless they are small in bulk and scale, unobtrusive in their setting, and only if necessary to meet local recreational needs. No activity or action will be permitted which may destroy the integrity of the recreation areas, including all existing landscape elements, particularly the large Morton Bay Fig Trees in Raphael Park.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
 MAYOR

J M BONKER
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RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

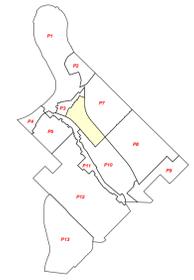
MINISTER FOR PLANNING

Date _____

PRECINCT PLAN P6

Updated on 10 July 2018

AMENDMENT #1	GAZETAL DATE	AMENDMENT #1	GAZETAL DATE
3.	2 February 2001	61.	14 November 2014
6.	8 October 2002	75.	23 June 2017
8.	4 February 2003	77.	19 June 2018
56.	13 July 2012		
54.	6 September 2013		



LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Primary Regional Roads
- Other Regional Roads
- Railways

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential

NOTE:

R-Code

RESIDENTIAL ZONE

Single houses and group housing will occupy a large portion of the precinct, in line with the R-Codes R40 standards. No multiple dwellings will be permitted in these locations.

The area around Clydesdale Street, between Shepperton Road and the railway line will be permitted to redevelop in accordance with the Residential R60 standards; permitting single houses as well as groups and multiple dwellings at medium density. Development should be generally limited in height to 3 storeys, except where otherwise specified.

Child care facilities, schools and recreational areas serving the day-to-day needs of residents may be appropriate additional uses for this residential area. All such uses shall be unobtrusive in scale and not adversely affect the amenity of adjacent residential uses.

The existing schools and the Association for the Blind are acceptable uses within the precinct. Any further expansion or intensification of the uses, however, will not be permitted where it involves significant loss of existing housing or will impinge on the amenity of surrounding residents. Generally, development should be in accordance with planning policy relating to non-residential development in or adjacent to residential areas. Height and scale of any development is to be compatible with existing buildings. New buildings are to be set back from all boundaries and these areas landscaped. Adequate parking and set down areas are to be provided on-site.

With regard to residential development, the retention of existing housing and the promotion of selective and sensitive redevelopment in line with existing style, scale and character is most favoured. New buildings shall be set back from all boundaries and be set in landscaped spaces. While the effect of traffic on dwellings fronting roads should be minimised through appropriate design measures, all development shall face the street in the traditional manner.

Priority will be given to ensuring that new development, particularly infill and development at higher densities, does not result in undue loss of privacy or amenity for existing residents.

The timber products factory presently located in this area is incompatible with the surrounding residential land and its relocation to a more suitable industrial area is encouraged. More appropriate uses for the site would be those indicated in the Zoning Table and outlined below for a Residential Zone such as multiple dwellings, grouped dwellings and various forms of specialised accommodation. Development shall be in accordance with Residential R60 standards. A mixture of accommodation types together with associated non-residential uses could be appropriate. Development should be generally limited in height to 3 storeys, with a maximum of 2 storeys for development fronting Sunbury Road and Gresham Street where development should respect the form and character of existing residential development.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone:

Use Class	Zone	Residential
Consulting Rooms, Day Care Centre	AA	X
Convenience Store, Service Station	X	
Educational Establishment, Place of Worship	AA	X
Fast Food Outlet, Restaurant	X	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA	X
Home Office	P	
Hospital, Nursing Home, Residential Building	AA	X
Hotel, Motel, Tavern	X	
Light Industry	X	
Liquor Store - Small	X	
Liquor Store - Large	X	
Lodging House, Serviced Apartment	AA	X
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	X	
Open Air Sales and Display	X	
Nightclub	X	
Office	X	
Restricted Premises	X	
Service Industry	X	
Shop	X	
Showroom	X	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P ₁	
Warehouse	X	

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition the following standards apply:

Building Height -
 The building height on land bounded by Hampton Street, Teague Street, Clydesdale Street, Kitchener Avenue and Howick Street, coded Residential R60, shall be as follows:

For those lots with a frontage to Clydesdale Street and Kitchener Avenue:
 A significant portion of building, to a maximum height of 2 Storeys (7.5m), is to be located between a minimum 6.0m average front setback and a maximum 9.0m average front setback. Any portion of building above 2 storeys (7.5m) is to be setback a minimum of 12.0m from the front boundary, and shall be a maximum height of 4 storeys (15.0m).

For those lots with a frontage to Teague Street:
 A maximum building height of 4 storeys (15.0m) with an average front setback of 6.0m or more.

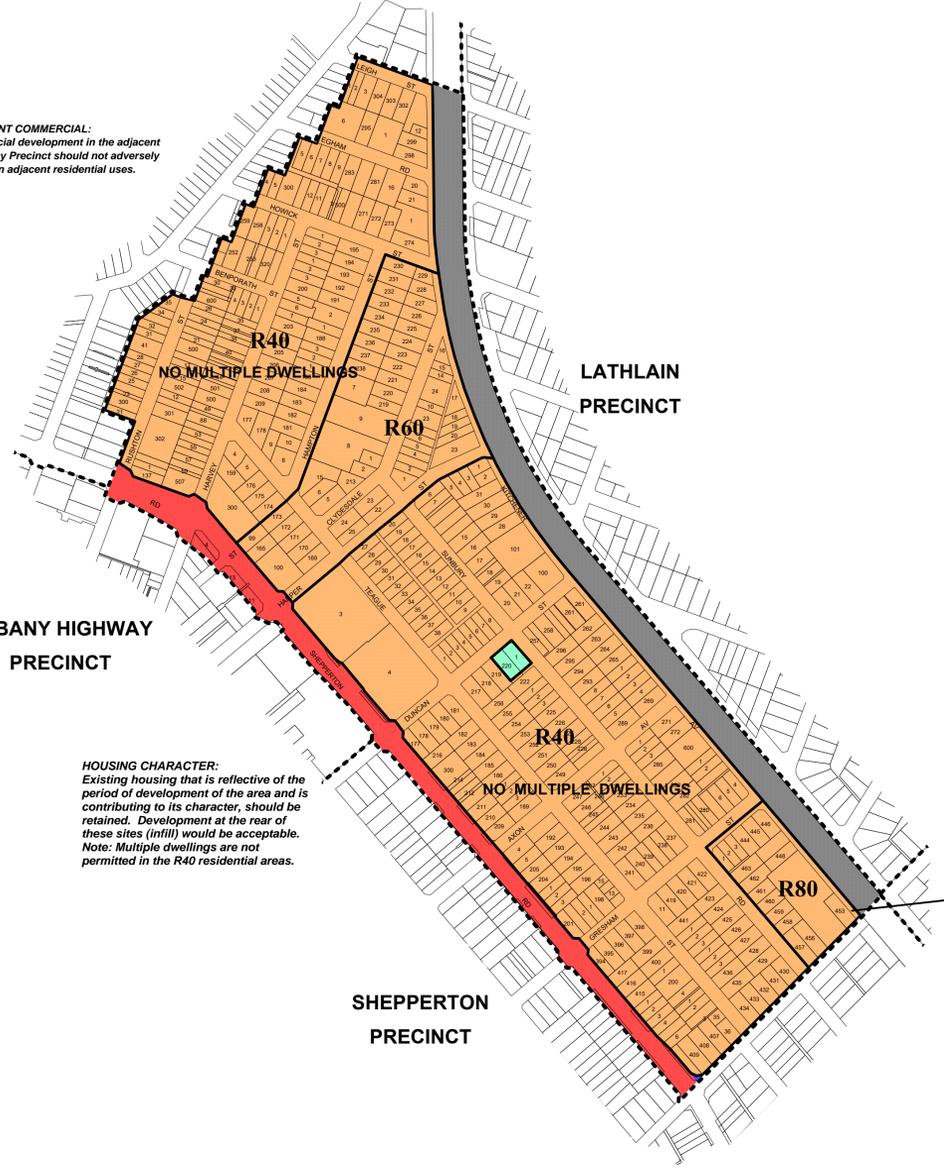
For those lots with a frontage to Hampton Street and Howick Street:
 A maximum height of 6 storeys (22.5m) with an average front setback of 6.0m or more.

For lots with frontages to both Hampton Street and Clydesdale Street:
 Both street frontages will be considered primary streets and will need to be developed in accordance with their respective building height and setback requirements.

Note: The lot on the corner of Kitchener Avenue and Howick Street is considered to have a Kitchener Avenue frontage for the purposes of building heights and setbacks.

NORTH
SCALE 1 : 5,000

ADJACENT COMMERCIAL:
 Commercial development in the adjacent Causeway Precinct should not adversely impact on adjacent residential uses.



HOUSING CHARACTER:
 Existing housing that is reflective of the period of development of the area and is contributing to its character, should be retained. Development at the rear of these sites (infill) would be acceptable. Note: Multiple dwellings are not permitted in the R40 residential areas.

NON CONFORMING USE:
 Should the industrial use of this land be discontinued, the site may be redeveloped for residential use. The site is appropriate for this purpose; set amongst existing residential land, close to district facilities, the city centre and Lathlain Railway Station.

STATEMENT OF INTENT

The Victoria Park Precinct will remain as attractive and essentially low to medium scale residential area set on some of the highest land within the locality.

The retention and rejuvenation of existing housing, particularly dwellings indicative of the era in which the locality was developed, and selective sensitively designed 'infill' housing is the most favoured form of development and will be encouraged.

Medium density residential development will be consolidated in the area on the ridge in Clydesdale Street, but will be expected to respect the amenity of adjacent lower density dwellings.

Development or expansion of existing non-residential uses in the precinct will be limited, to safeguard residential amenity. The existing industrial use should desirably move to a more suitable location.

The precinct should remain a visually attractive area and the preservation of trees and the generous landscape planting of properties upon redevelopment will be required. Public places within the precinct, such as parks, reserves and streets will be enhanced and maintained so that they contribute to its pleasant environment. Safe, accessible movement for pedestrians, cyclists, public transport and vehicles will be an important aim for the precinct.

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with: -

1. Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

RESIDENTIAL ZONE

Single houses with some 'infill' housing will occupy the majority of this precinct, in line with the R-Codes R20 standards. The retention of structurally sound housing and the promotion of selective redevelopment in line with the existing style, scale and character of the area will consolidate the area as a low density neighbourhood.

Residential areas to the south of Bishopsgate Street will be permitted to allow for the introduction of grouped and multiple dwellings at a medium density. Higher densities, (to a maximum of R60), will be permitted where two or more lots are to be amalgamated. This is intended to encourage integrated rather than individual and unrelated developments. These densities will serve to increase the availability of housing in areas well serviced by facilities including public transport. Development should be generally limited in height to three storeys.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone.

Use Class	Zone Residential
Consulting Rooms, Day Care Centre	AA
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	X
Open Air Sales and Display	X
Nightclub	X
Office	X
Restricted Premises	X
Service Industry	X
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	p1
Warehouse	X

Footnote:

1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

The symbols used in the cross reference in the Zoning Table have the following meanings:

P (Permitted Use): means that the use is permitted by the Scheme.

AA (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

X (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

Note: New buildings shall be set back from all boundaries and set in landscaped surrounds. While the effect of traffic should be minimised through appropriate design measures, all development shall face the street in the traditional manner. Priority will be given to ensuring that new development, particularly at higher densities, does not result in the undue loss of privacy or amenity for existing residents.

R60 CODED AREA BOUND BY RUTLAND AVENUE, STREATLEY ROAD, MIDGLEY STREET & WESTERN POWER SUBSTATION:

Appropriate uses for the land are those indicated in the Zoning Table and outlined for a Residential Zone such as multiple dwellings and grouped dwellings. Any specialised forms of accommodation will be subject to the advertising procedure as referred to in the Scheme Text.

Development shall be in accordance with the standards prescribed for Residential R60. Priority will be given to minimising the impact of any development on adjacent residential uses or land through appropriate site layout and design. Development should be generally limited in height to 3 storeys.

Building Height

A two storey height limit applies to the R60 coded land located on the north side of Midgley Street between the former 'Red Castle Motel Site' and the Western Power substation.

NORTH
SCALE 1 : 5,000

BURSWOOD PRECINCT

EXISTING MOTEL SITE:
Should motel use cease, the site to be developed for medium density residential use as prescribed for Residential R60

CAUSEWAY PRECINCT

VICTORIA PARK PRECINCT

VICTORIA PARK PRECINCT

RESIDENTIAL DENSITY (R60):
Development to a maximum density of R60 will be permitted where two or more lots are to be amalgamated. These densities will serve to increase the amount of housing, with good access to community and transport facilities.

COMMUNITY NODE:
Promote this area as a focus of local community activities centred around the local shops. Recreational entertainment and civic uses would attract community use.

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Parks and Recreation
- Restricted Public Access
- Primary Regional Roads
- Other Regional Roads
- Railways
- Public Purpose
- State Energy Commission

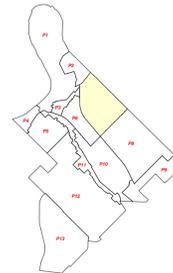
TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation
- Public Purposes
- Primary School
- Civic Uses

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential
- Commercial
- Local Centre

NOTE:
 R-Code



TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
LATHLAIN PRECINCT

P7

PRECINCT PLAN P7

Updated on 10 July 2018

AMENDMENT NO.	GAZETAL DATE	AMENDMENT NO.	GAZETAL DATE
1.	9 November 1999	61.	14 November 2014
2.	2 February 2001	72.	28 February 2017
6.	6 October 2002	76.	23 June 2017
12.	6 September 2002	1320/97 (MRB)	27 February 2018
83.	27 January 2012	77.	19 June 2018

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with -

- Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
- The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

STATEMENT OF INTENT

The Lathlain Precinct will remain and further develop as a predominantly low to medium density residential area.

The area should have a pleasant atmosphere characterised by low to medium scale architecture. Structurally sound houses reflecting their era of construction shall be retained where possible. The style, character and materials of new development shall be complementary to existing dwellings. Infill development and the redevelopment of corner lots is encouraged, although not to the detriment of the existing character of the area.

The existing community facilities centred around Lathlain Place will be further consolidated as a cohesive community node. Existing shopping facilities shall continue to serve the local population; further expansion of these facilities, and of other non-residential uses will be strictly controlled.

Existing commercial areas along Great Eastern Highway will be strictly controlled to ensure no adverse impact on adjacent residential uses. In the long term, uses considered incompatible with residential uses will be encouraged to relocate and the redevelopment of sites for medium residential or related uses is considered appropriate.

Safe and accessible movement for pedestrians, cyclists, people using public transport and other vehicles is an important aim for the precinct. Public places, such as parks, reserves and streets will be enhanced and maintained so that they contribute to its pleasant environment.

COMMERCIAL ZONE

This area shall continue to support low to medium intensity commercial uses.

The area shall function as part of the traditional commercial/retail strip of Great Eastern Highway. Development such as showrooms, offices, open air display and local shops will be appropriate. Residential will also be permitted.

New development shall be of a scale and style to complement existing buildings within the precinct. New buildings shall be set back in a manner consistent with adjoining development. Where commercial development abuts residential land special consideration will be given to ensuring that residential amenity is not adversely affected.

Car parking shall be provided on-site for all uses, where possible new parking areas and access points shall be combined with existing facilities.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Commercial Zone:

Use Class	Zone Commercial
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	AA
Educational Establishment, Place of Worship	P
Fast Food Outlet, Restaurant	P
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	AA
Liquor Store - Small	AA
Liquor Store - Large	AA
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	X
Open Air Sales and Display	AA
Nightclub	X
Office	P
Restricted Premises	X/AA
Service Industry	AA
Shop	AA
Showroom	P
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	P

The symbols used in the cross reference in the Zoning Table have the following meanings:

P (Permitted Use): means that the use is permitted by the Scheme.

AA (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

X (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy. In addition the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
- Vehicular Access: Vehicular access will not be permitted to Great Eastern Highway where alternative means of access exists.
- Residential Density: Residential development shall be in accordance with the R-Codes R60 standards in relation to density.

LOCAL CENTRE ZONE

The existing range of local shopping facilities is to be consolidated at the various locations throughout the precinct to serve the day-to-day needs of the local residents.

Any new development should be of a height and scale similar to existing buildings in the shopping area and the nearby locality. Buildings shall generally be constructed to the street and be provided with continuous shop fronts and weather protection over the footpath. Careful control will be exercised over the nature of any proposed new uses and their design and layout to ensure minimal impact on adjacent residential areas. Development will not be permitted to occur outside the designated boundaries of the shopping areas. Additionally, any development shall be available on-site to ensure that non-residential parking does not encroach into residential areas. Council may, however, waive on-site parking requirements where uses are to serve the local population, and are unlikely to require prolonged stopovers by customers. New parking areas and points of access are to be combined with existing facilities where applicable.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Local Centre Zone.

