

**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.

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\*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

Zone	Special Use
9.	9.
<b>Use Class</b>	
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	
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.

**Replaced by  
AMDT 80 GS 18/04/19**

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	R1
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.

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**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

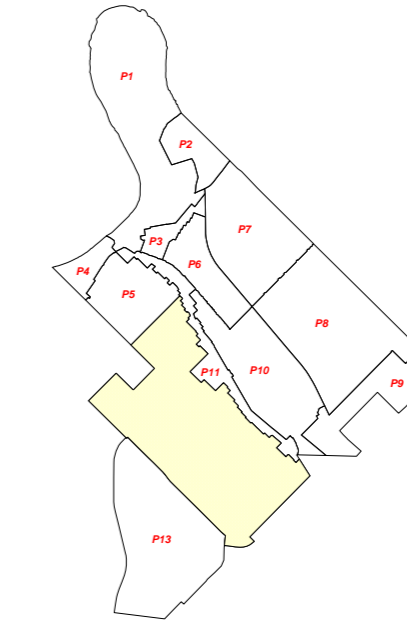
**TOWN OF VICTORIA PARK SCHEME RESERVES**

- 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:  
**R30**



**TOWN OF VICTORIA PARK**  
**TOWN PLANNING SCHEME No.1**  
**EAST VICTORIA PARK PRECINCT**

**P12**  
 SHEET A

**PRECINCT PLAN P12**  
**SHEET A**

Updated on 14 April 2019

AMENDMENT N°	GAZETTAL DATE	AMENDMENT N°	GAZETTAL DATE
3.	2 February 2001	49.	8 March 2013
6.	8 October 2002	62.	23 September 2014
8.	4 February 2003	61.	14 November 2014
12.	6 September 2002	67.	5 May 2017
17.	29 August 2003	75.	23 June 2017
18.	14 September 2004	77.	19 June 2018
26.	26 August 2003	80.	14 April 2019
34.	3 May 2005		

