

## Town of Victoria Park Local Planning Scheme No.2 – Scheme Text & Map Modifications

### Scheme Text Modifications

No.	Scheme Text Modification	Reason				
1.	<p><b>Clause 9 Scheme aims</b> Replace the Clause 9(c) with the following: <i>(c) To protect places of cultural heritage significance and to ensure development protects and enhances the desired character and amenity of neighbourhoods and streets.</i></p>	To promote the conservation of places of cultural heritage significance in addition to protecting and enhancing the character and amenity of neighbourhoods and streets.				
2.	<p><b>Clause 14 – Local reserves</b> Insert the following in Table 1:</p> <table border="1" data-bbox="282 667 1384 791"> <thead> <tr> <th data-bbox="282 667 591 707">Reserve name</th> <th data-bbox="591 667 1384 707">Objective</th> </tr> </thead> <tbody> <tr> <td data-bbox="282 707 591 791">Drainage / Waterway</td> <td data-bbox="591 707 1384 791">To set aside land required for significant waterways and drainage</td> </tr> </tbody> </table>	Reserve name	Objective	Drainage / Waterway	To set aside land required for significant waterways and drainage	To add local reserve type relevant to the Scheme area.
Reserve name	Objective					
Drainage / Waterway	To set aside land required for significant waterways and drainage					
3.	<p><b>Clause 17 Zoning table (Table 3)</b> Modify land use permissibility in Table 4 – Zoning Table as follows:</p> <ul style="list-style-type: none"> <li>i. 'cinema/theatre' from 'X' to 'D' under the 'Local Centre' zone.</li> <li>i. 'garden centre' from 'X' to 'D' under the 'Mixed' Use, 'Local Centre' and 'District Centre' zone.</li> <li>i. 'residential aged care facility' from 'X' to 'A' under the 'Local Centre' zone.</li> <li>v. 'single house' from an 'X' to 'D' under the 'District Centre' zone.</li> <li>v. 'winery' from unlisted to 'X' under the 'Residential' zone, 'A' under the 'Mixed Use', 'Local Centre' and 'District Centre' zones, and 'D' under the 'Light Industry' zone.</li> <li>i. Add '1' footnote annotation to 'grouped dwellings' under the 'Mixed Use', 'Local Centre' and 'District Centre' zones and update footnote No.1 accordingly.</li> <li>i. Add '1' footnote annotation to 'single houses' under the 'Mixed Use', 'Local Centre' and 'District Centre' zones and update footnote No.1 accordingly.</li> </ul>	<ul style="list-style-type: none"> <li>i. Consistent with the Town's 'Making Space for Culture' strategy and to better align land use permissibility with the objectives of the zone.</li> <li>ii. To better align land use permissibility with the objectives of the zone.</li> <li>iii. To better align land use permissibility with the objectives of the zone.</li> <li>iv. To better align land use permissibility with the objectives of the zone and recognising modifications to Clause 32.</li> <li>v. To align added 'winery' land use definition permissibility with the objectives of the zone – consistent with designation for 'brewery'.</li> <li>vi. To align with modifications to Clause 32.</li> </ul>				

		vii. To align with modifications to Clause 32.						
4.	<p><b>Clause 20 - Restricted Uses R1 No.30 and No.19 The Circus, Burswood Insert</b></p> <p>Insert 'small bar' as a 'D' restricted use in Table 4 – R1 Lot 12 (No.30) and Lot 13 (No.19) The Circus, Burswood (Mixed Use Zone).</p>	To better align land use permissibility with intent of the Burswood Lakes Structure Plan and existing approved use of the land.						
5.	<p><b>Clause 24 – Register for Non-Conforming Uses</b></p> <p>i. Delete all 43 non-conforming uses listed related to 'motor vehicles, boat or caravan sales' from the LPS2 Register of Non-Conforming Uses.</p>	i. In response to submissions and consistent with the preliminary recommendations of the Albany Highway Precinct Structure Plan contemplates the continuation of 'motor vehicle and marine sales premises' within the precinct.						
6.	<p><b>Clause 32 / Schedule C – Restrictions on residential uses at ground floor for all land zoned 'Mixed Use', 'Local Centre' or 'District Centre',</b></p> <p>Delete Schedule C – No.1.</p> <p>Add Table 5 - Additional site and development requirements that apply to land in Scheme area to Clause 32 (1).</p> <p>Insert the following in Table 5.</p> <table border="1" data-bbox="280 1093 1384 1444"> <thead> <tr> <th>No.</th> <th>Description of land</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>All land zoned Mixed Use, Local Centre or District Centre</td> <td> <p><b>Site and development requirements</b></p> <p>(1) Multiple dwellings, grouped dwelling and single houses are not permitted at the ground floor unless:</p> <p>a) located behind non-residential uses at the primary commercial street frontage; or,</p> <p>b) designed for future adaptation to non-residential uses.</p> </td> </tr> </tbody> </table>	No.	Description of land	Requirement	1.	All land zoned Mixed Use, Local Centre or District Centre	<p><b>Site and development requirements</b></p> <p>(1) Multiple dwellings, grouped dwelling and single houses are not permitted at the ground floor unless:</p> <p>a) located behind non-residential uses at the primary commercial street frontage; or,</p> <p>b) designed for future adaptation to non-residential uses.</p>	To align development controls for residential development with the objectives of each zone that seek buildings with frontages that support actives uses at street level.
No.	Description of land	Requirement						
1.	All land zoned Mixed Use, Local Centre or District Centre	<p><b>Site and development requirements</b></p> <p>(1) Multiple dwellings, grouped dwelling and single houses are not permitted at the ground floor unless:</p> <p>a) located behind non-residential uses at the primary commercial street frontage; or,</p> <p>b) designed for future adaptation to non-residential uses.</p>						