Use Class	Zone Local Centre
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	AA
Educational Establishment, Place of Worship	P
Fast Food Outlet, Restaurant	P
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	P
Liquor Store - Large	X
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	X
Open Air Sales and Display	X
Nightclub	X
Office	P
Restricted Premises	X/AA
Service Industry	AA
Shop	AA
Showroom	P
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	AA
Warehouse	X

The symbols used in the cross reference in the Zoning Table have the following meanings:

P (Permitted Use): means that the use is permitted by the Scheme.

AA (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

X (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy. In addition the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
- Set Backs: Buildings shall have a nil set back to the street, and nil side set backs, except where a pedestrian accessway to the rear of the site is to be provided. Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.
- Pedestrian Amenity: Buildings shall be provided with awnings/verandahs over the footpath. These shall be consistent with adjoining sites where practicable.
- Residential Development: Residential development shall be in accordance with the R-Codes R20 standards in relation to density.

CARLISLE PRECINCT

LATHLAIN PARK:
The upgrading and multi-use of Lathlain Oval and surrounds should be encouraged to enhance local community facilities.

COMMUNITY NODE

Some of the land within this community node (Lathlain Park Football Oval) is reserved under the Metropolitan Region Scheme for parks and recreation and as such, falls within the planning authority of the Ministry for Planning.

The Council nevertheless has some management responsibilities for this area, as well as having the opportunity to comment on all development.

Other land within this area is reserved under the Town Planning Scheme for public purposes, and for parks and recreation. Land is also set aside for local centre uses.

The community node shall be consolidated as a cohesive group of community based activities, as well as for local shopping. Uses serving the day-to-day needs of the local residential population should be encouraged to locate within this area.

Development shall be small in scale and must not detract from the residential amenity of adjacent areas. Buildings shall generally be constructed up to the street and be provided with continuous shop fronts and weather protection over the footpath where practicable.

RESERVES

These areas will continue to be used, maintained and enhanced primarily as parkland for possible recreational purposes for use by local residents, while accommodating some community facilities. The development of any new buildings within these parkland areas will generally not be permitted unless they are small in bulk and scale and unobtrusive in their setting. Uses permitted will be only those which are incidental to the recreational and community roles of the reserves. No activity or action will be permitted which destroys the integrity of the recreation area, including all existing landscape elements.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

LOCAL CENTRE ZONE

The existing range of local shopping and service facilities serving the day-to-day needs of local residents is to be consolidated. Any new development should be of a height and scale similar to existing buildings. Buildings shall be constructed with no set back from the street and be provided with continuous shop fronts and weather protection over the footpath. Careful control will be exercised over the nature of any proposed new uses and their design and layout to ensure minimal impact on adjacent residential areas. Local centre developments will not be permitted to occur outside the designated boundaries of these areas. Additionally, adequate car parking is to be available to ensure local centre parking does not encroach into residential streets, although on-site parking requirements may be waived by the Council where the uses are to serve the local population, and are unlikely to require prolonged stopovers by customers. New car parks and vehicle access points shall be combined with existing parking facilities where possible.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Local Centre Zone.

Table with 2 columns: Use Class, Zone. Includes categories like Consulting Rooms, Day Care Centre (AA), Convenience Store, Service Station (P), Educational Establishment, Place of Worship (P), Fast Food Outlet, Restaurant (P), General Industry, Transport Depot (X), Hazardous Industry, Noxious Industry (X), Home Occupation (AA), Home Office (P), Hospital, Nursing Home, Residential Building (AA), Hotel, Motel, Tavern (X), Light Industry (X), Liquor Store - Small (P), Liquor Store - Large (X), Lodging House, Serviced Apartment (AA), Massage Rooms (X), Motor vehicles and Marine Sales Premises (X), Open Air Sales and Display (X), Nightclub (X), Office (P), Restricted Premises (X), Service Industry (AA), Shop (P), Showroom (X), Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling (AA), Warehouse (X).

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

- 1. Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
2. Set Backs: Buildings shall have a nil set back to the street. Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.
3. Pedestrian Amenity: Buildings shall be provided with awnings or verandahs over the footpath. Where practicable this shelter should be continuous and consistent with adjoining sites.
4. Residential Density: Residential development shall be in accordance with the R-Codes standards specified for Residential R30.

RESIDENTIAL ZONE

Medium density residential development of single houses and grouped dwellings is considered appropriate for the precinct. Land may be developed in accordance with the R-Codes standards specified for R30. The retention of existing homes with the development of infill housing at the rear, is the most favoured form of redevelopment.

A limited number of non-residential uses, that serve the day-to-day needs of residents such as local shops, recreation areas and child area facilities are also appropriate uses for the area. These uses should be designed in a manner that is unobtrusive and of a scale in keeping with surrounding residential development.

The development of group housing should be in a manner that conserves the pleasant low scale residential style and character of the areas. Priority will be given to ensuring that new development does not result in undue loss of privacy or amenity for existing residents.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone.

Table with 2 columns: Use Class, Zone. Includes categories like Consulting Rooms, Day Care Centre (AA), Convenience Store, Service Station (X), Educational Establishment, Place of Worship (AA), Fast Food Outlet, Restaurant (X), General Industry, Transport Depot (X), Hazardous Industry, Noxious Industry (X), Home Occupation (AA), Home Office (P), Hospital, Nursing Home, Residential Building (AA), Hotel, Motel, Tavern (X), Light Industry (X), Liquor Store - Small (X), Liquor Store - Large (X), Lodging House, Serviced Apartment (AA), Massage Rooms (X), Motor vehicles and Marine Sales Premises (X), Open Air Sales and Display (X), Nightclub (X), Office (X), Restricted Premises (X), Service Industry (X), Shop (X), Showroom (X), Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling (P), Warehouse (X).

Footnote:

1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

The following additional provisions apply to No. 8 Raleigh Street, Carlisle (Lot 1004 on DP 45185, CT: 2604/545) and No. 45 Bishopgate Street, Carlisle (Lot 1005 on DP 45185, CT: 2604/546):

- i. Trees to be retained in accordance with a tree retention plan approved by the local government prior to subdivision and/or development; and
ii. Vehicle access shall not be provided to/from Miller Street.

COMMERCIAL ZONE

A range of low intensity commercial uses will be permitted within these areas. Development such as small scale showrooms, offices, and local shops are appropriate. Residential uses will also be permitted.

New development shall be of a scale and style to enhance and complement existing buildings within the precinct. New buildings shall be set back in a manner generally consistent with the building set back on adjoining land and in the immediate locality. Priority will be given to minimising the impact of any development on adjacent residential uses or land through appropriate site design and layout. Adequate parking must be provided to ensure that commercial parking does not encroach into residential areas. New Parking areas and vehicle access points shall be combined with existing parking facilities where possible.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Commercial Zone.

Table with 2 columns: Use Class, Zone. Includes categories like Consulting Rooms, Day Care Centre (AA), Convenience Store, Service Station (P), Educational Establishment, Place of Worship (P), Fast Food Outlet, Restaurant (P), General Industry, Transport Depot (X), Hazardous Industry, Noxious Industry (X), Home Occupation (AA), Home Office (P), Hospital, Nursing Home, Residential Building (AA), Hotel, Motel, Tavern (AA), Light Industry (AA), Liquor Store - Small (AA), Liquor Store - Large (AA), Lodging House, Serviced Apartment (AA), Massage Rooms (X), Motor vehicles and Marine Sales Premises (AA), Open Air Sales and Display (AA), Nightclub (X), Office (P), Restricted Premises (X), Service Industry (AA), Shop (AA), Showroom (P), Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling (P), Warehouse (P).

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

- 1. Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
2. Residential Density: Residential development shall be in accordance with the R-Codes standards specific for Residential R30.

COMMERCIAL ZONE: Suitable commercial development could include small scale showrooms, offices and local shops. Expansion beyond the boundaries of commercial areas is not considered appropriate. Residential uses are permitted.

COMMUNITY FACILITIES: The Carlisle Hall and Harold Hawthorne Centre provide a community focus in the area.



LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

Other Regional Roads

TOWN OF VICTORIA PARK SCHEME RESERVES

Parks and Recreation

Public Purposes

Civic Use

TOWN OF VICTORIA PARK SCHEME ZONES

Residential

Commercial

Local Centre

R-Code

Carlisle Minor Town Planning Scheme No. 3

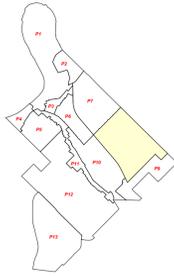
TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 CARLISLE PRECINCT

P8

PRECINCT PLAN P8

Updated on 22 September 2023

Table with 4 columns: AMENDMENT N°, GAZETAL DATE, AMENDMENT N°, GAZETAL DATE. Lists various amendments from 2001 to 2023.



LOCAL CENTRES: Local centres will contain shops and services that cater for the day-to-day needs of local residents. Expansion of these centres is not appropriate.

LOCAL PARKS: Parks and schools for recreational and community activities.



STATEMENT OF INTENT

The Carlisle Precinct will remain a medium density residential area. Continued development of a range of dwelling types at this density is desirable given the proximity of the precinct to the city centre and good accessibility to a wide range of support facilities and regional transportation networks.

The majority of the precinct will continue to accommodate single houses or grouped dwellings at a medium density. Existing appropriate retail and commercial uses will be permitted to continue in their current locations. A limited number of non-residential uses, to serve the immediate needs of the locality, will be permitted throughout the precinct. In the long term, uses considered incompatible with residential uses will be encouraged to relocate.

The retention and restoration of original housing which contributes to the character of the precinct will be encouraged. New development should complement the scale, materials and character of existing dwellings. In residential areas development will be set back from all lot boundaries and the site landscaped.

Safe and accessible movement for pedestrians, cyclists and people using public transport and other vehicles is an important aim for the precinct. In addition, public places such as streets, parks and reserves will be enhanced and maintained so that they contribute to its pleasant environment.

CARLISLE MINOR TOWN PLANNING SCHEME NO 3: Special requirements may apply to the subdivision of land in the Scheme area; refer to the text below.

CARLISLE MINOR TOWN PLANNING SCHEME NO. 3 (1969)

The Carlisle Scheme (area indicated on the precinct plan) enabled the subdivision of lots for further residential development, the construction of new local streets, development of a parking reserve and pedestrian and cycle paths. This Scheme requires owners of land, able to subdivide their properties because of the provisions of the Scheme, to pay the Council for the construction costs of the roads and other works. The Council's Planning Department must be consulted with regard to the potential costs associated with subdivision of land.

RESERVES

Land within these areas is vital to the residential amenity of the precinct and should continue to be used, maintained and enhanced primarily as parkland for passive recreational purposes while accommodating some community and active recreation facilities.

The development of any buildings within these areas will generally not be permitted unless they are unobtrusive to the setting, small in bulk and scale and ancillary to local recreational pursuits. No activity or action will be permitted which destroys the integrity of the recreational areas, including all existing landscaping elements.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE MAYOR

J M BONKER CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE MAYOR

J M BONKER CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date

INDUSTRIAL (1) ZONE

This section of the precinct shall be developed primarily for small scale industrial uses. Buildings shall be attractively designed so they contribute to a high quality industrial streetscape. The preferred uses shall be light industry, research and development, showrooms and warehouses will be allowed where they are to be complementary to the industrial area.

Other non-industrial uses will generally be discouraged from locating in the precinct except where they are to be incidental uses, or where they directly serve the area, and the nearby residential precincts.

Development shall be of a low to medium scale and sites shall be well landscaped and maintained. Buildings are to be set back from the street, and landscaping of the setback area is to be provided and maintained. Where sites are adjacent to or abut residential uses, setbacks to new industrial buildings must be provided to ensure that development respects those residential uses.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for an Industrial (1) Zone.

Use Class	Zone Industrial (1)
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	AA
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	P
General Industry, Transport Depot	AA
Hazardous Industry, Noxious Industry	X
Home Occupation	X
Home Office	X
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	P
Liquor Store - Small	X
Liquor Store - Large	AA
Lodging House, Serviced Apartment	X
Massage Rooms	AA
Motor vehicles and Marine Sales Premises	X
Open Air Sales and Display	P
Nightclub	X
Office	P
Restricted Premises	AA
Service Industry	P
Shop	AA
Showroom	P
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	X
Warehouse	P

The symbols used in the cross reference in the Zoning Table have the following meanings:

P (Permitted Use): means that the use is permitted by the Scheme.

AA (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

X (Prohibited Use): means a use that is not permitted by the Scheme

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

1. Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
2. Setbacks: All developments shall be setback a minimum of 4.5 metres from the primary street alignment and 2.25 metres from the secondary street frontages.
3. Car parking bays may be provided in the front setback area, however, these bays must be screened from the street by an area of landscaping of at least 1.5 metres in width, (this landscaped area can be included to satisfy the landscape development standard).
4. Landscaping: A minimum of 25% of the front setback area between the site boundary and the building setback requirement shall be landscaped and maintained in such a manner. Where parking bays are provided in this area they shall be incorporated in the landscaping and shade trees will be provided a rate of one tree per four bays.

5. Access: Vehicular access will not be permitted directly onto Welshpool Road or Orrong Road, where alternative access exists.
6. Access: Vehicular access will not be permitted directly to Orrong Road, Swansea Street, or Cohn Street where alternative access exists.
7. Industrial Activities: Uses whose operations facilitate the need for large, heavy tonnage commercial vehicles to frequent the site, or whose operations are of a more heavy industrial nature will not be permitted.

INDUSTRIAL (2) ZONE

This section of the precinct will be consolidated and developed as well maintained general industrial area.

Non-industrial uses may be permitted where they are to be incidental to the primary industrial use or where they are to serve the needs of the local industrial community.

Development shall be designed and constructed in a manner that ensures all unsightly aspects of the use are either contained within on-site buildings or are totally screened from the street.

Vehicular access will not be permitted to Welshpool Road and Orrong Road, where alternative means of access exists. Car parking areas, (other than visitor car bays), loading and unloading facilities, shall be located behind buildings, or be setback a minimum of 4.5 metres and in either case be screened from the street.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for an Industrial (2) Zone.

Use Class	Zone Industrial (2)
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	AA
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	P
General Industry, Transport Depot	P
Hazardous Industry, Noxious Industry	X
Home Occupation	X
Home Office	X
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	P
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	X
Massage Rooms	AA
Motor vehicles and Marine Sales Premises	X
Open Air Sales and Display	P
Nightclub	X
Office	P
Restricted Premises	AA
Service Industry	AA
Shop	AA
Showroom	P
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	X
Warehouse	P

The symbols used in the cross reference in the Zoning Table have the following meanings:

P (Permitted Use): means that the use is permitted by the Scheme.

AA (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

X (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

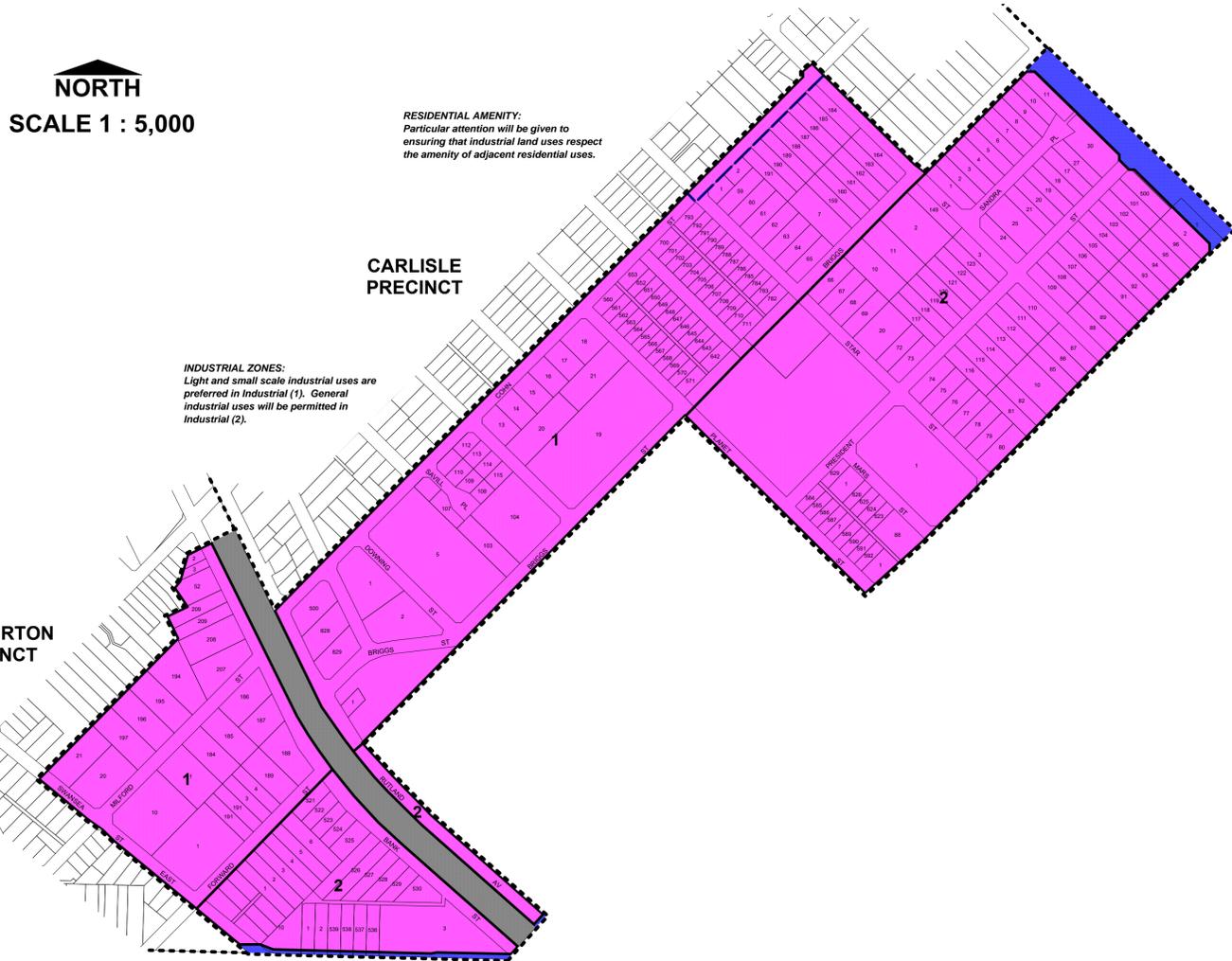
Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

1. Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
2. Setbacks: All development shall be setback a minimum of 4.5 metres from all road alignments.
3. Car Parking: Car parking bays may be provided in the front setback area, however, these bays must be screened from the street by an area of landscaping of at least 1.5 metres in width, (this landscaped area can be included to satisfy the landscape development standard).
4. Landscaping: A minimum of 25% of the front setback area between the site boundary and the building setback requirement shall be landscaped and maintained in such a manner. Where parking bays are provided in this area they shall be incorporated in the landscaping and shade trees will be provided a rate of one tree per four bays.