**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**

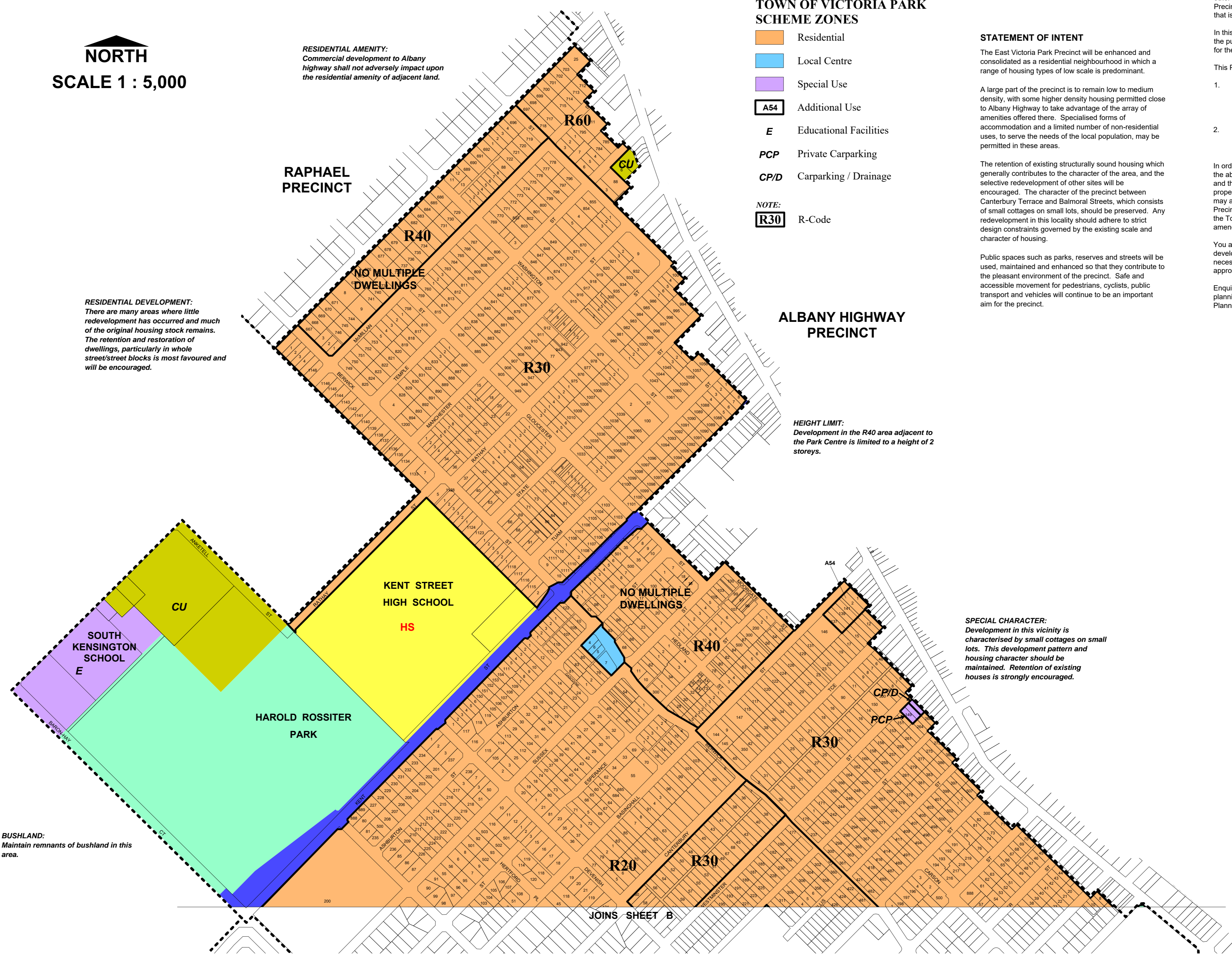
CHAIRMAN OF THE WESTERN  
 AUSTRALIAN PLANNING COMMISSION

Date \_\_\_\_\_

**FINAL APPROVAL GRANTED**

MINISTER FOR PLANNING

Date \_\_\_\_\_



**BUSHLAND:**  
 Maintain remnants of bushland in this area.

**ALBANY HIGHWAY PRECINCT**

**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

**RESIDENTIAL ZONE**

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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.

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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
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:**

- 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.

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**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
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
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:

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**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.

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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.

In relation to the land at No. 384 (Lot 3) Berwick Street, East Victoria Park, the following provisions apply to the development of the land:

- A Local Development Plan is to be approved by the Town prior to the commencement of any development on the site.
- The site is to be developed with Single Houses and/or Grouped Dwellings, generally consistent with the approved Local Development Plan.
- The maximum building height being three storeys.
- There being no vehicle access onto Carson Street/Baillie Avenue.
- Vehicle access to/from Berwick Street is to be the subject of a Traffic Impact and Road Safety Assessment report submitted at the subdivision application, development application or Local Development Plan stage (whichever occurs first).

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.
- 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.
- Weather Protection: Continuous shopfront awnings/verandahs, consistent with adjoining sites, are to be provided.
- Residential Density: Residential development shall be in accordance with the R-Codes R30 standards in relation to density.