7.	<p><b>Clause 32 / Schedule C - Primary controls for non-residential only development for all land zoned 'Residential', 'Mixed Use', Local Centre' or 'District Centre'</b> Insert the following in Table 5.</p> <table border="1" data-bbox="282 304 1386 699"> <thead> <tr> <th data-bbox="282 304 360 344">No.</th> <th data-bbox="360 304 685 344">Description of land</th> <th data-bbox="685 304 1386 344">Requirement</th> </tr> </thead> <tbody> <tr> <td data-bbox="282 344 360 699">2.</td> <td data-bbox="360 344 685 699">All land zoned Residential, Mixed Use, Local Centre or District Centre</td> <td data-bbox="685 344 1386 699"> <p><b>Site and development requirements</b></p> <p>(1) In the absence of an approved precinct structure plan, structure plan, local development plan or local planning policy, non-residential buildings shall be designed in accordance with the building height, plot ratio, street and side setback requirements of the R-Codes with regard to the assigned density code.</p> </td> </tr> </tbody> </table>	No.	Description of land	Requirement	2.	All land zoned Residential, Mixed Use, Local Centre or District Centre	<p><b>Site and development requirements</b></p> <p>(1) In the absence of an approved precinct structure plan, structure plan, local development plan or local planning policy, non-residential buildings shall be designed in accordance with the building height, plot ratio, street and side setback requirements of the R-Codes with regard to the assigned density code.</p>	To align development controls for non-residential only development, where the R-Codes do not apply, with the objectives of each zone.	
No.	Description of land	Requirement							
2.	All land zoned Residential, Mixed Use, Local Centre or District Centre	<p><b>Site and development requirements</b></p> <p>(1) In the absence of an approved precinct structure plan, structure plan, local development plan or local planning policy, non-residential buildings shall be designed in accordance with the building height, plot ratio, street and side setback requirements of the R-Codes with regard to the assigned density code.</p>							
8.	<p><b>Clause 32 / Schedule C - Primary controls for Light Industry Zone</b> Delete Schedule C – No.2.</p> <p>Add Table 5 - Additional site and development requirements that apply to land in Scheme area to Clause 32 (1).</p> <p>Insert the following in Table 5.</p> <table border="1" data-bbox="282 975 1386 1423"> <tbody> <tr> <td data-bbox="282 975 360 1423">3.</td> <td data-bbox="360 975 685 1423">All land zoned Light Industry</td> <td data-bbox="685 975 1386 1423"> <p><b>Site and development requirements</b></p> <p>(1) In the absence of an approved precinct structure plan, structure plan, local development plan or local planning policy, non-residential buildings shall be designed in accordance with the following:</p> <table border="1" data-bbox="696 1286 1375 1423"> <tbody> <tr> <td data-bbox="696 1286 1032 1334">Plot Ratio</td> <td data-bbox="1032 1286 1375 1334">Maximum 1.0</td> </tr> <tr> <td data-bbox="696 1334 1032 1423">Building Height</td> <td data-bbox="1032 1334 1375 1423">Maximum 3 storeys or 12 metres</td> </tr> </tbody> </table> </td> </tr> </tbody> </table>	3.	All land zoned Light Industry	<p><b>Site and development requirements</b></p> <p>(1) In the absence of an approved precinct structure plan, structure plan, local development plan or local planning policy, non-residential buildings shall be designed in accordance with the following:</p> <table border="1" data-bbox="696 1286 1375 1423"> <tbody> <tr> <td data-bbox="696 1286 1032 1334">Plot Ratio</td> <td data-bbox="1032 1286 1375 1334">Maximum 1.0</td> </tr> <tr> <td data-bbox="696 1334 1032 1423">Building Height</td> <td data-bbox="1032 1334 1375 1423">Maximum 3 storeys or 12 metres</td> </tr> </tbody> </table>	Plot Ratio	Maximum 1.0	Building Height	Maximum 3 storeys or 12 metres	Administrative update to improve the legibility of the Scheme.
3.	All land zoned Light Industry	<p><b>Site and development requirements</b></p> <p>(1) In the absence of an approved precinct structure plan, structure plan, local development plan or local planning policy, non-residential buildings shall be designed in accordance with the following:</p> <table border="1" data-bbox="696 1286 1375 1423"> <tbody> <tr> <td data-bbox="696 1286 1032 1334">Plot Ratio</td> <td data-bbox="1032 1286 1375 1334">Maximum 1.0</td> </tr> <tr> <td data-bbox="696 1334 1032 1423">Building Height</td> <td data-bbox="1032 1334 1375 1423">Maximum 3 storeys or 12 metres</td> </tr> </tbody> </table>	Plot Ratio	Maximum 1.0	Building Height	Maximum 3 storeys or 12 metres			
Plot Ratio	Maximum 1.0								
Building Height	Maximum 3 storeys or 12 metres								

			Street Setback	Minimum of Nil	
			Secondary Street Setback	Minimum of Nil	
			Side and Rear Setback	Minimum of Nil	
			Landscaping	<ol style="list-style-type: none"> <li>1. Where a street setback is provided, a minimum of 25% of the street setback area between the site boundary and the building(s) shall be landscaped.</li> <li>2. Where parking bays are provided between the site boundary and the buildings shade trees shall be provided at a rate of one tree per four bays.</li> </ol>	
9.	<b>Clause 32 / Schedule C – Table 5</b> Insert the following in Table 5.			Administrative update to improve the legibility of the Scheme.	