NORTH
SCALE 1 : 5,000

RESIDENTIAL AMENITY:
Particular attention will be given to ensuring that industrial land uses respect the amenity of adjacent residential uses.

CARLISLE PRECINCT

INDUSTRIAL ZONES:
Light and small scale industrial uses are preferred in Industrial (1). General industrial uses will be permitted in Industrial (2).

SHEPPERTON PRECINCT

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Other Regional Roads
- Railways

TOWN OF VICTORIA PARK SCHEME ZONES

- Industrial (1)
- Industrial (2)

ADDITIONAL INFORMATION

- Carlisle Minor Town Planning Scheme No. 3

TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 WELSHPOOL PRECINCT

P9

PRECINCT PLAN P9

Updated on 10 July 2018

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001		
4.	8 October 2002		
61.	14 November 2014		
75.	23 June 2017		
77.	19 June 2018		

STATEMENT OF INTENT

The Welshpool Precinct shall continue to function as an industrial area, meeting the need for service industry in the inner areas of the city and close to the city centre.

A mixture of industrial uses will occupy the majority of this precinct. Generally only light industrial uses will be permitted west of Briggs Street in order to protect residential uses from the effects of heavier industrial activities, while the area to the east of Briggs Street will be available for more general industrial uses. Non-industrial uses shall generally be discouraged from locating in this precinct except where they directly serve the area, or are to be incidental to a primary industrial use. Importantly, particular attention will be given to ensuring that the land uses respect the amenity of adjacent residential areas.

The precinct is less suited to residential use by virtue of its industrial nature.

Development shall be of a good standard which particular attention being given to the setting and finish of the buildings. Emphasis should also be placed upon improving the visual appearance of properties from the street. Buildings will be set back from the street to accommodate landscaping and car parking.

New developments fronting Orrong Road or Welshpool Road, or a street which abuts residential land shall generally take vehicular access from an alternative street or laneway where available.

A healthy attractive working environment is sought in this precinct and will be taken into consideration with regard to uses, movement and the environment. Traffic generated within the precinct shall be directed away from nearby residential streets. Development and redevelopment shall take into consideration pedestrian and cyclists access, safety and convenience.

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with: -

1. Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precinct/s. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

PRECINCT PLAN P10
SHEET A

Updated on 22 September 2023

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	45.	10 December 2010
5.	31 August 2001	81.	14 November 2014
6.	8 October 2002	76.	22 June 2017
8.	4 February 2003	86.	22 September 2023
19.	14 September 2004		

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

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RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN
 AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Primary Regional Roads
- Other Regional Roads
- Public Purposes
- Technical School
- Railways

TOWN OF VICTORIA PARK SCHEME RESERVES

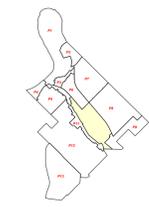
- Parks and Recreation
- Public Purposes
- Primary School

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential
- Office/Residential
- Special Use

NOTE:

R-Code



STATEMENT OF INTENT

The Shepperton Precinct should remain a pleasant, low scale, medium density housing area. Future development should take advantage of the excellent accessibility available to the precinct due to the close proximity to major transportation networks, and to the city.

The area of land identified as Special Uses zone generally bounded by Welshpool Road Forward Street, Swansea Street East, Millford Street and Shepperton Road is to be consolidated as a node of commercial uses and serve as part of the southern "Gateway" to the Town of Victoria Park.

The retention of structurally sound houses and healthy, mature trees is an important aim for the precinct. Selective infill and the development of grouped dwellings is also encouraged. New development is to enhance the existing character of the area and have regard for remaining quality housing stock.

To ensure its cohesion as a residential locality, the only new non-residential activities to be permitted in the area should be those which predominantly function to provide for day-to-day local needs.

The application of residential development standards should ensure a high level of environmental amenity and maintain a pleasant atmosphere characterised by low to medium scale architecture, orientated to the street and set in landscaped surrounds. Development should generally be one to two storeys in height and be in harmony with the scale, character and style of original buildings. Residential development on land facing Shepperton Road is to be designed to minimise the negative affects of traffic noise but must remain visually attractive from and orientated to the road. The environment should be further enhanced by improvements to the public streetscape, involving street tree planting.

The Somerset Pool area is an important recreation focus in the precinct. Any expansion or increase in functions and/or population of the Carlisle Campus of Technical and Further Education shall not cause undue adverse impact on adjacent residential areas or a substantial loss of residential properties.

Safe and accessible movement for people on foot, bicycles, users of public transport and vehicles is an important aim for the precinct. Streets will be enhanced and maintained so that they contribute to its pleasant environment. Council will aim to discourage the movement of unnecessary traffic through the area.



COMMUNITY NODE:
 Promote area as a focus of local community activities. The use of all facilities by both the primary school and the community as a whole will be encouraged.

CARLISLE PRECINCT

ALBANY HIGHWAY PRECINCT

WELSHPOOL PRECINCT

NORTH
SCALE 1 : 5,000

SHEPPERTON ROAD:
 Residential development to be designed so as to minimise impact of traffic from Shepperton Road while presenting a good image to the street.

RESIDENTIAL ZONE

The area will be consolidated as a residential area comprising of a range of dwelling types to cater for a variety of household types and housing needs.

Local shops serving the day-to-day needs of residents, and recreational areas such as Kate Street Park and Road Park, and child care facilities are appropriate uses for the residential area.

Further grouped housing should be built in a manner which conserves the pleasant low scale residential character of the area. The retention of existing houses, with the development of "infill" housing at the rear is the most favoured form of redevelopment.

In the areas coded R30 and R40, with the exception of the R40 areas south of Hubert Street and south east of Oats Street, development shall generally be one to two storeys in height and be generously landscaped. Multiple dwellings will not be permitted in the area of the precinct coded R40 northeast of Shepperton Road and west of Oats Street.

In the R40 coded area southeast of Oats Street, multiple dwellings and specialised forms of residential accommodation, in addition to single and grouped housing will be permitted.

New development to Shepperton Road must take vehicular access from a laneway or other street where possible and where residential amenity will not be diminished. Priority will be given to ensuring new developments, particularly at higher densities, do not result in undue loss of privacy or amenity for existing residents.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone.

Use Class	Zone
Consulting Rooms, Day Care Centre	AA
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor Vehicles and Marine Sales Premises	X
Open Air Sales and Display	X
Nightclub	X
Office	X
Restricted Premises	X
Service Industry	X
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P ₁
Warehouse	X

Footnote:

- Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

SPECIAL USE ZONE

The area should be redeveloped for commercial purposes providing for a range of commercial uses that will promote an appropriate interface between the industrial, commercial and residential land uses and Welshpool Road and Shepperton Road which form entry/exit points to the Town.

The area will be consolidated as a node of commercial uses and serve as part of the "Gateway" to both Albany Highway and Shepperton Road. Development with frontages to Welshpool Road and Shepperton Road shall be set back and landscaped with the facade of buildings addressing the street to provide a visually attractive appearance from both of these Streets.

LOCAL DEVELOPMENT PLAN

Development within the Special Use zone is to be generally consistent with the approved Local Development Plan (formerly known as a Development Guide Plan). In relation to applications for development or subdivision approval within the Special Use Zone, the decision-maker is to have due regard to the approved local development plan when determining the application.

The approved local development plan may be amended in accordance with deemed clause 59, and inclusive of public consultation.

USE OF LAND

The following Table - The Zoning Table provides the range and permissibility of land uses in the Special Use zone.

The symbols used in the Zoning Table have the following meanings-

"P" means that the use is permitted by the Scheme.

"AA" means that the use is not permitted unless the Council has granted planning approval.

"X" means a use that is not permitted by the Scheme.

Use Class	Zone
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	P
Fast Food Outlet, Restaurant	AA
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	P
Home Office	
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	P
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	P
Massage Rooms	X
Motor Vehicles and Marine Sales Premises	
Open Air Sales and Display	X
Nightclub	X
Office	P
Restricted Premises	X
Shop	P
Showroom	P
Single House, Group Dwelling	P
Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	P

Note:

- Shop component to have a maximum net leasable area of 500m² within the total 'Special Use' zone area.

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy. In addition the following standard applies: Residential Development: In this precinct in the area coded R40 northeast of Shepperton Road and west of Oats Street, multiple dwellings will not be permitted.

Building Height - The height of a building on land coded Residential R60 shall not exceed 8.6 metres.

OFFICE/RESIDENTIAL ZONE

This area will be redeveloped as a mixed office/residential area. Development will combine medium density residential development with small scale office uses allowing for low traffic generating administrative and professional offices but excluding consulting rooms associated with medical or similar professions.

Where office uses are developed, they are to be orientated towards the street, while residential is to be above and/or behind the office floorspace. Office uses are not permitted unless combined with residential uses and must not comprise more than one third of the overall development or existing floorspace.

Careful control will be exercised over site layout and design for office uses in order to minimise potential conflict with residential uses. In particular a high level of visual amenity, security and privacy is to be ensured whilst noise disturbance will be minimised.

Adequate car parking must be provided on site to ensure that both office and residential needs are satisfied. The impact of car parks on the amenity of adjacent residential areas shall be reduced by ensuring vehicle access to sites is via existing access points where available, and by the provision of effective landscaping and unobtrusive lighting.

Both office and residential buildings shall be consistent with the style and character of existing development in areas along and adjacent to Albany Highway and complement adjacent residential development.

New buildings shall be set back a minimum of 3.0m to any street and have extensive window facades to the street and entries at footpath level. The building setback is to be suitably paved and treated to enhance and complement the footpath area. Finished levels shall be consistent with the footpath. Car parking and/or extensive landscaping is not permitted within the setback between the street and the facade any building used for office purposes.

Standards for residential development shall generally be in accordance with those specified in the R-Codes for Residential R60.

The rear portion of buildings and their surrounding space shall be upgraded and/or appropriately treated, in association with the provision of rear parking areas particularly where the site adjoins or can be viewed from residential uses.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for an Office/Residential Zone.

Use Class	Zone
Consulting Rooms, Day Care Centre	X
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	X
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	P
Hospital, Nursing Home, Residential Building	X
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	AA
Liquor Store - Large	X
Lodging House, Serviced Apartment	X
Massage Rooms	X
Motor Vehicles and Marine Sales Premises	X
Open Air Sales and Display	X
Nightclub	X
Office	P
Restricted Premises	X
Service Industry	AA
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	X

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme. Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

Any new development of these sites shall be small in scale, and consistent with the architectural character of the existing buildings and surrounding neighbourhood. New development is to be set back from all boundaries and landscaped.

building. Any slope in the land should be reflected in stepped awnings and parapets;

Reflective or heavily tinted glazing is not encouraged on any building. Climate/sun control should be by built screening/shading devices.

Roller doors/shutters or any solid material, including acrylic, is not acceptable on front ground floor facades facing streets.

Blank walls, exhaust fans, mechanical equipment and vehicle servicing areas must not be visible from any street frontage.

Any fencing between the street alignment and buildings must be open style ornamental fencing.

Circulation

Future public and private development must take steps to ensure that unnecessary traffic and congestion problems are avoided. The principal requirements relating pedestrian and vehicle movement in the area are set down below.

Vehicular Movement and Carparking

Only a limited number of access points will be permitted to the adjoining streets. Reciprocal rights of access over lots in separate ownership to vehicular accessways and access points that traverse property boundaries should be used to provide access for car parking areas and service areas.

All access points to Welshpool Road shall be justified in accordance with the Traffic Impact Statement, submitted with the Development Guide Plan.

Vehicular access directly to Welshpool Road must be in accordance with the Traffic Impact Statement that forms part of the Development Guide Plan for the Special Use zone. Development Approval will be dependent upon combining parking areas and access points to serve multiple properties.

Any proposed multi-storey car park must comply with the built form objectives for the area. Blank exterior walls that front any road or pedestrian way are not permitted. Landscaping must also be incorporated into the

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition the following standards apply:

Residential Density: Residential density shall conform generally with the provisions of the R-Codes R60 standards.

Plot Ratio: The plot ratio shall not exceed 0.55. The plot ratio of any building or part thereof used for office purposes shall not exceed 33% of the maximum allowable plot ratio or 33% of the constructed floor space, whichever is the lesser.

Design and Layout: That part of the proposed development which is to be used for office purposes is to be orientated to Duncan Street. Office uses shall have extensive window facades and entry doors at footpath level opening onto the front setback area.

Setbacks: The minimum front setback distance from any street is 3m; all other setbacks shall be in accordance with the R-Codes.

Vehicular Access: Vehicular access to streets is to be limited: access shall be obtained by existing crossovers and/or side streets.

Car parking: Car parking areas are not permitted to front on Duncan Street.

Landscaping/Open Space: The landscaped/open space to be provided in addition to the front setback area, is to be suitably related to the residential use of the land.

Building Height: Development should be generally limited in height to 2 storeys.

design of multi-storey car parks. Redevelopment of any land shall be the subject of the Scheme requirements for the provision of parking.

Car parking within a front setback may be permitted subject to appropriate design of building frontages and landscaping.

landscaping.

The pedestrian network should provide a continuous, safe and attractive link between the various activities and to the parking areas.

Pedestrian routes shall be given priority over vehicles at all internal crossing points.

Signage

Signage for buildings that front onto Welshpool Road should be consistent with the requirements of the Town of Victoria Park.

Sign colour, material, form, shape, illumination, size and detail can be varied to add interest to the area.

Minimal signage will be permitted fronting Welshpool Road and will be designed to minimise potential traffic hazards.

Roof and pylon signs are considered appropriate within the area subject to an overall signage strategy.

Signs that are erected should not obscure:

Architectural detail including windows;

The building to which they are attached; or

Views of the neighbouring buildings from street level.

Landscaping

High quality landscaping should be used throughout the area to enhance the image of the eastern gateway to the Town of Victoria Park and the East Victoria Park District centre. Landscaping shall be used to improve the pedestrian amenity (particularly in car parking areas) and the entrance to the Town.

Landscaping within the area should be undertaken within an overall landscaping theme established for the area. Landscaping may be used to provide adequate buffers between commercial and adjacent residential uses. Where landscaping is to be provided on sites along Welshpool Road it should be provided with the aim of presenting a street frontage in

RESERVES

CARLISLE CAMPUS OF TECHNICAL AND FURTHER EDUCATION (CARLISLE TAFE)

This site is reserved under the Metropolitan Region Scheme for public purposes and as such, falls within the planning authority of the Ministry for Planning.

The Council nevertheless has the opportunity to comment on all development and in this regard the following matters will be taken into account.

The Carlisle TAFE is a facility that draws students from a regional area, and it should continue in its present capacity.

Any future development and/or expansion of the functions or population of the Campus will not be supported unless it is clear that no undue adverse impact on adjacent residential areas will result, there is no substantial loss of residential properties and adequate car parking can be provided.

SOMERSET POOL

The area shall continue to function in its present capacity as a community swimming pool with associated facilities.

Any future development within the swimming pool grounds shall be small in scale, unobtrusive in its setting and serve to enhance the facility.