**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.

**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

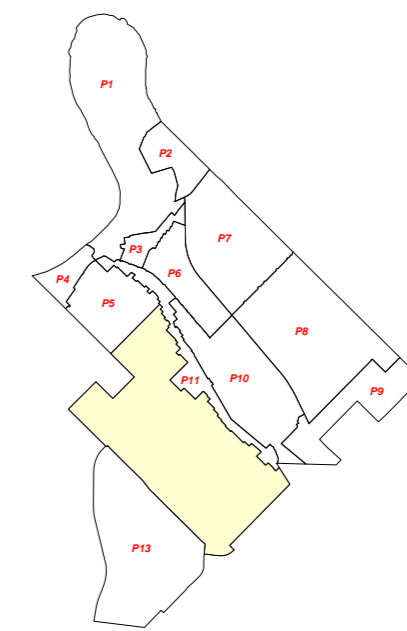
**TOWN OF VICTORIA PARK SCHEME RESERVES**

- 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



**TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 EAST VICTORIA PARK PRECINCT**

**P12**  
SHEET B

**PRECINCT PLAN P12 SHEET B**

Updated on 14 April 2019

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**ADOPTION**

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J A E LEE  
MAYOR

J M BONKER  
CHIEF EXECUTIVE OFFICER

**FINAL ADOPTION**

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MAYOR

J M BONKER  
CHIEF EXECUTIVE OFFICER

**RECOMMENDED FOR FINAL APPROVAL**

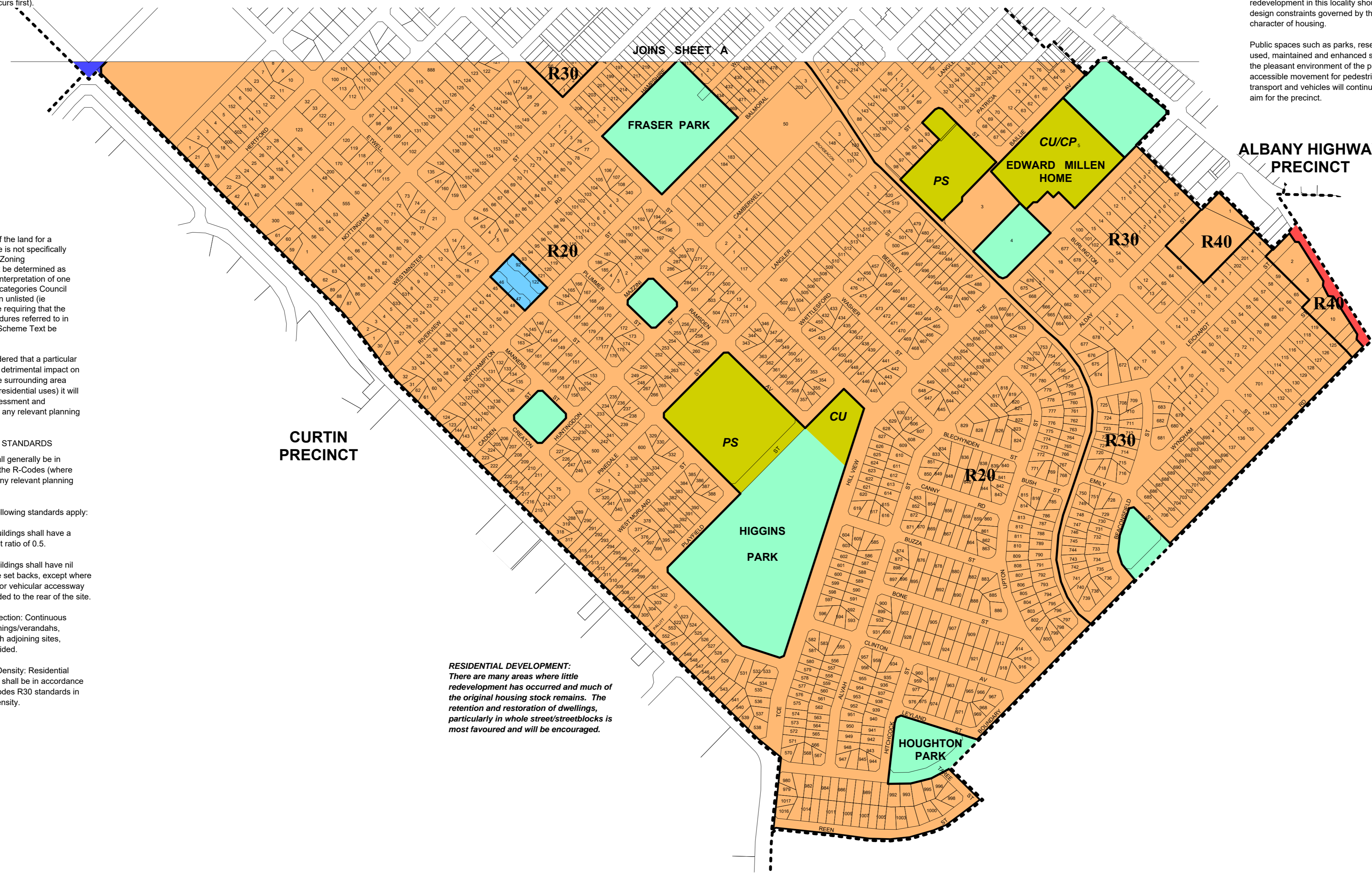
CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date \_\_\_\_\_

**FINAL APPROVAL GRANTED**

MINISTER FOR PLANNING

Date \_\_\_\_\_



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

JOINS SHEET A

ALBANY HIGHWAY PRECINCT

CURTIN PRECINCT