	<b>No.</b>	<b>Description of land</b>	<b>Requirement</b>	
	4.	Land set out in Schedule C of this Scheme	<b>Site and development requirements</b> Development shall comply with any site or development requirement set out in Schedule C of this Scheme.	
10.		<b>Clause 33 – Additional site and development requirements for areas covered by structure plan or local development plan</b> Replace Clause 33 text referencing Schedule E with the following: <i>'There are no additional requirements that apply to this Scheme.'</i>		Correcting administrative error.
11.		<b>Clause 36 – Special Control Areas</b> Delete Clause 36 (1) and (2) including Table 5.  Insert - <i>'There are no special control areas which apply to this Scheme'</i>		In response to Environmental Protection Authority referral advice.
12.		<b>Clause 38 – Land use terms</b> Add definition for 'winery' as follows: <i>winery - means premises used for the production of viticultural produce and associated sale of the produce.</i>		To add land use definition relevant to the Scheme area.
13.		<b>Modify Schedule A – Supplemental provisions to the deemed provisions as follows:</b>  Insert supplemental provisions listed under Part 3 – Heritage Protection, Clause 13B Significant Tree Register:  (1) The local government must establish and maintain a significant tree register to identify trees within the Scheme area that are worthy of preservation. (2) The significant tree register – (a) Must set out a description of each tree, its location and the reason for its entry in the significant tree register; and (b) Must be available, with the scheme documents, for public inspection during the business hours at the offices of the local government; and (c) May be published on the website of the local government.		To provide for a greater level of protection to significant trees within the Scheme area in accordance with the recommendations of the Town's Urban Forest Strategy and Local Planning Strategy.

	<p>(3) The local government must not enter a tree in, or remove a tree from, the significant tree register or modify the entry of a tree in the significant tree register unless the local government –</p> <p>(a) Notifies in writing each owner and occupier of the land which contains the tree and provides each of them with a description of the tree and the reason for its proposed entry; and</p> <p>(b) Invites each owner and occupier to make submissions on the proposal within 21 days of the day in which the notice is served or within a longer period specified in the notice; and</p> <p>(c) Carries out any other consultation the local government considered appropriate; and</p> <p>(d) Following any consultation and consideration of submissions made on the proposal, resolves that trees be entered into the significant tree register with or without modifications, or that the tree be removed from the significant tree register.</p> <p>(4) If the local government enters a place in the significant tree register or modifies an entry of a tree in the significant tree register, the local government must give notice of the entry or modification to each owner and occupier of the land which contains the tree.</p> <p>(5) The local government may require assessment or certification by an arboriculturist to be carried out prior to the determination of an application for development approval for land which contains a tree identified on the significant tree register.</p>									
14.	<p><b>Schedule B - Specified additional uses for zoned land in Scheme area</b> Modify Schedule B by inserting the following:</p> <table border="1" data-bbox="280 1206 1384 1404"> <thead> <tr> <th>No.</th> <th>Description of land</th> <th>Additional Use</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>A19</td> <td>No.3 (Lot 76) Colombo Street, Victoria Park</td> <td>convenience store – D fast food outlet/lunch bar – D office – D</td> <td>1. Additional Use must address the street to the satisfaction of the Town.</td> </tr> </tbody> </table>	No.	Description of land	Additional Use	Conditions	A19	No.3 (Lot 76) Colombo Street, Victoria Park	convenience store – D fast food outlet/lunch bar – D office – D	1. Additional Use must address the street to the satisfaction of the Town.	Consistent with the residential zone objectives and to support appropriate change of use for existing commercial properties within residential zones.
No.	Description of land	Additional Use	Conditions							
A19	No.3 (Lot 76) Colombo Street, Victoria Park	convenience store – D fast food outlet/lunch bar – D office – D	1. Additional Use must address the street to the satisfaction of the Town.							