COMMUNITY NODE - BEATTY AVENUE PRIMARY SCHOOL AND FUTURE ROAD RESERVE

This area shall remain an area for educational and recreational uses. The use of all facilities by both the primary school and the community as a whole will be encouraged. The interim use of the land set aside for the future Miller Street ramp for recreational/community use presents an opportunity to upgrade the land and to incorporate it with adjacent parklands.

Any new development of these sites shall be small in scale, and consistent with the architectural character of the existing buildings and surrounding neighbourhood. New development is to be set back from all boundaries and landscaped.

Safe and accessible movement for people on foot, bicycles, users of public transport and vehicles is an important aim for the precinct. Streets will be enhanced and maintained so that they contribute to its pleasant environment. Council will aim to discourage the movement of unnecessary traffic through the area.

lieu of buildings, and/or providing a high quality setting for buildings or activities on the site, appropriate to the nature of the facilities proposed.

All external lighting of buildings should be designed in such a manner as to complement the character of the streetscape. Care must be taken to ensure that external lighting does not spill onto adjoining sites (especially residential sites). Lighting should be provided to all internal streets for pedestrian safety and amenity and to enhance the streetscape.

Paving should be used to enhance and identify pedestrian and vehicular accessways and should be treated in a manner at least complementary to footpaths within the public area.

Lighting and Paving

All external lighting of buildings should be designed in such a manner as to complement the character of the streetscape. Care must be taken to ensure that external lighting does not spill onto adjoining sites (especially residential sites). Lighting should be provided to all internal streets for pedestrian safety and amenity and to enhance the streetscape.

Paving should be used to enhance and identify pedestrian and vehicular accessways and should be treated in a manner at least complementary to footpaths within the public area.



TOWN OF VICTORIA PARK

TOWN PLANNING SCHEME No.1 SHEPPERTON PRECINCT

P10
SHEET B

PRECINCT PLAN P10 SHEET B

Updated on 14 April 2019

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	45.	10 December 2010
5.	31 August 2007	61.	14 November 2014
6.	8 October 2002	75.	22 June 2017
8.	4 February 2003	77.	19 June 2018
15.	14 September 2004	80.	14 April 2019

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings:

This Precinct Plan should be read together with: -

- Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
- The Scheme Text which contains legal and administrative provisions regarding the use and development of lands.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

RESIDENTIAL ZONE

The area will be consolidated as a residential area comprising of a range of dwelling types to cater for a variety of household types and housing needs.

Local shops serving the day-to-day needs of residents, and recreational areas such as Kate Street Park and Road Park, and child care facilities are appropriate uses for the residential area.

Further grouped housing should be built in a manner which conserves the pleasant low scale residential character of the area. The retention of existing houses, with the development of "infill" housing at the rear is the most favoured form of redevelopment.

In the areas coded R30 and R40, with the exception of the R40 areas south of Hubert Street and south east of Oats Street, development shall generally be one to two storeys in height and be generally landscaped. Multiple dwellings will not be permitted in the area of the precinct coded R40 northeast of Shepperton Road and west of Oats Street.

In the R40 coded area southeast of Oats Street, multiple dwellings and specialised forms of residential accommodation, in addition to single and grouped housing will be permitted.

New development to Shepperton Road must take vehicular access from a laneway or other street where possible and where residential amenity will not be diminished. Priority will be given to ensuring new developments, particularly at higher densities, do not result in undue loss of privacy or amenity for existing residents.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone.

Use Class	Zone Residential
Consulting Rooms, Day Care Centre	AA
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	X
Open Air Sales and Display	X
Nightclub	X
Office	X
Restricted Premises	X
Service Industry	X
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P ₁
Warehouse	X

Footnote:

1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

SPECIAL USE ZONE

The area should be redeveloped for commercial purposes providing for a range of commercial uses that will promote an appropriate interface between the industrial, commercial and residential land uses and Welshpool Road and Shepperton Road which form entry/exit points to the Town.

The area will be consolidated as a node of commercial uses and serve as part of the "Gateway" to both Albany Highway and Shepperton Road. Development with frontages to Welshpool Road and Shepperton Road shall be set back and landscaped with the facade of buildings addressing the street to provide a visually attractive appearance from both of these Streets.

LOCAL DEVELOPMENT PLAN

Development within the Special Use zone is to be generally consistent with the approved Local Development Plan (formerly known as a Development Guide Plan). In relation to applications for development or subdivision approval within the Special Use Zone, the decision-maker is to have due regard to the approved local development plan when determining the application.

The approved local development plan may be amended in accordance with deemed clause 59, and inclusive of public consultation.

USE OF LAND

The following Table - The Zoning Table provides the range and permissibility of land uses in the Special Use zone.

The symbols used in the Zoning Table have the following meanings-

"P" means that the use is permitted by the Scheme.

"AA" means that the use is not permitted unless the Council has granted planning approval.

"X" means a use that is not permitted by the Scheme.

Use Class	Zone Special Uses
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	P
Fast Food Outlet, Restaurant	AA
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	P
Home Office	
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	P
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	P
Massage Rooms	X
Motor Vehicles and Marine Sales Premises	
Open Air Sales and Display	X
Nightclub	X
Office	P
Restricted Premises	X
Shop	P
Showroom	P
Single House, Group Dwelling	P
Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	P

Note:

1. Shop component to have a maximum net leasable area of 500m² within the total 'Special Use' zone area.

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy. In addition the following standard applies: Residential Development: In this precinct in the area coded R40 northeast of Shepperton Road and west of Oats Street, multiple dwellings will not be permitted.

Building Height - The height of a building on land coded Residential R60 shall not exceed 8.6 metres.

OFFICE/RESIDENTIAL ZONE

This area will be redeveloped as a mixed office/residential area. Development will combine medium density residential development with small scale office uses allowing for low traffic generating administrative and professional offices but excluding consulting rooms associated with medical or similar professions.

Where office uses are developed, they are to be orientated towards the street, while residential is to be above and/or behind the office floorspace. Office uses are not permitted unless combined with residential uses and must not comprise more than one third of the overall development or existing floorspace.

Careful control will be exercised over site layout and design for office uses in order to minimise potential conflict with residential uses. In particular a high level of visual amenity, security and privacy is to be ensured whilst noise disturbance will be minimised.

Adequate car parking must be provided on site to ensure that both office and residential needs are satisfied. The impact of car parks on the amenity of adjacent residential areas shall be reduced by ensuring vehicle access to sites is via existing access points where available, and by the provision of effective landscaping and unobtrusive lighting.

Both office and residential buildings shall be consistent with the style and character of existing development in areas along and adjacent to Albany Highway and complement adjacent residential development.

New buildings shall be set back a minimum of 3.0m to any street and have extensive window facades to the street and entries at footpath level. The building setback is to be suitably paved and treated to enhance and complement the footpath area. Finished levels shall be consistent with the footpath. Car parking and/or extensive landscaping is not permitted within the setback between the street and the facade any building used for office purposes.

Standards for residential development shall generally be in accordance with those specified in the R-Codes for Residential R60.

The rear portion of buildings and their surrounding space shall be upgraded and/or appropriately treated, in association with the provision of rear parking areas particularly where the site adjoins or can be viewed from residential uses.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for an Office/Residential Zone.

Use Class	Zone Office/Residential
Consulting Rooms, Day Care Centre	X
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	X
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	P
Hospital, Nursing Home, Residential Building	X
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	AA
Liquor Store - Large	X
Lodging House, Serviced Apartment	X
Massage Rooms	X
Motor vehicles and Marine Sales Premises	X
Open Air Sales and Display	X
Nightclub	X
Office	P
Restricted Premises	X
Service Industry	AA
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	X

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

The area shall remain an area for educational and recreational uses. The use of all facilities by both the primary school and the community as a whole will be encouraged. The interim use of the land set aside for the future Miller Street ramp for recreational/community use presents an opportunity to upgrade the land and to incorporate it with adjacent parklands.

Any new development of these sites shall be small in scale, and consistent with the architectural character of the existing buildings and surrounding neighbourhood. New development is to be set back from all boundaries and landscaped.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition the following standards apply:

- Residential Density: Residential density shall conform generally with the provisions of the R-Codes R60 standards.
- Plot Ratio: The plot ratio shall not exceed 0.55. The plot ratio of any building or part thereof used for office purposes shall not exceed 33% of the maximum allowable plot ratio or 33% of the constructed floor space, whichever is the lesser.
- Design and Layout: That part of the proposed development which is to be used for office purposes is to be orientated to Duncan Street. Office uses shall have extensive window facades and entry doors at footpath level opening onto the front setback area.
- Setbacks: The minimum front setback distance from any street is 3m; all other setbacks shall be in accordance with the R-Codes.
- Vehicular Access: Vehicular access to streets is to be limited: access shall be obtained by existing crossovers and/or side streets.
- Car parking: Car parking areas are not permitted to front on Duncan Street.
- Landscaping/Open Space: The landscaped/open space to be provided in addition to the front setback area, is to be suitably related to the residential use of the land.
- Building Height: Development should be generally limited in height to 2 storeys.

building. Any slope in the land should be reflected in stepped awnings and parapets;

Reflective or heavily tinted glazing is not encouraged on any building. Climatic/sun control should be by built screening/shading devices.

Roller doors/shutters or any solid material, including clear acrylic, is not acceptable on front ground floor facades facing streets.

Blank walls, exhaust fans, mechanical equipment and vehicle servicing areas must not be visible from any street frontage.

Any fencing between the street alignment and buildings must be open style ornamental fencing.

Circulation

Future public and private development must take steps to ensure that unnecessary traffic and congestion problems are avoided. The principal requirements relating pedestrian and vehicle movement in the area are set down below.

Vehicular Movement and Carparking

- Only a limited number of access points will be permitted to the adjoining streets. Reciprocal rights of access over lots in separate ownership to vehicular accessways and access points that traverse property boundaries should be used to provide access for car parking areas and service areas.
- All access points to Welshpool Road shall be justified in accordance with the Traffic Impact Statement, submitted with the Development Guide Plan.
- Vehicular access directly to Welshpool Road must be in accordance with the Traffic Impact Statement that forms part of the Development Guide Plan for the Special Use zone. Development Approval will be dependent upon combining parking areas and access points to serve multiple properties.
- Any proposed multi-storey car park must comply with the built form objectives for the area. Blank exterior walls that front any road or pedestrian way are not permitted. Landscaping must also be incorporated into the

design of multi-storey car parks. Redevelopment of any land shall be the subject of the Scheme requirements for the provision of parking.

Car parking within a front setback may be permitted subject to appropriate design of building frontages and landscaping.

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RESERVES

CARLISLE CAMPUS OF TECHNICAL AND FURTHER EDUCATION (CARLISLE TAFE)

This site is reserved under the Metropolitan Region Scheme for public purposes and as such, falls within the planning authority of the Ministry for Planning.

The Council nevertheless has the opportunity to comment on all development and in this regard the following matters will be taken into account.

The Carlisle TAFE is a facility that draws students from a regional area, and it should continue in its present capacity.

Any future development and/or expansion of the functions or population of the Campus will not be supported unless it is clear that no undue adverse impact on adjacent residential areas will result, there is no substantial loss of residential properties and adequate car parking can be provided.

SOMERSET POOL

The area shall continue to function in its present capacity as a community swimming pool with associated facilities.

Any future development within the swimming pool grounds shall be small in scale, unobtrusive in its setting and serve to enhance the facility.

COMMUNITY NODE - BEATTY AVENUE PRIMARY SCHOOL AND FUTURE ROAD RESERVE

This area shall remain an area for educational and recreational uses. The use of all facilities by both the primary school and the community as a whole will be encouraged. The interim use of the land set aside for the future Miller Street ramp for recreational/community use presents an opportunity to upgrade the land and to incorporate it with adjacent parklands.

Any new development of these sites shall be small in scale, and consistent with the architectural character of the existing buildings and surrounding neighbourhood. New development is to be set back from all boundaries and landscaped.

lieu of buildings, and/or providing a high quality setting for buildings or activities on the site, appropriate to the nature of the facilities proposed.

Lighting and Paving

All external lighting of buildings should be designed in such a manner as to complement the character of the streetscape. Care must be taken to ensure that external lighting does not spill onto adjoining sites (especially residential sites). Lighting should be provided to all internal streets for pedestrian safety and amenity and to enhance the streetscape.

Paving should be used to enhance and identify pedestrian and vehicular accessways and should be treated in a manner at least complementary to footpaths within the public area.

Signage

Signage for buildings that front onto Welshpool Road should be consistent with the requirements of the Town of Victoria Park.

- Sign colour, material, form, shape, illumination, size and detail can be varied to add interest to the area.
- Minimal signage will be permitted fronting Welshpool Road and will be designed to minimise potential traffic hazards.
- Roof and pylon signs are considered appropriate within the area subject to an overall signage strategy.
- Signs that are erected should not obscure:
 - Architectural detail including windows;
 - Views of the building to which they are attached; or
 - Views of the neighbouring buildings from street level.

Landscaping

High quality landscaping should be used throughout the area to enhance the image of the eastern gateway to the Town of Victoria Park and the East Victoria Park District centre. Landscaping shall be used to improve the pedestrian amenity (particularly in car parking areas) and the entrance to the Town.

Landscaping within the area should be undertaken within an overall landscaping theme established for the area. Landscaping may be used to provide adequate buffers between commercial and adjacent residential uses. Where landscaping is to be provided on sites along Welshpool Road it should be provided with the aim of presenting a street frontage in



TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 SHEPPERTON PRECINCT

P10
SHEET B

PRECINCT PLAN P10 SHEET B

Updated on 10 July 2018

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	45.	10 December 2010
5.	31 August 2001	61.	14 November 2014
6.	8 October 2002	75.	22 June 2017
8.	4 February 2003	77.	19 June 2018
19.	14 September 2004		

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

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You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

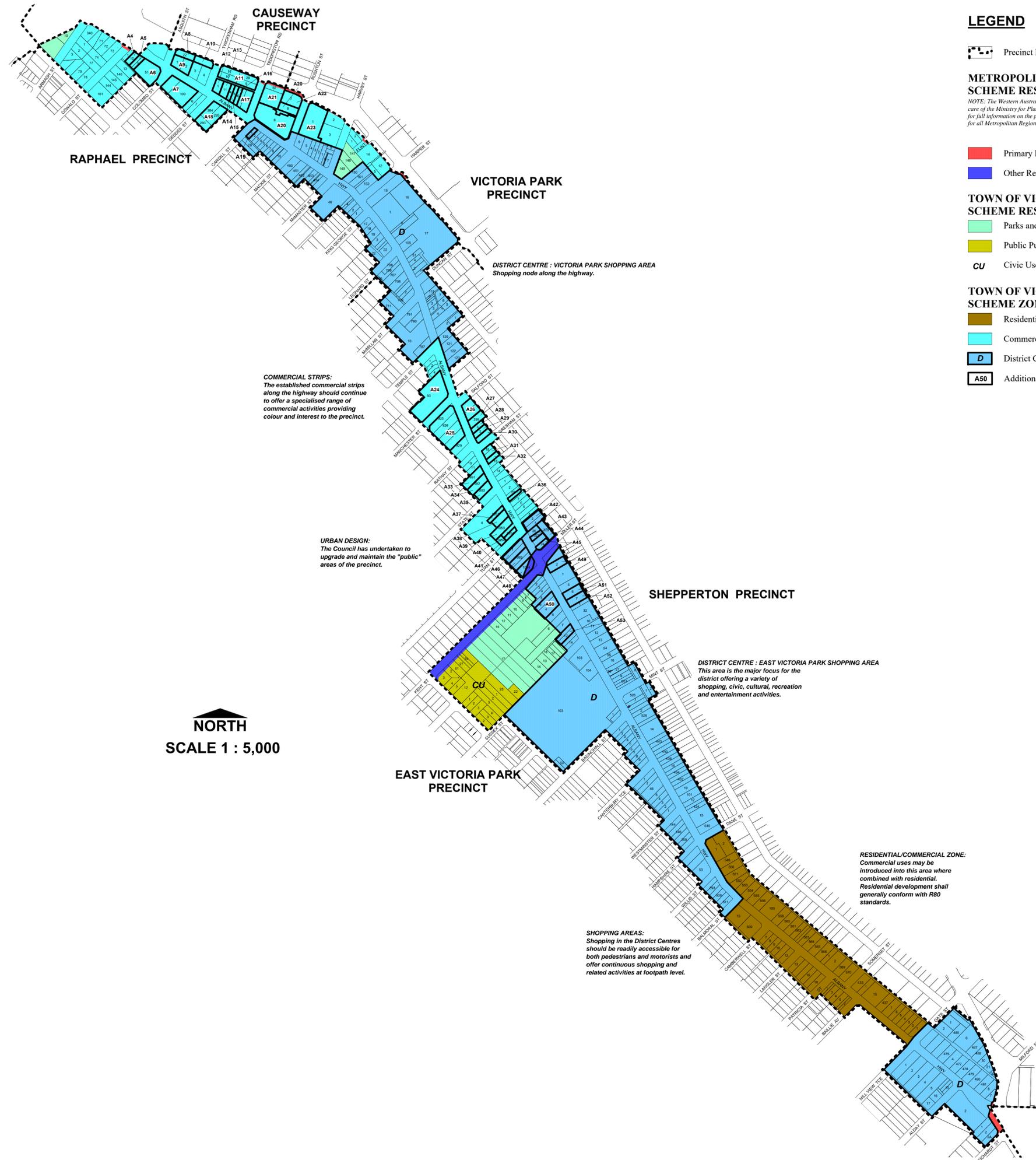
CHAIRMAN OF THE WESTERN
AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____



NORTH
SCALE 1 : 5,000

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

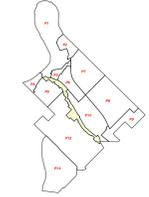
- Primary Regional Roads
- Other Regional Roads

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation
- Public Purposes
- Civic Use

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential/Commercial
- Commercial
- District Centre
- Additional Use



TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
ALBANY HIGHWAY PRECINCT
P11
SHEET A

PRECINCT PLAN P11 SHEET A

Updated on 19 July 2017

AMENDMENT NO	GAZETAL DATE	AMENDMENT NO	GAZETAL DATE
3.	2 February 2001	60.	19 August 2014
6.	8 October 2002	61.	14 November 2014
8.	4 February 2003	66.	16 February 2016
12.	8 September 2002	71.	19 July 2016
14.	7 April 2006	75.	23 June 2017
20.	31 January 2008		

STATEMENT OF INTENT

The Albany Highway Precinct will be revitalised and consolidated as a major urban/shopping commercial axis incorporating the "strip" imagery of its past development along the length of Albany Highway.

