

**PRECINCT PLAN P10**  
**SHEET A**

Updated on 19 July 2017

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	78.	23 June 2017
8.	4 February 2003		
13.	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  
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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 \_\_\_\_\_

**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**

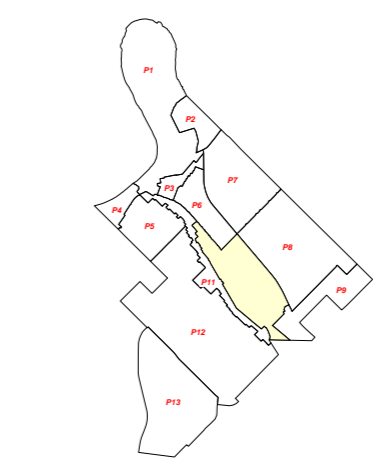
- Parks and Recreation
- Public Purposes
- Primary School

**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.

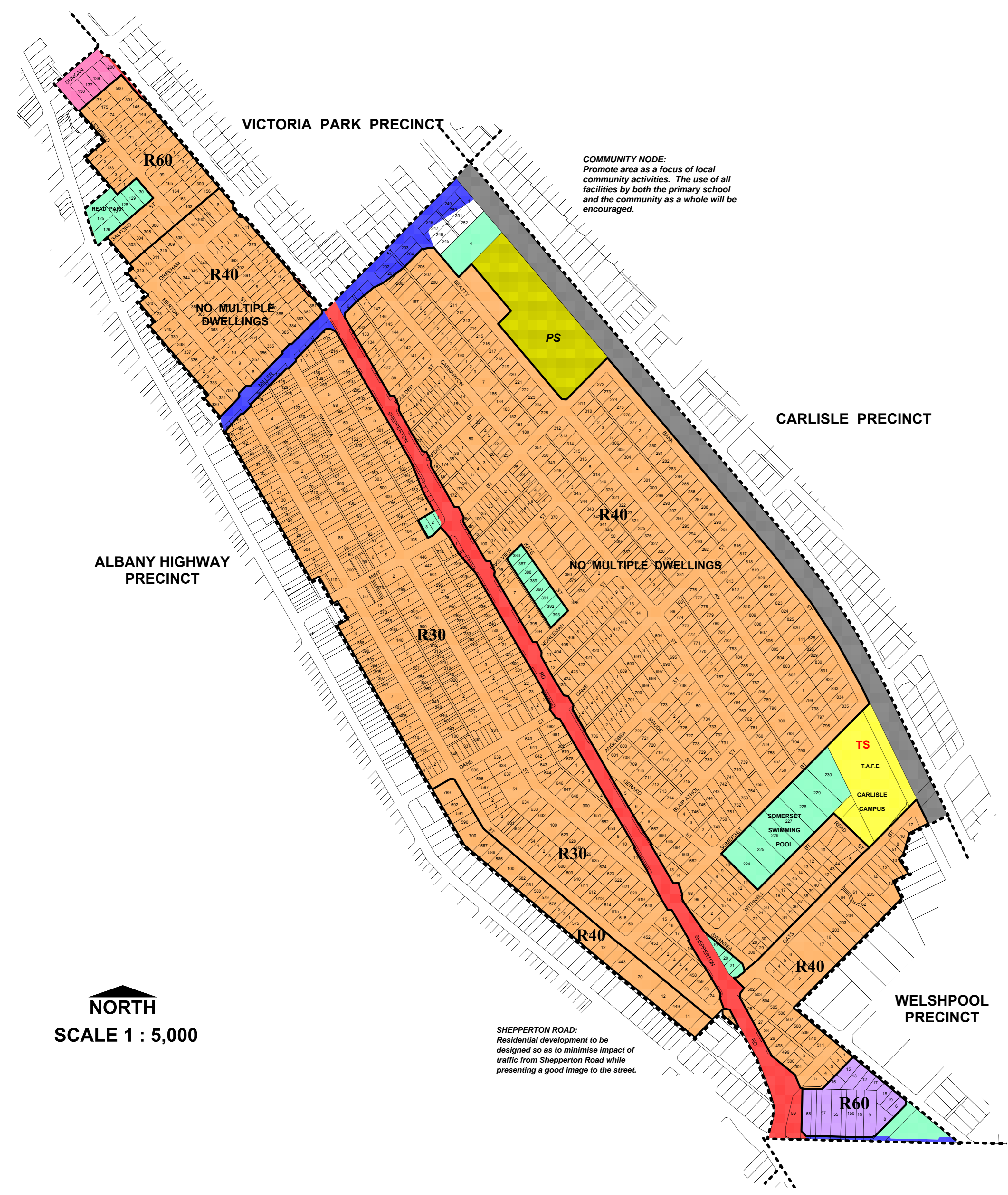
The retention of structurally sound houses and healthy, mature trees is an important aim for the precinct. Selective infill and the development of grouped dwellings is also encouraged. New development is to enhance the existing character of the area and have regard for remaining quality housing stock.

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.

**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.

**NORTH**  
**SCALE 1 : 5,000**

## 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 <sub>1</sub>
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
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 500m<sup>2</sup> 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.

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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.

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.

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.

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.

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.

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 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.

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

## 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.

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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

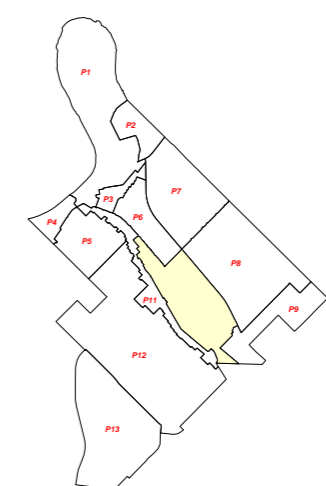
This area shall remain an area for educational and recreational uses. The use of all facilities by both the primary school and the community as a whole will be encouraged. The interim use of the land set aside for the future Miller Street ramp for recreational/community use presents an opportunity to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

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
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MAYOR

J M BONKER  
CHIEF EXECUTIVE OFFICER

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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 \_\_\_\_\_