		recreation - private - D restaurant/café – D shop – D										
15.	<p><b>Schedule B – Specified additional uses for zoned land in Scheme area</b> Insert the following in Schedule B:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description of land</th> <th>Additional Use</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>A20</td> <td> <ul style="list-style-type: none"> <li>a) No. 107 – 111 (Lots 4 &amp; 5) Albany Highway, Victoria Park on Volume 33, Folio 50A</li> <li>b) No. 115 (Lot 51, Strata Lots 1, 2, 3, 4 &amp; 5) Albany Highway, Victoria Park on Volume 2001, Folio 53, 54, 55, 56 &amp; 57</li> <li>c) No 141 (Lot 800) Albany Highway, Victoria Park on Volume 1906, Folio 175</li> <li>d) No. 1-7 (Lot 22) Shepperton Road, Victoria Park on Volume 1930, Folio 266</li> <li>e) No. 160 (Lots 1 &amp; 2) Albany Highway, Victoria Park on diagram P002908</li> <li>f) No. 9 (Lot 100) Shepperton Road, Victoria Park on Volume 1930, Folio 268</li> <li>g) No. 49-51 (Lots 51, 29, 9 &amp; 10) Shepperton Road, Victoria Park on Volume 1422, Folio 574</li> </ul> </td> <td>motor vehicle, boat or caravan sales - P</td> <td>The Additional Use of 'motor vehicle, boat or caravan sales' shall extinguish where the use of the site for 'motor vehicle, boat or caravan sales' is discontinued for a period of 6 months or more, except where the site is being redeveloped in accordance with a valid development approval for 'motor vehicle, boat or caravan sales'.</td> </tr> </tbody> </table>			No.	Description of land	Additional Use	Conditions	A20	<ul style="list-style-type: none"> <li>a) No. 107 – 111 (Lots 4 &amp; 5) Albany Highway, Victoria Park on Volume 33, Folio 50A</li> <li>b) No. 115 (Lot 51, Strata Lots 1, 2, 3, 4 &amp; 5) Albany Highway, Victoria Park on Volume 2001, Folio 53, 54, 55, 56 &amp; 57</li> <li>c) No 141 (Lot 800) Albany Highway, Victoria Park on Volume 1906, Folio 175</li> <li>d) No. 1-7 (Lot 22) Shepperton Road, Victoria Park on Volume 1930, Folio 266</li> <li>e) No. 160 (Lots 1 &amp; 2) Albany Highway, Victoria Park on diagram P002908</li> <li>f) No. 9 (Lot 100) Shepperton Road, Victoria Park on Volume 1930, Folio 268</li> <li>g) No. 49-51 (Lots 51, 29, 9 &amp; 10) Shepperton Road, Victoria Park on Volume 1422, Folio 574</li> </ul>	motor vehicle, boat or caravan sales - P	The Additional Use of 'motor vehicle, boat or caravan sales' shall extinguish where the use of the site for 'motor vehicle, boat or caravan sales' is discontinued for a period of 6 months or more, except where the site is being redeveloped in accordance with a valid development approval for 'motor vehicle, boat or caravan sales'.	<p>In response to submissions. Consistent with the preliminary recommendations of the Albany Highway Precinct Structure Plan.</p>
No.	Description of land	Additional Use	Conditions									
A20	<ul style="list-style-type: none"> <li>a) No. 107 – 111 (Lots 4 &amp; 5) Albany Highway, Victoria Park on Volume 33, Folio 50A</li> <li>b) No. 115 (Lot 51, Strata Lots 1, 2, 3, 4 &amp; 5) Albany Highway, Victoria Park on Volume 2001, Folio 53, 54, 55, 56 &amp; 57</li> <li>c) No 141 (Lot 800) Albany Highway, Victoria Park on Volume 1906, Folio 175</li> <li>d) No. 1-7 (Lot 22) Shepperton Road, Victoria Park on Volume 1930, Folio 266</li> <li>e) No. 160 (Lots 1 &amp; 2) Albany Highway, Victoria Park on diagram P002908</li> <li>f) No. 9 (Lot 100) Shepperton Road, Victoria Park on Volume 1930, Folio 268</li> <li>g) No. 49-51 (Lots 51, 29, 9 &amp; 10) Shepperton Road, Victoria Park on Volume 1422, Folio 574</li> </ul>	motor vehicle, boat or caravan sales - P	The Additional Use of 'motor vehicle, boat or caravan sales' shall extinguish where the use of the site for 'motor vehicle, boat or caravan sales' is discontinued for a period of 6 months or more, except where the site is being redeveloped in accordance with a valid development approval for 'motor vehicle, boat or caravan sales'.									



		<p>h) No. 182 (Lot 1) Albany Highway, Victoria Park on Volume 1618, Folio 187</p> <p>i) No. 184 (Lot 11) Albany Highway, Victoria Park on Volume 1218, Folio 305</p> <p>j) No. 188 (Lots 4 ) Albany Highway, Victoria Park on Volume 1303, Folio 371</p> <p>k) No. 190 (Lot 5) Albany Highway, Victoria Park on Volume 1303, Folio 371 No. 192 (Lot 6) Albany Highway, Victoria Park on Volume 1624, Folio 473</p> <p>l) No. 196 (Lot 7 &amp; 8) Albany Highway, Victoria Park on Volume 335, Folio 38A</p> <p>m) No. 181 (Lots 283, 284 &amp; 285) Albany Highway, Victoria Park on Volume 1458, Folio 947, Diagram P004377</p> <p>n) No. 211-213 (Lot 1) Albany Highway, Victoria Park on Volume 145, Folio 120A</p> <p>o) No. 210-246 (Lot 8) Albany Highway, Victoria Park on Volume 2122, Folio 537</p> <p>p) No. 2 (Lots 3 &amp; 92) Teddington Road, Victoria Park on Volume 1356, Folio 715, Diagram D046191 &amp; D002908</p>			
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		<p>q) No. 9 (Lot 7) Rushton Street, Victoria Park on Volume 2104, Folio 881</p> <p>r) No. 61 – 61B (Lot 1) Shepperton Road, Victoria Park on Volume 1908, Folio 710</p> <p>s) No. 495-513 (Lot 50) Albany Highway, Victoria Park on Volume 1834, Folio 825</p> <p>t) No. 529-541 (Lot 101) Albany Highway, Victoria Park on Volume 2609, Folio 88</p> <p>u) No. 526-528 (Lots 300 &amp; 301 ) Albany Highway, Victoria Park on Volume 1667, Folio 479, Diagram P002916</p> <p>v) No. 530-534 (Lot 299) Albany Highway, Victoria Park on Volume 1845, Folio 685</p> <p>w) No. 544 (Lot 3) Albany Highway, Victoria Park on Volume 1652, Folio 156</p> <p>x) No. 546 (Lot 2) Albany Highway, Victoria Park on Volume 1627, Folio 704</p> <p>y) No. 552 (Lot 1) Albany Highway, Victoria Park on Volume 780, Folio 64</p> <p>z) No. 554 (Lots 76 &amp; 77) Albany Highway, Victoria Park on Volume 1086, Folio 139</p>			
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		<p>aa) No. 574 (Lot 17) Albany Highway, Victoria Park on Volume 105, Folio 10A</p> <p>bb) No. 577 (Lot 991) Albany Highway, Victoria Park on Volume 1474, Folio 183</p> <p>cc) No. 579A (Lot 992) Albany Highway, Victoria Park on Volume 1028, Folio 839</p> <p>dd) No. 593-595 (Lot 171) Albany Highway, Victoria Park on Volume 809, Folio 51</p> <p>ee) No. 614 (Lot 19) Albany Highway, Victoria Park on Volume 1683, Folio 846</p> <p>ff) No. 621-623 (Lot 201) Albany Highway, Victoria Park on Volume 1087, Folio 751</p> <p>gg) No. 625-629 (Lot 203) Albany Highway, Victoria Park on Volume 1366, Folio 345</p>			
16.	<p><b>Schedule B - Specified additional uses for zoned land in Scheme area</b> A3, A4, A5, A6, A7, A8 - delete conditions restricting maximum net lettable area for additional use.</p>		<p>Consistent with the residential zone objectives and to support appropriate change of use for existing commercial properties within residential zones. Proposed modifications to Clause 32 results in properties required to comply with applicable R-Code primary controls for non-residential only development for all land zoned 'Residential' thus reducing the need to restrict maximum net lettable area.</p>		