The precinct has three retail nodes connected by general commercial areas. A wide range of uses serving both the local and regional populations shall be permitted, with emphasis on the consolidation and integration of existing uses.

The shopping areas are to be maintained as district centres offering a wide range of retail as well as community attractions including leisure and recreation uses, public/civic uses, community and social services. Larger scale, open-air and other commercial uses considered inappropriate to a retail-based node will be encouraged to relocate in the commercial sectors of the precinct where various and colourful commercial uses will be promoted.

Strong and coherent urban design principles are to be implemented through the provision and maintenance of strong gateways identifying the entrance to the precinct area, distinctive edges delineating precinct boundaries, consolidated retail nodes and commercial areas linking those nodes. A cohesive and strongly identified character reflecting what already exists will be promoted in new developments. The precinct is to be enhanced as an attractive feature in the metropolitan region. The compatibility of all commercial and retail uses with residential uses within or adjacent to the precinct is to be ensured.

Signs will be controlled to ensure compatibility with the desired character of the particular area of the precinct, and, encouraged so as to continue the present vitality created by the diversity of sign types and characters.

Access for through traffic along Albany Highway shall be maintained, although Shepperton Road will carry the great proportion of traffic through the area. Vehicular access directly onto Albany Highway, from new development sites may be prevented where alternative access exists. Council will give priority to combining new parking areas with existing areas and access points.

A network of safe and attractive pedestrian routes and facilities will be provided within the shopping areas focusing on the Highway strip and linking parking areas, bus stops and nearby residential areas. The precinct should be safe, interesting and accessible for people on foot, bicycles or other vehicles.

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

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1. Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

SHOPPING AREAS:
Shopping in the District Centres should be readily accessible for both pedestrians and motorists and offer continuous shopping and related activities at footpath level.

RESIDENTIAL/COMMERCIAL ZONE:
Commercial uses may be introduced into this area where combined with residential. Residential development shall generally conform with R80 standards.

DISTRICT CENTRE - EAST VICTORIA PARK GATEWAY SHOPPING AREA
Shopping node and gateway to the Albany Highway strip.

DISTRICT CENTRE : EAST VICTORIA PARK SHOPPING AREA
This area is the major focus for the district offering a variety of shopping, civic, cultural, recreation and entertainment activities.

DISTRICT CENTRE : VICTORIA PARK SHOPPING AREA
Shopping node along the highway.

COMMERCIAL STRIPS:
The established commercial strips along the highway should continue to offer a specialised range of commercial activities providing colour and interest to the precinct.

URBAN DESIGN:
The Council has undertaken to upgrade and maintain the "public" areas of the precinct.

DISTRICT CENTRE ZONE

EAST VICTORIA PARK SHOPPING AREA

This area shall be consolidated as a centre containing retail, civic, community, and recreational facilities. New development shall enhance the integration of these activities in the one general area, as well as providing various facilities to improve the public domain.

Residential uses are also permitted, but should not front Albany Highway at street level. Uses shall complement each other so as to attract people into the location for a number of activities.

New development shall be of a high quality and complement the existing character, style and scale of the area. Development to Albany Highway shall have nil street set backs while street set backs in other locations shall be a distance compatible with adjoining development. Where possible landscaping and public seating and other facilities shall be provided on undeveloped portions of land.

Stringent design standards will be applied to private parking areas and other aspects of design in order to minimise conflict with adjacent uses, particularly residential uses. Effective landscaping, non-obtrusive lighting and restricted vehicular access from parking areas into residential streets shall all serve to protect the amenity of nearby residential areas. Vehicular access to Albany Highway will also be limited.

The Council may relax on-site parking requirements for new retail development where warranted by site constraints and/or proximity to a public car park. In such instances the Council may seek a financial contribution where it is considered to be appropriate.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a District Centre Zone.

Use Class	s.	Zone
Consulting Rooms, Day Care Centre	P	District Centre
Convenience Store, Service Station	AA	
Educational Establishment, Place of Worship	P	
Fast Food Outlet, Restaurant	P	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA	
Home Office	P	
Hospital, Nursing Home, Residential Building	AA	
Hotel, Motel, Tavern	AA	
Light Industry	X	
Liquor Store - Small	P	
Liquor Store - Large	AA	
Lodging House, Serviced Apartment	AA	
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	P	
Open Air Sales and Display	X	
Nightclub	X	
Office	P	
Restricted Premises	X/AA	
Service Industry	AA	
Shop	P	
Showroom	P	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	AA	
Warehouse	AA	

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable and any other relevant planning policy.

In addition, the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
- Set Backs:
 - Buildings shall have a nil set back to Albany Highway and nil side set backs except where a pedestrian accessway to the rear of the site is to be provided;
 - Elsewhere in this area, buildings shall be set back from the street alignment as is generally consistent with buildings on adjoining sites and in the immediate locality.

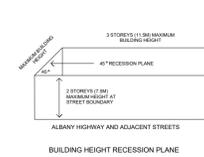
Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.

- Pedestrian Amenity: Continuous shopfront awnings/verandahs are to be provided over the footpath, giving weather protection to pedestrians.
- Pedestrian Access: Where Council considers necessary, pedestrian access for the public shall be provided from Albany Highway to car parking areas at the rear of properties and this access shall be adequately maintained and signposted.

- Residential Density: Residential development shall be in accordance with the R-Codes R60 standards in relation to density.

- Car Parking: Car parking areas are to be provided at the rear of developments; where possible, new parking areas and vehicular access points shall be linked with existing facilities.

- Building Height: Building height within this area of the Precinct is subject to the following provisions:



Where development is proposed on and abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

EAST VICTORIA PARK GATEWAY SHOPPING AREA

This area will be consolidated as a node of retail and commercial uses providing for both local and regional populations. It will serve as the "gateway" to the Albany Highway retail/commercial strip and to the Town. Residential uses shall be encouraged above and behind retail/commercial development.

The existing traditional "strip" form of development will be maintained and enhanced. In particular, buildings shall remain of a consistent scale and the retention of shop fronts/display windows to the street will be essential. Awnings or verandahs will be provided over street footpaths as weather protection for pedestrians. Development style, character and scale shall be consistent with the existing built form to emphasise the retail function of the area. Development with a frontage to Shepperton Road shall be set back and be designed so as to minimise the impact of traffic from Shepperton Road, but must remain visually attractive and face the street in the traditional manner.

Vehicular access directly to Albany Highway will not be permitted where an alternative means of access to the site exists; combining new parking areas with existing areas and access points shall be given priority. The Council may relax on-site parking requirements for new retail development where warranted by site constraints and/or proximity to a public car park. In such instances the Council may seek a financial contribution where it is considered to be appropriate.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a District Centre Zone.

Use Class	s.	Zone
Consulting Rooms, Day Care Centre	P	District Centre
Convenience Store, Service Station	AA	
Educational Establishment, Place of Worship	P	
Fast Food Outlet, Restaurant	P	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA	
Home Office	P	
Hospital, Nursing Home, Residential Building	AA	
Hotel, Motel, Tavern	AA	
Light Industry	X	
Liquor Store - Small	P	
Liquor Store - Large	AA	
Lodging House, Serviced Apartment	AA	
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	P	
Open Air Sales and Display	X	
Nightclub	X	
Office	P	
Restricted Premises	X/AA	
Service Industry	AA	
Shop	P	
Showroom	P	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	AA	
Warehouse	AA	

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

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Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable and any other relevant planning policy.

In addition, the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
- Set Backs:
 - Buildings shall have a nil set back to Albany Highway and nil side set backs except where a pedestrian accessway to the rear of the site is to be provided;
 - Sites with frontage to Shepperton Road will have building set backs of at least 4.5 metres from the street alignment. This set back area is to be landscaped and maintained to a high standard; and
 - Elsewhere, street set backs shall be consistent with adjoining sites and development in the immediate locality.

Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.

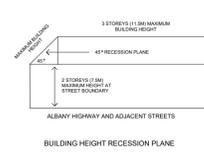
- Pedestrian Amenity: Continuous shopfront awnings/verandahs consistent with adjoining sites shall be provided to ensure weather protection for pedestrians.
- Pedestrian Access: Where Council considers necessary, pedestrian access for the public shall be provided from Albany Highway to car parking areas at the rear of properties and this access shall be adequately maintained and signposted.

- Residential Density: Residential development shall be in accordance with the R-Codes R60 standards in relation to density.

- Car Parking: Car parking areas are to be provided at the rear of developments; where possible, new parking areas and vehicular access points shall be linked with existing facilities.

- Building Height: Building height within this area of the Precinct is subject to the following provisions:

BUILDING HEIGHT RECESSON PLANE FOR AREA ON SOUTHERN SIDE OF ALBANY HIGHWAY



Where development is proposed on land abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

BUILDING HEIGHT RECESSON PLANE FOR AREA ON NORTHERN SIDE OF ALBANY HIGHWAY



Where development is proposed on land abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

POLICY NOTE: Design and development guidelines for the East Victoria Park Gateway Shopping Area have been adopted by the Council. They are included in a planning policy.

VICTORIA PARK SHOPPING AREA

This area is to retain its strong shopping character, accommodating a wide range of activities concentrated at pedestrian level. Non-retail uses, including residential accommodation, are appropriate behind and above street front uses. Existing non-retail uses at street level, will be encouraged to relocate.

New development shall be of a scale consistent with existing buildings in this part of Albany Highway, maintaining the traditional character of the shopping strip. New retail development along Albany Highway shall be constructed to the street boundary with continuous shop front display windows and frequent pedestrian access along the footpath level. Pedestrian access from the street to rear car parking areas shall be provided where necessary. Continuous weather protection along footpaths is to be provided.

Development with a frontage to Shepperton Road shall be set back and be designed so as to minimise the impact of traffic from Shepperton Road, but must remain visually attractive and face the street in the traditional manner. The set back area is to be well planted and maintained. Elsewhere in this area, street set backs to new developments shall be consistent with the established development pattern.

Parking requirements for new retail development may be relaxed by the Council where warranted by site constraints and/or proximity to a public car park. In such instances, the Council may seek a financial contribution where it is considered to be appropriate.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a District Centre Zone.

Use Class	s.	Zone
Consulting Rooms, Day Care Centre	P	District Centre
Convenience Store, Service Station	AA	
Educational Establishment, Place of Worship	P	
Fast Food Outlet, Restaurant	P	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA	
Home Office	P	
Hospital, Nursing Home, Residential Building	AA	
Hotel, Motel, Tavern	AA	
Light Industry	X	
Liquor Store - Small	P	
Liquor Store - Large	AA	
Lodging House, Serviced Apartment	AA	
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	P	
Open Air Sales and Display	X	
Nightclub	X	
Office	P	
Restricted Premises	X/AA	
Service Industry	AA	
Shop	P	
Showroom	P	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	AA	
Warehouse	AA	

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

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"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable and any other relevant planning policy.

In addition, the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
- Set Backs:
 - Buildings shall have a nil set back to Albany Highway and nil side set backs except where a pedestrian accessway to the rear of the site is to be provided;
 - Sites with frontage to Shepperton Road will have building set backs of at least 4.5 metres from the street alignment. This set back area is to be landscaped and maintained to a high standard; and
 - Elsewhere buildings shall be set back from such distance as is generally consistent with buildings on adjoining sites.

Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.

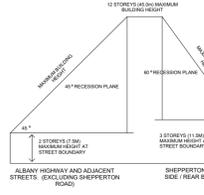
- Pedestrian Amenity: Buildings shall be provided with awnings or verandahs over the Albany Highway footpath.
- Pedestrian Access: Where Council considers necessary, pedestrian access for the public shall be provided from Albany Highway to car parking areas at the rear of properties and this access shall be adequately maintained and signposted.

- Residential Density: Residential development shall be in accordance with the R-Codes R60 standards in relation to density.

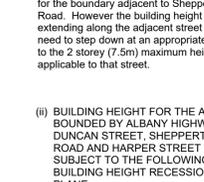
- Car Parking: Car parking areas are to be provided at the rear of developments. Where possible, new parking areas and vehicular access points shall be linked with existing facilities.

- Building Height:

- BUILDING HEIGHT FOR THE AREA BOUNDED BY ALBANY HIGHWAY, HARPER STREET, SHEPPERTON ROAD AND HARVEY STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECESSON PLANE:**



- BUILDING HEIGHT FOR THE AREA BOUNDED BY ALBANY HIGHWAY, DUNCAN STREET, SHEPPERTON ROAD AND HARPER STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECESSON PLANE:**

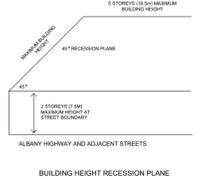


- BUILDING HEIGHT FOR THE AREA BOUNDED BY ALBANY HIGHWAY, DUNCAN STREET, SHEPPERTON ROAD AND HARVEY STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECESSON PLANE:**



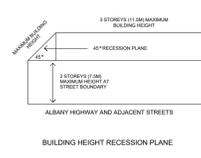
For corner lots with a boundary adjacent to Shepperton Road, building height to the adjacent street is to be the same as for the boundary adjacent to Shepperton Road. However the building height extending along the adjacent street would need to step down at an appropriate point to the 2 storey (7.5m) maximum height applicable to that street.

- BUILDING HEIGHT FOR THE AREA ON THE SOUTHERN SIDE OF ALBANY HIGHWAY FROM MCMASTER STREET TO LEONARD STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECESSON PLANE:**



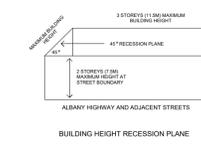
Where development is proposed on land abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

- BUILDING HEIGHT FOR THE AREA ON THE NORTHERN SIDE OF ALBANY HIGHWAY FROM DUNCAN STREET TO READ PARK AND FOR THE AREA ON THE SOUTHERN SIDE OF ALBANY HIGHWAY FROM LEONARD STREET TO TEMPLE STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECESSON PLANE:**



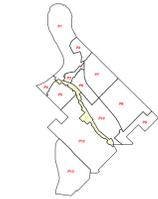
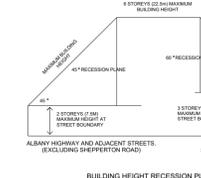
Where development is proposed on land abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

- BUILDING HEIGHT FOR THE AREA ON SOUTHERN SIDE OF ALBANY HIGHWAY FROM CARGILL STREET TO MCMASTER STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECESSON PLANE:**



Where development is proposed on and abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

- BUILDING HEIGHT FOR THE AREA ON THE NORTHERN SIDE OF ALBANY HIGHWAY FROM RUSHTON STREET TO HARVEY STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECESSON PLANE:**



STATEMENT OF INTENT

The Albany Highway Precinct will be revitalised and consolidated as a major urban/shopping commercial axis incorporating the "strip" imagery of its past development along the length of Albany Highway.

The precinct has three retail nodes connected by general commercial areas. A wide range of uses serving both the local and regional populations shall be permitted, with emphasis on the consolidation and integration of existing uses.

The shopping areas are to be maintained as district centres offering a wide range of retail as well as community attractions including leisure and recreation uses, public/civic uses, community and social services. Larger scale, open-air and other commercial uses considered inappropriate to a retail-based node will be encouraged to relocate in the commercial sectors of the precinct where various and colourful commercial uses will be promoted.