<p>17.</p>	<p><b>Clause 32 – Additional site and development requirements</b>  <b>Schedule C – ASR1 - Lot 37, 40, 41 and 68 (No.218), Lot 36 (No.220) and Lot 200 (No.222) Great Eastern Highway, Lot 70 (No.1) and Lot 69 (No.3) Maple Street, and, Lot 38 (No.6) and Lot 39 (No.8) Cornwall Street, Lathlain</b></p> <p>Delete the Lot 67 (No.9) Maple Street and Lot 42 (No.14) Cornwall Street from ASR1 (formerly ASR3).</p> <p>Modify Schedule C – ASR1 by replacing the text with the following:</p> <ol style="list-style-type: none"> <li>1. In the absence of an approved local development, precinct structure plan or local planning policy, all development shall be designed in accordance with the primary controls of the RAC-3 density code of the R-Codes.</li> <li>2. Notwithstanding subclause (1) the maximum height of any building on Lot 41 and Lot 68 shall be no greater than 4 storeys or 15.0 metres, whichever is greater, above natural ground level.</li> <li>3. All new development is to consider the following:             <ol style="list-style-type: none"> <li>a) Minimising impact on the adjoining Residential zone at the interface between the Mixed Use zone and Residential zone through setbacks and building heights;</li> <li>b) Fine-grained and activated built form frontage along Great Eastern Highway, Cornwall Street and any new internal street or lane;</li> <li>c) Managing vehicle access to the site through access roads/driveways and location of parking areas, supported by a transport demand assessment and management plan;</li> <li>d) Creation of publicly accessible pedestrian access through the site; and</li> <li>e) Creation of community benefits such as publicly accessible open space.</li> </ol> </li> </ol>	<p>In response to submissions. To increase consistency with recommendations of the Local Planning Strategy and the R-Codes. Modification removes unnecessary layers from the planning framework through removing mandatory requirement for local development plan to be prepared to guide development.</p> <p>*Note - see mapping modifications for associated changes to zoning and density codes applicable to Lots 68, 40 and 41 (No.218) Great Eastern Highway.</p>
<p>18.</p>	<p><b>Schedule C – ASR2 – Lot 501 (No.61) Kitchener Avenue, Victoria Park</b></p> <p>Modify Schedule C – ASR2 by replacing the text with the following:</p>	<p>Modification to remove unnecessary layers from the planning framework through removing mandatory requirement for local</p>

	<ol style="list-style-type: none"> <li>1. In the absence of an approved local development, precinct structure plan or local planning policy, buildings shall be designed in accordance with the primary controls of the R-Codes with regard to the R60 density code.</li> <li>2. Any new development, substantial extension to existing buildings or subdivision of land shall consider the following: <ol style="list-style-type: none"> <li>a) Minimising impact on any adjoining residential character area through setbacks and building heights;</li> <li>b) Design principles to guide the development of built form frontages to streets that are sympathetic to the streetscape character of the locality; and</li> <li>c) Managing vehicle access to the site through access roads/driveways and location of parking areas, supported by a transport demand assessment and management plan.</li> </ol> </li> </ol>	<p>development plan to be prepared to guide development.</p>
<p>19.</p>	<p><b>Schedule C - ASR3 - Lot 200 (No. 166), Lot 201 (No. 166), Lot 807 (No.168), Lot 142 (No. 176), Lot 411 (No. 178), Lot 410 (No.180), Lot 409 (No.182), Lot 408 (No.184) and Lot 407 (No. 186) Rutland Avenue, and, Lot 407 (No. 1A, 1B and 1C) Memorial Avenue, Carlisle</b></p> <p>Modify Schedule C – ASR3 by replacing the text with the following:</p> <ol style="list-style-type: none"> <li>1. In the absence of an approved local development, precinct structure plan or local planning policy, buildings shall be designed in accordance with the primary controls of the R-Codes with regard to the RAC-3 density code.</li> <li>2. Any new development, substantial extension to existing buildings or subdivision of land shall consider the following: <ol style="list-style-type: none"> <li>a) Minimising impact on the adjoining residential character area through setbacks and building heights;</li> <li>b) Design principles to guide the development of activated built form frontages to streets;</li> </ol> </li> </ol>	<p>Modification to remove unnecessary layers from the planning framework through removing mandatory requirement for local development plan to be prepared to guide development.</p>