Strong and coherent urban design principles are to be implemented through the provision and maintenance of strong gateways identifying the entrance to the precinct area, distinctive edges delineating precinct boundaries, consolidated retail nodes and commercial areas linking those nodes. A cohesive and strongly identified character reflecting what already exists will be promoted in new developments. The precinct is to be enhanced as an attractive feature in the metropolitan region. The compatibility of all commercial and retail uses with residential uses within or adjacent to the precinct is to be ensured.

Signs will be controlled to ensure compatibility with the desired character of the particular area of the precinct, and, encouraged so as to continue the present vitality created by the diversity of sign types and characters.

Access for through traffic along Albany Highway shall be maintained, although Shepperton Road will carry the great proportion of traffic through the area. Vehicular access directly onto Albany Highway, from new development sites may be prevented where alternative access exists. Council will give priority to combining new parking areas with existing areas and access points.

A network of safe and attractive pedestrian routes and facilities will be provided within the shopping areas focusing on the Highway strip and linking parking areas, bus stops and nearby residential areas. The precinct should be safe, interesting and accessible for people on foot, bicycles or other vehicles.

TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 ALBANY HIGHWAY PRECINCT

P11 SHEET B

PRECINCT PLAN P11 SHEET B (i)

Updated on 10 July 2018

AMENDMENT N ^o	GAZETAL DATE	AMENDMENT N ^o	GAZETAL DATE
3.	2 February 2001	60.	19 August 2014
4.	8 October 2002	61.	14 November 2014
6.	4 February 2003	66.	16 February 2016
12.	6 September 2002	75.	23 June 2017
14.	7 April 2006	77.	19 June 2018
20.	21 January 2006		

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with: -

- Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
- The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the

COMMERCIAL ZONE

ALBANY HIGHWAY GATEWAY

This area shall function as a location for medium scale general commercial uses. Ultimately, the area shall develop as a high quality commercial area predominantly occupied by office uses, serving as the 'gateway' (together with the Causeway Precinct), to the Precinct and to the city centre from the south.

Appropriate uses are offices and/or residential on upper levels, with ground level tenancies preferably occupied by uses such as banks, restaurants, local shops, cafes, and lunch bars. Residential uses will also be permitted at the rear of commercial floorspace. Service industries and other uses with the potential to be unsightly will be permitted in less prominent locations within this area. These uses will however be strictly controlled to ensure no adverse impact on the precinct.

Open areas such as car parks and storage yards will not be permitted to front to Albany Highway or Shepperton Road. Car parks shall be located beneath or to the rear of developments.

The provision of large, brightly illuminated upper level signs, appropriately designed and integrated with the host building, and the sensitive floodlighting of significant buildings, particularly in prominent locations may be permitted.

At street level buildings are to be well integrated with adjacent sites and the street. Set backs to the street shall generally be consistent with the adjoining sites. In Albany Highway the set back may be nil. Pedestrian access to rear car parking shall be provided where necessary. Development with a frontage to Shepperton Road shall be set back and be designed so as to minimise the impact of traffic from Shepperton Road, but must remain visually attractive and face the road in the traditional manner.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Commercial Zone.

Use Class	Zone	Commercial
Consulting Rooms, Day Care Centre	P	
Convenience Store, Service Station	AA	
Educational Establishment, Place of Worship	P	
Fast Food Outlet, Restaurant	P	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA/ X3	
Home Office	P/ X3	
Hospital, Nursing Home, Residential Building	AA	
Hotel, Motel, Tavern	AA	
Light Industry	AA	
Liquor Store - Small	AA	
Liquor Store - Large	AA	
Lodging House, Serviced Apartment	AA	
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	X	
Open Air Sales and Display	X	
Nightclub	X	
Office	P	
Restricted Premises	X/ AA*	
Service Industry	AA	
Shop	AA	
Showroom	P	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P	
Warehouse	P	

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition to these the following standards apply:

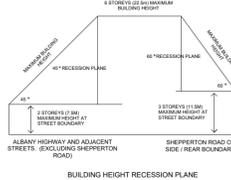
- Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
- Setbacks:
 - Buildings shall generally have street set backs consistent with existing development on adjoining sites, and in the immediate locality. Set backs to Albany Highway may be nil. Side set backs should be nil.
 - Sites with frontage to Shepperton Road will be set back a distance of at least 4.5 metres from the street alignment. This setback area is to be landscaped and maintained to a high standard.

Where applicable, development shall have regard to the planning policy relating to non-residential development adjacent to residential land.

- Residential Density: Residential development shall be in accordance with the R-Codes R60 standards in relation to density.
- Car Parking: Car parking is to be located at the rear of developments fronting Albany Highway and Shepperton Road. Elsewhere car parking located in the front of the building must be suitably paved and be screened.

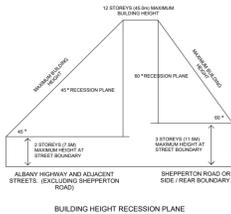
3. Building Height:

(i) BUILDING HEIGHT FOR THE AREA BETWEEN ALBANY HIGHWAY AND SHEPPERTON ROAD FROM HARPER STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECEPTION PLANE:



For corner lots with a boundary adjacent to Shepperton Road, building height to the adjacent street is to be the same as for the boundary adjacent to Shepperton Road. However the building height extending along the adjacent street would need to step down at an appropriate point to the 2 storey (7.5m) maximum height applicable to that street.

(ii) BUILDING HEIGHT FOR THE AREA BETWEEN ALBANY HIGHWAY AND SHEPPERTON ROAD FROM HARPER STREET TO HARVEY STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECEPTION PLANE:



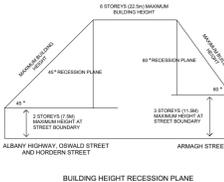
For corner lots with a boundary adjacent to Shepperton Road, building height to the adjacent street is to be the same as for the boundary adjacent to Shepperton Road. However the building height extending along the adjacent street would need to step down at an appropriate point to the 2 storey (7.5m) maximum height applicable to that street.

(iii) BUILDING HEIGHT FOR THE AREA ON SOUTHERN SIDE OF ALBANY HIGHWAY FROM OSWALD STREET TO CARGILL STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECEPTION PLANE:



Where development is proposed on and abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

(iv) BUILDING HEIGHT FOR THE AREA BOUNDED BY ALBANY HIGHWAY, ARMAGH STREET, HORDERN STREET AND OSWALD STREET IS SUBJECT TO THE FOLLOWING BUILDING HEIGHT RECEPTION PLANE:



ALBANY HIGHWAY CENTRAL

This part of the precinct shall continue in its present capacity as a location for small to medium scale mixed general commercial and minor retail activities. Specialisation in fields of vehicle sales and household goods should be maintained and promoted as a feature of this area.

The scale, architectural style and character of new buildings shall enhance and consolidate the commercial strip imagery of Albany Highway development. Sites shall have building set backs consistent with existing development. (In many instances these are nil), with vehicular access and car parking from the rear. Where there is to be a building set back, this area shall be landscaped unless the function is as an area of open display, such as a car yard. In these circumstances, landscaping will only be required to screen these uses from adjacent residential, and/or to enhance the overall appearance of the premises.

Preference is for vehicular access to parking to be from side streets or a laneway, rather than across the Albany Highway footpath. Where access is to be from Albany Highway, access points will be limited in number and located to minimise possible conflict with pedestrians.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Commercial Zone.

Use Class	Zone	Commercial
Consulting Rooms, Day Care Centre	P	
Convenience Store, Service Station	AA	
Educational Establishment, Place of Worship	P	
Fast Food Outlet, Restaurant	P	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA/ X3	
Home Office	P/ X3	
Hospital, Nursing Home, Residential Building	AA	
Hotel, Motel, Tavern	AA	
Light Industry	AA	
Liquor Store - Small	AA	
Liquor Store - Large	AA	
Lodging House, Serviced Apartment	AA	
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	X	
Open Air Sales and Display	X	
Nightclub	X	
Office	P	
Restricted Premises	X/ AA*	
Service Industry	AA	
Shop	AA	
Showroom	P	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P	
Warehouse	P	

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

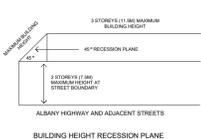
Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot of 1.0.
 - Set Backs: Buildings shall be set back from the street alignment such distance as is generally consistent with the existing development on adjoining sites, and in the immediate locality. This may be nil in certain instances along Albany Highway. Side set backs should also be nil, except where a pedestrian accessway is to be provided to the rear of the site.
- Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.
- Residential Density: Residential Development shall be in accordance with the R-Codes R60 standards in relation to density.
 - Car Parking: Car parking is to be provided at the rear of developments, with access from side streets and/or laneways where available.
 - Building Height: Building height within this section of the Precinct is subject to the following provisions:



Where development is proposed on land abutting residential zoned land, amenity provisions and setbacks to common boundaries with residential zoned land shall be in accordance with residential standards.

RESIDENTIAL/

COMMERCIAL ZONE

This area shall be redeveloped as a mixed use area combining both residential and commercial uses. Future development shall be of medium to high density residential together with compatible, small scale commercial uses. Where commercial uses are developed these are to be orientated to Albany Highway, while residential is to be above or behind the commercial floorspace. Commercial uses are not permitted unless combined with residential uses and must not comprise more than one third of the overall development.

Careful control will be exercised over the nature of commercial uses and their site layout and design in order to minimise potential conflict with residential uses. In particular a high level of visual amenity, security and privacy is to be ensured while noise disturbance will be minimised.

Adequate care parking must be provided on-site to ensure that both commercial and residential needs are satisfied. Some of the car parking bays may be shared between the two uses. Direct vehicular access onto Albany Highway will be limited to existing points of access. The impact of car parks on the amenity of adjacent residential areas shall be reduced by ensuring vehicular access to sites is via existing access points where available, and by the provision of effective landscaping and unobtrusive lighting.

Both commercial and residential buildings shall be consistent with the style and character of existing development in adjacent areas along Albany Highway, and complement adjacent residential development. New buildings to Albany Highway shall be set back 3.0 metres, and have, where appropriate, commercial display windows and frequent entries at footpath level. This set back area is to be suitably paved and treated to enhance and complement the footpath area. Finished levels shall be consistent with the footpath. Car parking and/or extensive landscaping is not permitted in this set back area.

Standards for residential development shall generally be in accordance with those specified in the R-Codes for Residential R80. Variations to standards other than density however, will be permitted where the amenity of dwellers is assured. The rear portion of buildings and their surrounding spaces shall be upgraded and/or appropriately treated, in association with the provision of rear parking areas particularly where the site adjoins or can be viewed from residential uses.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential/Commercial Zone.

Use Class	Zone	Residential/Commercial
Consulting Rooms, Day Care Centre	P	
Convenience Store, Service Station	X	
Educational Establishment, Place of Worship	AA	
Fast Food Outlet, Restaurant	AA	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA	
Home Office	P	
Hospital, Nursing Home, Residential Building	AA	
Hotel, Motel, Tavern	X	
Light Industry	X	
Liquor Store - Small	P	
Liquor Store - Large	X	
Lodging House, Serviced Apartment	AA	
Massage Rooms	X	
Motor vehicles and Marine Sales Premises	X	
Open Air Sales and Display	X	
Nightclub	X	
Office	P	
Restricted Premises	X	
Service Industry	AA	
Shop	P	
Showroom	P	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P	
Warehouse	X	

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure referred to in the Scheme Text. Policy to this effect is contained in the Town Planning Scheme Policy Manual under the section General Planning Procedures.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

- Residential Density: Residential development shall conform generally with the provisions of the R-Codes R80 standards, although variations to open space, car parking and front set backs may be permitted where considered appropriate.
- Plot Ratio: The plot ratio shall not exceed 1.0. The plot ratio of any building or part thereof used for commercial purposes shall not exceed 33% of the maximum allowable plot ratio, or 33% of the constructed floorspace, whichever is the lesser.
- Design and Layout: That part of the proposed development which is to be used for commercial purposes is to be orientated to Albany Highway. Commercial uses shall have display windows and entry doors, at footpath level, opening onto the front set back area.
- Set Backs: The minimum front set back distance from Albany Highway is 3.0 metres; all other set backs shall be in accordance with the R-Codes.
- Vehicular Access: Vehicular access to Albany Highway is to be limited; access shall be obtained via existing crossovers, laneways (although the use of laneways will not be promoted where such use is likely to cause undue disturbance to residential uses), and/or side streets.
- Car Parking: Car parking areas are not permitted to front to Albany Highway. Car parking bays for a mixed development shall be combined and some bays may be shared. Each residential unit shall be provided with at least one exclusive bay.
- Landscaping/Open Space: The landscaped/open space area to be provided, in addition to the front set back area, is to be substantially related to the residential use on the land.
- Building Height: Building height in the Residential/Commercial zone shall be limited to a maximum of 11.5 metres (3 storeys).

POLICY NOTE: Design and development guidelines for the Residential/Commercial Zone have been adopted by the Council. They are included in a planning policy.



**TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
ALBANY HIGHWAY PRECINCT**

**P11
SHEET B**

**PRECINCT PLAN P11
SHEET B (ii)**

Updated on 10 July 2018

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	60.	19 August 2014
4.	3 October 2002	61.	14 November 2014
8.	4 February 2003	66.	16 February 2016
12.	6 September 2002	75.	23 June 2017
14.	7 April 2006	77.	19 June 2018
20.	31 January 2006		

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with -

- Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
- The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precinct's. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN
AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

RESIDENTIAL ZONE

Single housing with some infill development will occupy the majority of this precinct, with small areas of grouped and multiple dwellings. The retention of existing housing, particularly whole street blocks or streetscapes will be encouraged and promoted. Redevelopment shall be consistent with existing style, character and scale of dwellings throughout the precinct.

Predominantly, development shall be in accordance with the standards specified for Residential R20 and R30 under the R-Codes. Areas adjoining Raphael Park Precinct, portions of Albany Highway Precinct, and the Park Centre shopping areas will be permitted to redevelop in accordance with the standard specified for Residential R40 and R60. These densities will service to increase the availability and range of housing types in areas close to the city centre and other facilities such as Curtin University. In the R40 areas around the Park Centre a height limit of two storeys will apply.

Other types of accommodation, and some non-residential uses to serve the day-to-day needs of local residents are appropriate to these localities. Existing local parkland facilities and reserves are also appropriate uses for the residential area. New buildings shall be set back from all boundaries although variations reflecting existing character of development will be permitted. Buildings shall be set in landscaped surrounds and mature trees shall be preserved. Design guidelines will apply throughout the precinct and specific controls will be progressively introduced for pockets of identifiable character housing.

While the effect of traffic should be minimised through appropriate design measures, all development shall face the street in the traditional manner.

Priority will be given to ensuring new development, particularly infill and development at higher densities, does not result in the undue loss of privacy or amenity for existing residents.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone.

P (Permitted Use): means that the use is permitted by the Scheme.

AA (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

X (Prohibited Use): means a use that is not permitted by the Scheme.

SPECIAL USE ZONE

EDUCATIONAL FACILITY GEORGE STREET

Currently this area is used for educational purposes; this is an acceptable use in this location. Any future development or use shall be in keeping with surrounding sites and uses.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Special Use Zone

Use Class	Zone	Special Use
Consulting Rooms, Day Care Centre	9.	
Convenience Store, Service Station		
Educational Establishment, Place of Worship		
Fast Food Outlet, Restaurant		
General Industry, Transport Depot		
Hazardous Industry, Noxious Industry		
Home Occupation		
Home Office		
Hospital, Nursing Home, Residential Building		
Hotel, Motel, Tavern		
Light Industry		
Lodging House, Serviced Apartment		
Massage Rooms		
Motor vehicles and Marine Sales Premises		
Open Air Sales and Display		
Nightclub		
Office		
Restricted Premises		
Service Industry		
Shop		
Showroom		
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling		
Warehouse		

Educational uses are permitted. Any future development or use shall be in keeping with surrounding sites and uses.

Note: All uses other than that which is nominated above, and those which have a direct association with the nominated use are prohibited uses.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

Use Class	Zone
1.	Residential
Consulting Rooms, Day Care Centre	AA
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	
Open Air Sales and Display	X
Nightclub	X
Office	X
Restricted Premises	X
Service Industry	X
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P ¹
Warehouse	X

Footnote:
1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

The symbols used in the cross reference in the Zoning Table have the following meanings:

P (Permitted Use): means that the use is permitted by the Scheme.

AA (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

X (Prohibited Use): means a use that is not permitted by the Scheme.

PRIVATE CARPARKING
Lot 148 Westminster Street and Lot 149 Westminster Street
P Private carparking required for the use of the premises at Lots 144, 145 and 146 Albany Highway, corner Westminster Street, East Victoria Park.
X All other uses.

CARPARKING / DRAINAGE
The only permitted use of this land is carparking and/or drainage.

RESERVES
Some of the land in this precinct is reserved under the Metropolitan Region Scheme for public purposes and as such, falls within the planning authority of the Ministry for Planning. Other land within this precinct is reserved under the Town Planning Scheme for parks and recreation and for public purposes and therefore the Council retains responsibility for development.