	<p>c) Managing vehicle access to the site through access roads/driveways and location of parking areas, supported by a transport demand assessment and management plan; and</p> <p>d) Creation of community benefits such as community meeting places.</p>										
20.	<p><b>ASR6 – Causeway Precinct</b> Modify Schedule C by inserting ASR6 – Causeway Precinct including the following text:</p> <p>1. Where a site is coded RAC-0 and located within the Causeway Precinct all site and development requirements shall be in accordance with a precinct structure plan, local development plan or local planning policy adopted for the Causeway Precinct.</p>	Modification to increase consistency with recommendations of the Local Planning Strategy and the R-Codes through providing for the implementation of Local Planning Policy No.22 Development standards for the Causeway Precinct.									
21.	<p><b>Schedule D – Special Use Zone 1 – Technology Park, Bentley</b> Modify Schedule D – SU1 Technology Park, Bentley by replacing the text with the following:</p> <p><b>1. Purpose</b> The Technology Park Special Use Zone shall be promoted and consolidated as a specialised location for research and development activities supported by a mix of complementary uses with regard to the Bentley-Curtin Specialised Activity Centre Plan.</p> <p><b>2. Land Use</b> – for development within Technology Park, Bentley the following land use table applies:</p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Permissibility</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>research and development</li> </ul> </td> <td>P</td> <td></td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>child care premises</li> <li>civic use</li> <li>community purpose</li> </ul> </td> <td>D</td> <td> <p>The land use should:</p> <ul style="list-style-type: none"> <li>i. only be undertaken in a research and development building.</li> </ul> </td> </tr> </tbody> </table>	Land Use	Permissibility	Conditions	<ul style="list-style-type: none"> <li>research and development</li> </ul>	P		<ul style="list-style-type: none"> <li>child care premises</li> <li>civic use</li> <li>community purpose</li> </ul>	D	<p>The land use should:</p> <ul style="list-style-type: none"> <li>i. only be undertaken in a research and development building.</li> </ul>	To provide for the implementation of the Bentley-Curtin Specialised Activity Centre Plan and to support further detailed precinct structure planning for the area if required.
Land Use	Permissibility	Conditions									
<ul style="list-style-type: none"> <li>research and development</li> </ul>	P										
<ul style="list-style-type: none"> <li>child care premises</li> <li>civic use</li> <li>community purpose</li> </ul>	D	<p>The land use should:</p> <ul style="list-style-type: none"> <li>i. only be undertaken in a research and development building.</li> </ul>									

<ul style="list-style-type: none"> <li>• consulting rooms</li> <li>• convenience store</li> <li>• educational establishment</li> <li>• hotel</li> <li>• industry – light</li> <li>• medical centre</li> <li>• multiple dwelling</li> <li>• office</li> <li>• recreation – private</li> <li>• reception centre</li> <li>• restaurant / café</li> <li>• serviced apartment</li> <li>• small bar</li> <li>• telecommunications infrastructure</li> </ul>		<p>ii. 'I' uses must be ancillary to the primary research and development purposes and not result in more than 50% of the gross floor space being taken up by industry, shop or warehouse/storage activities unless directly associated with a research and development use.</p>
<ul style="list-style-type: none"> <li>• industry</li> <li>• shop</li> <li>• warehouse / storage</li> </ul>	I	
All other land uses	X	

**3. Terms Used –**

**research and development** – means premises used for research and development activities for science, technology, education and research purposes inclusive of the development, production and assembly of products.

**research and development building** – means a building designed primarily for research and development purposes that may also support complementary uses.

**4. Development**

	<p>Where a site is coded RAC-0, in the absence of an approved local development, precinct structure plan or local planning policy, all site and development requirements shall be in accordance with the Bentley-Curtin Specialised Activity Centre Plan.</p>										
22.	<p><b>Schedule D – Special Use Zone 2 – Residential and Special Facilities</b> Modify Schedule D – SU2 Residential and Special Facilities by replacing the text with the following:</p> <p><b>1. Purpose</b> The Residential and Special Facilities Special Use Zone shall provide for specialised uses of regional significance operated by both the public and private sector, and by welfare/charitable organisations. Land uses shall primarily be for the purpose of residential care and dependent persons accommodation, specialised public services and complementary ancillary uses with regard to the Bentley-Curtin Specialised Activity Centre Plan.</p> <p><b>2. Land Use</b> For development within the Residential and Special Facilities special use zone, the following land use table applies:</p> <table border="1" data-bbox="282 935 1359 1422"> <thead> <tr> <th>Land Use</th> <th>Permissibility</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>home office</li> <li>home occupation</li> <li>hospital</li> <li>independent living complex</li> <li>residential aged care facility</li> </ul> </td> <td>P</td> <td></td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>child care premises</li> <li>civic use</li> <li>corrective institution</li> </ul> </td> <td>D</td> <td>The land use should:               <ol style="list-style-type: none"> <li>Only be undertaken where directly</li> </ol> </td> </tr> </tbody> </table>	Land Use	Permissibility	Conditions	<ul style="list-style-type: none"> <li>home office</li> <li>home occupation</li> <li>hospital</li> <li>independent living complex</li> <li>residential aged care facility</li> </ul>	P		<ul style="list-style-type: none"> <li>child care premises</li> <li>civic use</li> <li>corrective institution</li> </ul>	D	The land use should: <ol style="list-style-type: none"> <li>Only be undertaken where directly</li> </ol>	<p>To provide for the implementation of the Bentley-Curtin Specialised Activity Centre Plan and to support the further detailed precinct structure planning for the area.</p> <p>To provide for the implementation of other supplementary strategic masterplans such as the 'Bentley Park Estate' and 'Rowethorpe Village' masterplans that have been endorsed by the Town via the scheme as if they were local development plans.</p>
Land Use	Permissibility	Conditions									
<ul style="list-style-type: none"> <li>home office</li> <li>home occupation</li> <li>hospital</li> <li>independent living complex</li> <li>residential aged care facility</li> </ul>	P										
<ul style="list-style-type: none"> <li>child care premises</li> <li>civic use</li> <li>corrective institution</li> </ul>	D	The land use should: <ol style="list-style-type: none"> <li>Only be undertaken where directly</li> </ol>									

<ul style="list-style-type: none"> <li>• community purpose</li> <li>• consulting rooms</li> <li>• educational establishment</li> <li>• home business</li> <li>• lunch bar</li> <li>• medical centre</li> <li>• office</li> <li>• place of worship</li> <li>• reception centre</li> <li>• recreation – private</li> <li>• restaurant/café</li> <li>• shop</li> <li>• telecommunications infrastructure</li> </ul>		<p>associated with and ancillary to uses that serve the primary purpose of the zone.</p>	
<ul style="list-style-type: none"> <li>• All other land uses</li> </ul>	X		
<p><b>3. Development</b>  Where a site is coded RAC-0, in the absence of an approved local development<sup>1</sup>, precinct structure plan or local planning policy, all site and development requirements shall be in accordance with the Bentley-Curtin Specialised Activity Centre Plan.</p> <p>Note  1. For the purpose of 2(a), 'Masterplans' endorsed by the Town of Victoria Park prior to the gazettal of this Scheme have the effect of a local development plan.</p>			



23.	General administrative modifications to amend any spelling, grammar and formatting inconsistencies	To format scheme.
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### Scheme Map Modifications

No.	Scheme Map Modification	Reason
	Replace 'Residential' (R60) zone with 'Mixed Use' (RAC-0) zone to: <ul style="list-style-type: none"> <li>• Lot 40, 41 and 68 (No.218) Great Eastern Highway, Lathlain</li> </ul>	In response to submission and to improve consistency with intent of the Local Planning Strategy.
	Insert 'A19' additional use annotation to Lot 76 (No.3) Colombo Street, Victoria Park	Consistent with the residential zone objectives and to support appropriate change of use for existing commercial properties within residential zones.
	<b>ASR annotation updates</b> <ul style="list-style-type: none"> <li>• Replace ASR3 with ASR1 for all land subject to Schedule C, ASR1 – various properties on Cornwall Street, Great Eastern Highway and Maples Street, Lathlain.</li> <li>• Replace ASR4 with ASR2 for all land subject to Schedule C, ASR2 – Kitchener Ave, Victoria Park</li> <li>• Replace ASR5 with ASR3 for all land subject to Schedule C, ASR3 – various properties on Rutland Ave and Memorial Ave, Carlisle</li> <li>• Replace ASR6 with ASR4 for all land subject to Schedule C, ASR4 – Gloucester Street, Canning Highway and Berwick Street, Victoria Park</li> <li>• Replace ASR8 with ASR5 for all land subject to Schedule C, ASR5 – Burswood Station East Precinct</li> <li>• Insert 'ASR6' to all land subject to the Schedule C, ASR6 – various properties Causeway Precinct</li> <li>• Replace 'ASR9' with ASR7 to all land subject to the Schedule C, ASR7 - Lot 1004 (No.6) Raleigh Street and Lot 1005 (No.45) Bishopgate Street, Carlisle.</li> <li>• Replace ASR7A with ASR8A for all land subject to ASR8A – Albany Highway Gateway – Mixed Use Zone</li> </ul>	Administrative updates.

	<ul style="list-style-type: none"> <li>• Replace ASR7B with ASR8B for all land subject to ASR8B - Victoria Park Shopping Area – District Centre Zone</li> <li>• Replace ASR7C with ASR8C for all land subject to ASR8C – Albany Highway Central – Mixed Use Zone</li> <li>• Replace ASR7D with ASR8D for all land subject to ASR8D – East Victoria Park Shopping Centre – District Centre Zone</li> <li>• Replace ASR7E with ASR8E for all land subject to ASR8E – East Victoria Park – Mixed Use Zone</li> <li>• Replace ASR7F with ASR8F for all land subject to ASR8F – East Victoria Park Gateway Shopping Area – District Centre Zone</li> </ul>	
	<p>Replace R60, R80 and R160 with RAC-0 to all land subject to the Schedule C – ASR6 Causeway Precinct</p>	<p>To ensure the R-coding applicable to the Burswood South neighbourhood (aka Causeway Precinct) is consistent with Local Planning Policy 22 – Development Standards for the Causeway Precinct.</p>
	<p>Insert RAC-0 code to all land subject to Special Use Zone No.1 (SU1) Technology Park, Bentley</p>	<p>To provide for the implementation of the Bentley-Curtin Specialised Activity Centre Plan and to support the further detailed precinct structure planning for the area.</p>
	<p>Insert RAC-0 code to all land subject to Special Use Zone No.2 (SU2) Residential and Special Facilities</p>	<p>To provide for the implementation of the Bentley-Curtin Specialised Activity Centre Plan and to support the further detailed structure planning for the area.</p>
	<p>Replace the 'No zone' with 'Mixed Use' (RAC-0) for Lot 50 (No.180) Burswood Road, Burswood.</p>	<p>Correcting unzoned piece of land that is designated as 'Mixed Use' under the overarching 'Burswood Peninsula District Structure Plan'.</p>
	<p>Replace the 'No zone' with 'Mixed Use' (RAC-0) for Lot 100 (No.231) Great Eastern Highway, Burswood.</p>	<p>Correcting unzoned piece of land that is designated as 'Mixed Use' under the</p>