In regard to both the Metropolitan Regional Scheme and Town of Victoria Park Reserves, the Council has the opportunity to comment on and assess development; in this regard the following matters will be taken into account.

The reserves are an integral part of and vital to the residential areas they serve. The areas known as the Kensington Bushland contains recognised areas of remnant natural bush. The Council is currently working with the community to implement appropriate management procedures to ensure its protection. Any redevelopment in regard to the Kent Street Sand Pit shall be in keeping with the scale, character and nature of the surrounding areas.

In all reserves, the land will be used, maintained and enhanced primarily for recreational and/or community purposes. The development of any new buildings within these areas will generally not be permitted unless they are small in bulk and scale and unobtrusive in their setting. On the Kent Street High School site, new development shall be set back from the street and these areas landscaped and extensively planted.

Uses permitted will only be those which are incidental to the recreational and community roles of the reserves. No activity or action will be permitted which destroys the integrity of these reserve areas, including all existing landscape elements.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS
Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standard applies:
Building Height - The height of a building on land coded Residential R40 adjoining the Park Centre shall not exceed 6 metres.
The height of a building on land coded Residential R60 shall not exceed 8.6 metres.

Residential Development - In this precinct in the area coded Residential R40 between Leonard Street and McMillan Street, and the area coded Residential R40 bounded by Kent Street, Berwick Street, Basinghall Street, Moorgate Street and Gloucester Street, multiple dwellings are not permitted.

NORTH
SCALE 1 : 5,000

RESIDENTIAL AMENITY:
Commercial development to Albany highway shall not adversely impact upon the residential amenity of adjacent land.

RESIDENTIAL DEVELOPMENT:
There are many areas where little redevelopment has occurred and much of the original housing stock remains. The retention and restoration of dwellings, particularly in whole street/street blocks is most favoured and will be encouraged.

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Other Regional Roads
- Public Purposes
- High School

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation
- Public Purposes
- Civic Use

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential
- Local Centre
- Special Use
- Additional Use
- Educational Facilities
- Private Carparking
- Carparking / Drainage
- R-Code

NOTE:
 R-Code



TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
EAST VICTORIA PARK PRECINCT

P12
SHEET A

PRECINCT PLAN P12 SHEET A

Updated on 10 July 2018

AMENDMENT N ^o	GAZETTAL DATE	AMENDMENT N ^o	GAZETTAL DATE
3.	2 February 2001	34.	3 May 2006
6.	8 October 2002	49.	8 March 2013
8.	4 February 2003	62.	23 September 2014
12.	6 September 2002	61.	14 November 2014
17.	29 August 2003	67.	5 May 2017
18.	14 September 2004	76.	23 June 2017
26.	26 August 2003	77.	19 June 2018

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

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This Precinct Plan should be read together with: -

1. Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
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J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

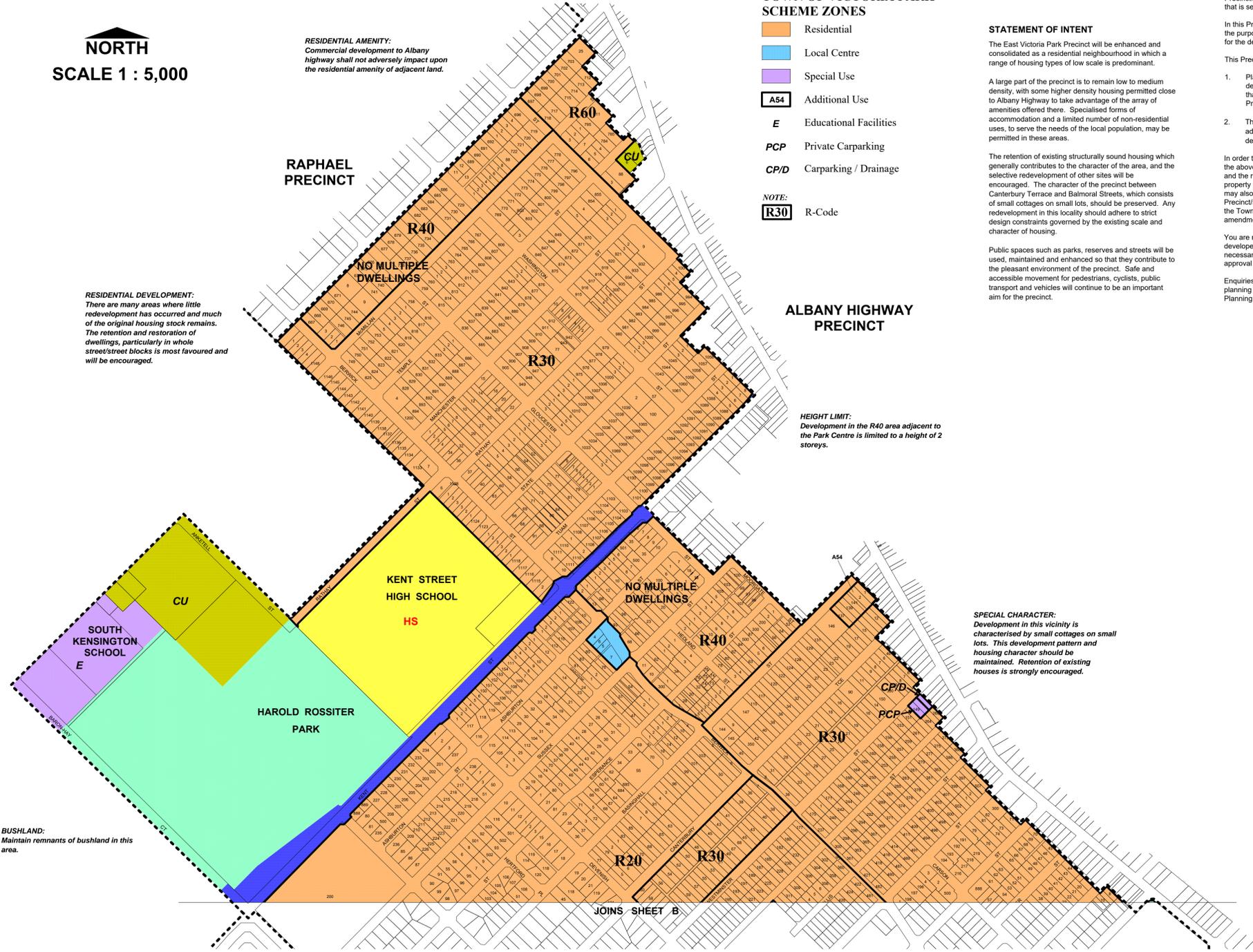
CHAIRMAN OF THE WESTERN
AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____



BUSHLAND:
Maintain remnants of bushland in this area.

HEIGHT LIMIT:
Development in the R40 area adjacent to the Park Centre is limited to a height of 2 storeys.

SPECIAL CHARACTER:
Development in this vicinity is characterised by small cottages on small lots. This development pattern and housing character should be maintained. Retention of existing houses is strongly encouraged.

JOINS SHEET B

PRECINCT PLAN P12
SHEET B

Updated on 10 July 2018

AMENDMENT NO.	GAZETTAL DATE	AMENDMENT NO.	GAZETTAL DATE
3.	2 February 2001	34.	3 May 2005
6.	8 October 2002	49.	8 March 2013
8.	4 February 2003	62.	23 September 2014
12.	6 September 2002	61.	14 November 2014
19.	14 September 2004	75.	23 June 2017
26.	26 August 2003	77.	19 June 2018



HOW IT WORKS

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This Precinct Plan should be read together with:

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2. The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precinct's. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

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CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Primary Regional Roads
- Other Regional Roads

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation
- Public Purposes
- PS** Primary School
- CU** Civic Use
- CU/CP** Civic Use and Community Purpose

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential
- Local Centre

NOTE:
 R-Code

STATEMENT OF INTENT

The East Victoria Park Precinct will be enhanced and consolidated as a residential neighbourhood in which a range of housing types of low scale is predominant.

A large part of the precinct is to remain low to medium density, with some higher density housing permitted close to Albany Highway to take advantage of the array of amenities offered there. Specialised forms of accommodation and a limited number of non-residential uses, to serve the needs of the local population, may be permitted in these areas.

The retention of existing structurally sound housing which generally contributes to the character of the area, and the selective redevelopment of other sites will be encouraged. The character of the precinct between Canterbury Terrace and Balmoral Streets, which consists of small cottages on small lots, should be preserved. Any redevelopment in this locality should adhere to strict design constraints governed by the existing scale and character of housing.

Public spaces such as parks, reserves and streets will be used, maintained and enhanced so that they contribute to the pleasant environment of the precinct. Safe and accessible movement for pedestrians, cyclists, public transport and vehicles will continue to be an important aim for the precinct.

RESERVES

Some of the land in this precinct is reserved under the Metropolitan Region Scheme for public purposes and as such falls within the planning authority of the Ministry for Planning. Other land within this precinct is reserved under the Town Planning Scheme for parks and recreation and for public purposes and therefore the Council retains responsibility for development.

In regard to both the Metropolitan Regional Scheme and Town of Victoria Park Reserves, the Council has the opportunity to comment on and assess development; in this regard the following matters will be taken into account.

The reserves are an integral part of and vital to the residential areas they serve. The areas known as the Kensington Bushland contains recognised areas of remnant natural bush. The Council is currently working with the community to implement appropriate management procedures to ensure its protection. Any redevelopment in regard to the Kent Street Sand Pit shall be in keeping with the scale, character and nature of the surrounding areas.

In all reserves, the land will be used, maintained and enhanced primarily for recreational and/or community purposes. The development of any new buildings within these areas will generally not be permitted unless they are small in bulk and scale and unobtrusive in their setting. On the Kent Street High School site, new development shall be set back from the street and these areas landscaped and extensively planted.

Uses permitted will only be those which are incidental to the recreational and community roles of the reserves. No activity or action will be permitted which destroys the integrity of these reserve areas, including all existing landscape elements.

RESIDENTIAL ZONE

Single housing with some infill development will occupy the majority of this precinct, with small areas of grouped and multiple dwellings. The retention of existing housing, particularly whole street blocks or streetscapes will be encouraged and promoted. Redevelopment shall be consistent with existing style, character and scale of dwellings throughout the precinct.

Predominantly, development shall be in accordance with the standards specified for Residential R20 and R30 under the R-Codes. Areas adjoining Raphael Park Precinct, portions of Albany Highway Precinct, and the Park Centre shopping areas will be permitted to redevelop in accordance with the standard specified for Residential R40 and R60. These densities will service to increase the availability and range of housing types in areas close to the city centre and other facilities such as Curtin University. In the R40 areas around the Park Centre a height limit of two storeys will apply.

Other types of accommodation, and some non-residential uses to serve the day-to-day needs of local residents are appropriate in these localities. Existing local parkland facilities and reserves are also appropriate uses for the residential area. New buildings shall be set back from all boundaries although variations reflecting existing character of development will be permitted. Buildings shall be set in landscaped surrounds and mature trees shall be preserved. Design guidelines will apply throughout the precinct and specific controls will be progressively introduced for pockets of identifiable character housing.

While the effect of traffic should be minimised through appropriate design measures, all development shall face the street in the traditional manner.

Priority will be given to ensuring new development, particularly infill and development at higher densities, does not result in the undue loss of privacy or amenity for existing residents.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone

Use Class	Zone	Residential
Consulting Rooms, Day Care Centre	AA	X
Convenience Store, Service Station	X	X
Educational Establishment, Place of Worship	AA	X
Fast Food Outlet, Restaurant	X	X
General Industry, Transport Depot	X	X
Hazardous Industry, Noxious Industry	X	X
Home Occupation	AA	X
Home Office	P	X
Hospital, Nursing Home, Residential Building	AA	X
Hotel, Motel, Tavern	X	X
Light Industry	X	X
Liquor Store - Small	X	X
Liquor Store - Large	X	X
Lodging House, Serviced Apartment	AA	X
Massage Rooms	X	X
Motor vehicles and Marine Sales Premises	X	X
Open Air Sales and Display	X	X
Nightclub	X	X
Office	X	X
Restricted Premises	X	X
Service Industry	X	X
Shop	X	X
Showroom	X	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	p1	X
Warehouse	X	X

Footnote:

1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

LOCAL CENTRE ZONE

ETWELL STREET AND BERWICK STREET SHOPS

These centres offering services for the day-to-day needs of the local population can be further consolidated. Uses such as local shops, consulting rooms, child care facilities and restaurants are appropriate in these areas.

Any new development should be of a height and scale similar to existing buildings in the shopping areas and the nearby locality. Buildings shall be constructed up to the street and be provided with continuous shopfronts and weather protection over the footpath for pedestrians.

Careful control will be exercised over the nature of any proposed new uses, their design and layout to ensure the amenity of adjacent residential uses is maintained. Local centre development will not be permitted to occur outside the designated boundaries of the shopping areas. Additionally, adequate parking is to be available to ensure that retail traffic does not encroach into the residential areas, although on-site parking requirements may be waived by the Council where uses are to serve the local population, and are unlikely to require prolonged stopovers by customers.

Where provided, new parking areas and access points shall be combined with existing facilities. Access from new parking areas will not be permitted directly onto Berwick Street.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Local Centre Zone.

Use Class	Zone	Local Centre
Consulting Rooms, Day Care Centre	P	X
Convenience Store, Service Station	AA	X
Educational Establishment, Place of Worship	P	X
Fast Food Outlet, Restaurant	P	X
General Industry, Transport Depot	X	X
Hazardous Industry, Noxious Industry	X	X
Home Occupation	AA	X
Home Office	P	X
Hospital, Nursing Home, Residential Building	AA	X
Hotel, Motel, Tavern	X	X
Light Industry	X	X
Liquor Store - Small	P	X
Liquor Store - Large	X	X
Lodging House, Serviced Apartment	AA	X
Massage Rooms	X	X
Motor vehicles and Marine Sales Premises	X	X
Open Air Sales and Display	X	X
Nightclub	X	X
Office	P	X
Restricted Premises	X	X
Service Industry	AA	X
Shop	P	X
Showroom	X	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	AA	X
Warehouse	X	X

The symbols used in the cross reference in the Zoning Table have the following meanings:

"P" (Permitted Use): means that the use is permitted by the Scheme.

"AA" (Discretionary Use): means that the use is not permitted unless the Council has granted planning approval.

"X" (Prohibited Use): means a use that is not permitted by the Scheme.

Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be followed.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standard applies:

Building Height -
 The height of a building on land coded Residential R40 adjoining the Park Centre shall not exceed 6 metres.
 The height of a building on land coded Residential R60 shall not exceed 8.6 metres.

Residential Development -
 In this precinct in the area coded Residential R40 between Leonard Street and McMillan Street, and the area coded Residential R40 bounded by Kent Street, Berwick Street, Basinghall Street, Moorgate Street and Gloucester Street, multiple dwellings are not permitted.

Residential Development -
 In this precinct in the area coded Residential R40 between Leonard Street and McMillan Street, and the area coded Residential R40 bounded by Kent Street, Berwick Street, Basinghall Street, Moorgate Street and Gloucester Street, multiple dwellings are not permitted.