		overarching 'Burswood Peninsula District Structure Plan'.
	Replace the 'No zone' with a 'Drainage / Waterway' reserve over Lot 42 (No.175B) Burswood Road, Burswood	Correcting unzoned piece of land in Burwood Lakes that is designated for Drainage in the Burswood Peninsula District Structure Plan.
	Replace 'Mixed Use' zone with 'Public Open Space' reserve over Lot 300 (No.152) Albany Highway, Victoria Park	Existing public open space recognised as 'Asquith Reserve'. Consistent with the Town's Public Open Space and Land Asset Optimisation strategies and preliminary recommendations of the Albany Highway Precinct Structure Plan.
	Replace the 'Residential' zone with a 'Public Open Space' reserve over Lot 77 (No.54) State Street, Victoria Park	Existing playground and drainage sump recognised as 'State Street Reserve'. Consistent with the Town's Public Open Space and Land Asset Optimisation strategies.
	Replace the 'Residential' zone with a 'Public Open Space' reserve over Lot 410 (No.29) Miller Street, Victoria Park	Existing public open space recognised as 'Miller Street Reserve'. Consistent with the Town's Public Open Space and Land Asset Optimisation strategies.
	Replace the 'Residential' (R60) zone with a 'Mixed Use' (RAC-0) zone over Lot 68 (No.5) Maple Street, Lot 40 and Lot 41 (No.218) Great Eastern Highway, Lathlain.	In response to submissions. To increase consistency with recommendations of the Local Planning Strategy and the R-Codes.
	Replace the 'R60' density code with an 'RAC-0' density code to Lot 501 (No.61) Kitchener Avenue, Victoria Park	To implement modifications made to Clause 32 – Additional site and development requirements applicable to the site.
	Delete SCA1 annotation as it applies to the Burswood Lakes Environmental and Geotechnical Special Control Area.	Consistent with Environmental Protection Authority referral advice.

Insert 'A20' additional use annotation on the following properties:

- a) No. 107 – 111 (Lots 4 & 5) Albany Highway, Victoria Park on Volume 33, Folio 50A
- b) No. 115 (Lot 51, Strata Lots 1, 2, 3, 4 & 5) Albany Highway, Victoria Park on Volume 2001, Folio 53, 54, 55, 56 & 57
- c) No 141 (Lot 800) Albany Highway, Victoria Park on Volume 1906, Folio 175
- d) No. 1-7 (Lot 22) Shepperton Road, Victoria Park on Volume 1930, Folio 266
- e) No. 160 (Lots 1 & 2) Albany Highway, Victoria Park on diagram P002908
- f) No. 9 (Lot 100) Shepperton Road, Victoria Park on Volume 1930, Folio 268
- g) No. 49-51 (Lots 51, 29, 9 & 10) Shepperton Road, Victoria Park on Volume 1422, Folio 574
- h) No. 182 (Lot 1) Albany Highway, Victoria Park on Volume 1618, Folio 187
- i) No. 184 (Lot 11) Albany Highway, Victoria Park on Volume 1218, Folio 305
- j) No. 188 (Lots 4 ) Albany Highway, Victoria Park on Volume 1303, Folio 371
- k) No. 190 (Lot 5) Albany Highway, Victoria Park on Volume 1303, Folio 371 No. 192 (Lot 6) Albany Highway, Victoria Park on Volume 1624, Folio 473
- l) No. 196 (Lot 7 & 8) Albany Highway, Victoria Park on Volume 335, Folio 38A
- m) No. 181 (Lots 283, 284 & 285) Albany Highway, Victoria Park on Volume 1458, Folio 947, Diagram P004377
- n) No. 211-213 (Lot 1) Albany Highway, Victoria Park on Volume 145, Folio 120A
- o) No. 210-246 (Lot 8) Albany Highway, Victoria Park on Volume 2122, Folio 537
- p) No. 2 (Lots 3 & 92) Teddington Road, Victoria Park on Volume 1356, Folio 715, Diagram D046191 & D002908
- q) No. 9 (Lot 7) Rushton Street, Victoria Park on Volume 2104, Folio 881
- r) No. 61 – 61B (Lot 1) Shepperton Road, Victoria Park on Volume 1908, Folio 710
- s) No. 495-513 (Lot 50) Albany Highway, Victoria Park on Volume 1834, Folio 825
- t) No. 529-541 (Lot 101) Albany Highway, Victoria Park on Volume 2609, Folio 88
- u) No. 526-528 (Lots 300 & 301 ) Albany Highway, Victoria Park on Volume 1667, Folio 479, Diagram P002916

In response to submissions. Consistent with the preliminary recommendations of the Albany Highway Precinct Structure Plan.



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| <ul style="list-style-type: none"><li>v) No. 530-534 (Lot 299) Albany Highway, Victoria Park on Volume 1845, Folio 685</li><li>w) No. 544 (Lot 3) Albany Highway, Victoria Park on Volume 1652, Folio 156</li><li>x) No. 546 (Lot 2) Albany Highway, Victoria Park on Volume 1627, Folio 704</li><li>y) No. 552 (Lot 1) Albany Highway, Victoria Park on Volume 780, Folio 64</li><li>z) No. 554 (Lots 76 &amp; 77) Albany Highway, Victoria Park on Volume 1086, Folio 139</li><li>aa) No. 574 (Lot 17) Albany Highway, Victoria Park on Volume 105, Folio 10A</li><li>bb) No. 577 (Lot 991) Albany Highway, Victoria Park on Volume 1474, Folio 183</li><li>cc) No. 579A (Lot 992) Albany Highway, Victoria Park on Volume 1028, Folio 839</li><li>dd) No. 593-595 (Lot 171) Albany Highway, Victoria Park on Volume 809, Folio 51</li><li>ee) No. 614 (Lot 19) Albany Highway, Victoria Park on Volume 1683, Folio 846</li><li>ff) No. 621-623 (Lot 201) Albany Highway, Victoria Park on Volume 1087, Folio 751</li><li>gg) No. 625-629 (Lot 203) Albany Highway, Victoria Park on Volume 1366, Folio 345</li></ul> |  |
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