Uses permitted will only be those which are incidental to the recreational and community roles of the reserves. No activity or action will be permitted which destroys the integrity of these reserve areas, including all existing landscape elements.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

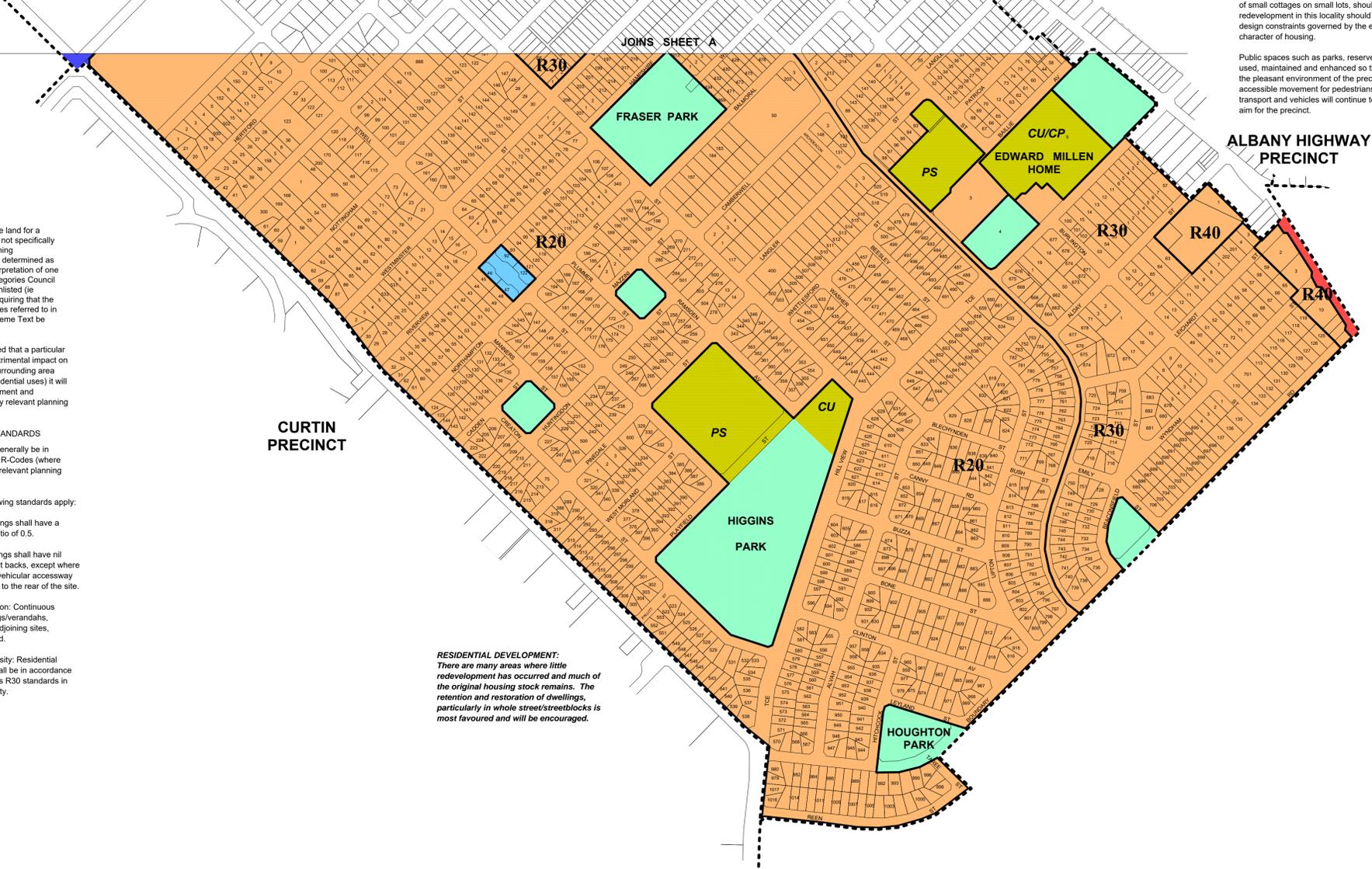
DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

1. Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
2. Setbacks: Buildings shall have nil front and side set backs, except where a pedestrian or vehicular accessway is to be provided to the rear of the site.
3. Weather Protection: Continuous shopfront awnings/verandahs, consistent with adjoining sites, are to be provided.
4. Residential Density: Residential development shall be in accordance with the R-Codes R30 standards in relation to density.

NORTH
SCALE 1 : 5,000



RESIDENTIAL DEVELOPMENT:
 There are many areas where little redevelopment has occurred and much of the original housing stock remains. The retention and restoration of dwellings, particularly in whole street/streetblocks is most favoured and will be encouraged.

CURTIN PRECINCT

ALBANY HIGHWAY PRECINCT

JOINS SHEET A

SPECIAL USE ZONE

TECHNOLOGY PARK

This area shall be further promoted and consolidated as a specialised location for technological research and development activities. The main use will be scientific and technological research and development, production, manufacture and assembly of products will be permitted provided it relates and is ancillary to the technological research and development activities on each site. Other uses may be permitted if the use is considered to be incidental to research and development uses and conforms with a number of other specified requirements.

Development in this area will consist of high quality buildings set in spacious park-like settings so as to provide an environment that is conducive to research and the development of new technology products. Buildings must be of medium scale, restricted in height, and be set back from all boundaries amongst high quality well maintained landscaping. Signs shall be carefully controlled to ensure the compatibility with the desired character of the area, with the emphasis being on their integration with the building or with existing signs.

Careful control will be exercised over the nature of uses and their site layout and design in order to minimise potential conflict with adjacent residential development, and other technology park inhabitants.

All development shall be provided with sufficient car parking areas, waste disposal facilities and loading and unloading areas appropriate to the use, and these are to be screened from the street.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Special Use Zone.

Zone	Special Use
9.	Special Use
Use Class	
Consulting Rooms, Day Care Centre	
Convenience Store, Service Station	
Educational Establishment, Place of Worship	
Fast Food Outlet, Restaurant	
General Industry, Transport Depot	
Hazardous Industry, Noxious Industry	
Home Occupation	
Home Office	
Hospital, Nursing Home, Residential Building	
Hotel, Motel, Tavern	
Light Industry	
Lodging House, Serviced Apartment	
Massage Rooms	
Motor vehicles and Marine Sales Premises	
Open Air Sales and Display	
Nightclub	
Office	
Restricted Premises	
Shop	
Showroom	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	
Warehouse	

Refer to provisions outlined below

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy. In addition to these the following standards apply:

- Plot Ratio: A building shall have a maximum plot ratio of 0.5.
- Setbacks:
 - A building shall be set back not less than 7.5 metres from any street boundary except where the street is Kent Street, Hayman Road or Jarrah Road in which case it shall be 20 metres; and
 - A building shall be set back not less than 4.5 metres from any boundary other than a street boundary.
- Building Height: A building shall not exceed a height of 2 storeys or 7.5 metres above the average natural ground level, whichever is the lower.
- Car Parking: The number of car parking spaces required is that prescribed with respect to an office.
- Landscaping:
 - All land within the landscape margin of Technology Park (i.e. all land within 20 metres of Kent Street, Hayman Road or Jarrah Road) will be landscaped; and
 - At least 25% of the area of the land the subject of an application for planning approval (which is not within the landscape margin) shall be landscaped.
- Building Design: Buildings shall be designed and activities conducted to prevent noxious emissions.
- Signs:
 - Any sign shall be integrated with the design of the building or the space in which it is proposed to be placed; and
 - The integration of two or more signs with each other is encouraged.
- Planning Approval: An application for planning approval must satisfy the Council that:
 - Be compatible with the Statement of Intent;
 - Neither generate excessive traffic movements to, from or within the area nor require servicing by heavy vehicles;
 - Have no adverse impact in, or on the precinct, or adjacent residential areas caused by noxious emissions or any other disturbance;
 - Not result in more than 50% of the gross floor space of the building being taken up by any one or more of storage, production, manufacture or assembly activities;
 - Comply with a requirement that any production, manufacture or assembly activities must be carried out without causing a nuisance or detrimentally affecting the amenity of the adjoining residential area.

Note: All uses other than that which is nominated above, and those which have a direct association with the nominated use are prohibited uses.

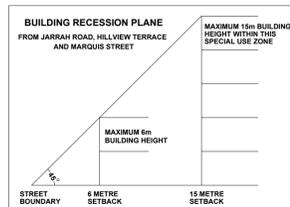
- An effective management plan has been formulated, and is able to be implemented to control any noxious emissions caused by the proposed use; and
- Where land on which the development is, or is to be, situated has not been fully developed, adequate provision has been made for any future expansion.

POLLUTION CONTROL NOTE: In this document, "noxious emissions" includes emissions of noise, smell, fumes, smoke, vapour, ash, dust, oil, waste water, radiation or any other waste products.

Zone	Special Use
9.	Special Use
Use Class	
Consulting Rooms, Day Care Centre	
Convenience Store, Service Station	
Educational Establishment, Place of Worship	
Fast Food Outlet, Restaurant	
General Industry, Transport Depot	
Hazardous Industry, Noxious Industry	
Home Occupation	
Home Office	
Hospital, Nursing Home, Residential Building	
Hotel, Motel, Tavern	
Light Industry	
Lodging House, Serviced Apartment	
Massage Rooms	
Motor vehicles and Marine Sales Premises	
Open Air Sales and Display	
Nightclub	
Office	
Restricted Premises	
Shop	
Showroom	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	
Warehouse	

Refer to provisions outlined below

Building Height: Along the Jarrah Road, Hillview Terrace and Marquis Street frontages, building heights shall be subject to the building recession plane illustrated in the diagram set out in the amending document. Elsewhere within this Special Use Zone, the maximum building height permitted shall be 15 metres.



The uses permitted are residential accommodation for aged persons (and uses ancillary to this primary use and to the care of aged persons) and specialised public services.

Note: All uses other than those which are nominated above, and those which have a direct association with the nominated uses are prohibited uses.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure referred to in the Scheme Text. Policy to this effect is contained in the Town Planning Scheme Policy Manual under the section General Planning Procedures.

DEVELOPMENT STANDARDS

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

RESIDENTIAL AND SPECIAL FACILITIES

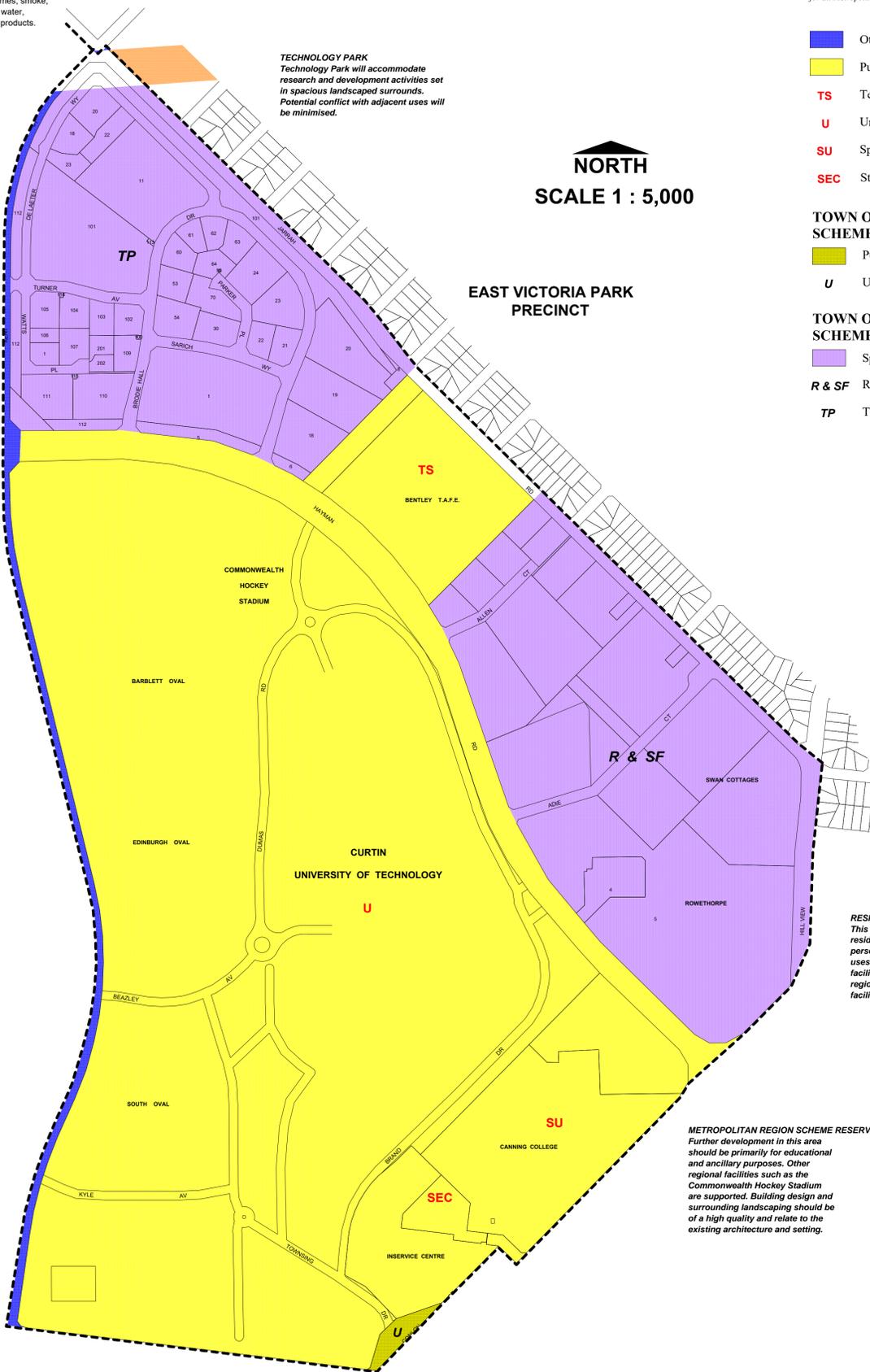
This area contains a number of specialised uses of regional significance operated by both the public and the private sector, and by welfare/charitable organisations. The area shall continue to house specialised uses that serve the metropolitan region and be consolidated as an area for aged persons accommodation and ancillary uses. Ancillary uses may include recreational facilities, hospital care and consulting rooms, local shops and restaurants. Any new uses proposed shall be of a similar public nature offering services to the metropolitan region.

As elsewhere in this precinct, development shall be of a high standard and be set within spacious and well landscaped surrounds. New development must be of a scale and character consistent with existing development and with the adjoining education facilities and residential areas. A large set back area between new buildings and all boundaries and these areas shall be permanently landscaped and maintained. Landscaping to surround and blend new development with existing is of extreme importance. Development should generally be in accordance with the R-Codes R40 standard.

Car parking must be provided on-site to cater for the proposed use. Access to internal car parks and residential units should be via existing private access driveways into the site. New entry points to adjoining roads will be discouraged. All car parking and unsightly open air use activities are to be screened from the street and adjacent residential areas.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Special Use Zone.



TECHNOLOGY PARK
Technology Park will accommodate research and development activities set in spacious landscaped surrounds. Potential conflict with adjacent uses will be minimised.

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

NOTE: The Western Australian Planning Commission care of the Ministry for Planning should be consulted for full information on the precise land requirements for all Metropolitan Region Scheme Reserves.

- Other Regional Roads
- Public Purposes
- TS Technical School
- U University
- SU Special Uses
- SEC State Energy Commission

TOWN OF VICTORIA PARK SCHEME RESERVES

- Public Purposes
- U University

TOWN OF VICTORIA PARK SCHEME ZONES

- Special Use
- R & SF Residential & Special Facilities
- TP Technology Park

RESIDENTIAL AND SPECIAL FACILITIES
This area will provide for specialised residential uses, in particular aged persons' accommodation. Ancillary uses are also permitted. Special public facilities that serve the metropolitan region are preferred, although private facilities may be appropriate.

METROPOLITAN REGION SCHEME RESERVES:

Further development in this area should be primarily for educational and ancillary purposes. Other regional facilities such as the Commonwealth Hockey Stadium are supported. Building design and surrounding landscaping should be of a high quality and relate to the existing architecture and setting.

TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
CURTIN PRECINCT

P13

PRECINCT PLAN P13

Updated on 19 July 2017

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	75.	23 June 2017
4.	4 October 2002		
6.	4 February 2003		
11.	15 November 2002		
1286/57 (MRS)	28 April 2016		

HOW IT WORKS

This Precinct Plan describes the Council's town planning intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several other statements which apply to specific areas within the Precinct. These statements summarise the kind of future that is seen to be appropriate for the precinct.

In this Precinct Plan you will also find information about the purposes for which land may be used and guidelines for the development of land and buildings.

This Precinct Plan should be read together with: -

- Planning policies which contain guidelines for the development and use of land which apply to more than one precinct. References are given in this Precinct Plan to those policies.
- The Scheme Text which contains legal and administrative provisions regarding the use and development of land.

In order to determine how a particular lot is affected by the above, you will need to refer to that lot on the map and the related text in this Precinct Plan. Where a property is located on or near the Precinct boundary it may also be necessary to consult the neighbouring Precincts. It should also be noted that from time to time, the Town Planning Scheme may be subject to amendments.

You are reminded that before land and buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council.

Enquiries concerning this Precinct Plan or general planning matters should be directed to the Council's Planning Department.

RESERVE

The Metropolitan Region Scheme Reserves (indicated on the Precinct Map) comprise:

- * Bentley Campus of Technical and Further Education (Bentley TAFE)
- * Canning College
- * Ministry of Education Inservice Centre
- * Curtin University of Technology

The land within the area is entirely reserved under the Metropolitan Region Scheme for a variety of education purposes (classified as University, Technical School and Special Uses) and as such falls within the authority of the various educational authorities and the Ministry for Planning.

In regard to the Metropolitan Region Scheme Reserves, the Council has the opportunity to comment on and assess development; in this regard the following matters will be taken into account.

This area shall continue to function and consolidate as an area of various education uses and associated student housing, set in a spacious and high quality landscaped environment.

Further development should be for educational facilities although the development of small scale ancillary uses, such as local shops or restaurants to serve the existing student population, are justified.

Development should be of a high quality with new structures relating to the architectural design and setting of the existing buildings.

Landscaping to surround and blend new development with the existing complexes is of extreme importance. Emphasis shall be placed on ensuring that the activities of each campus are contained within its boundaries, and the grounds are maintained to a high environmental standard.

A large set back area shall be provided between new buildings and the street, and adequate car parking must be provided, in a well planted environment, to cater for the likely increases in student numbers generated by the development. However, the number of bays to be provided, may be limited in recognition of many students utilising public transport facilities.

ADOPTION

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 9th day of August 1994.

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the 11th day of August 1998 and the seal of the Municipality was pursuant to that resolution, hereunto affixed in the presence of:

J A E LEE
MAYOR

J M BONKER
CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____