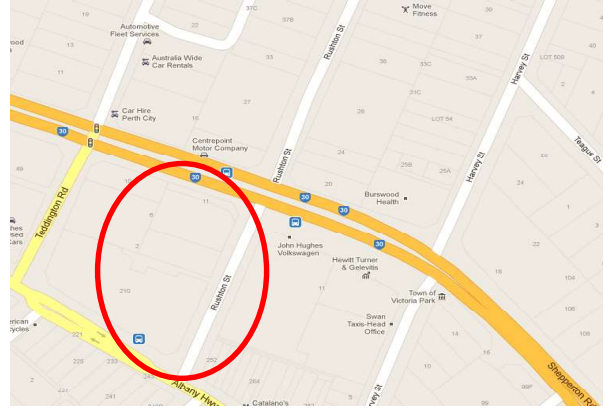


**Property Description**

**Lots 100, 62-64 and 205 (31) Rushton Street, Burswood**



Asset ID Number	CT V1065 F22 CT V1365 F864 CT V1365 F865	Ownership	Freehold
Land Area	3899 m <sup>2</sup>	Property Zoning	TPS1 Office-Residential and Primary Regional Road Reserve  Proposed draft LPS2 Mixed Use zone.

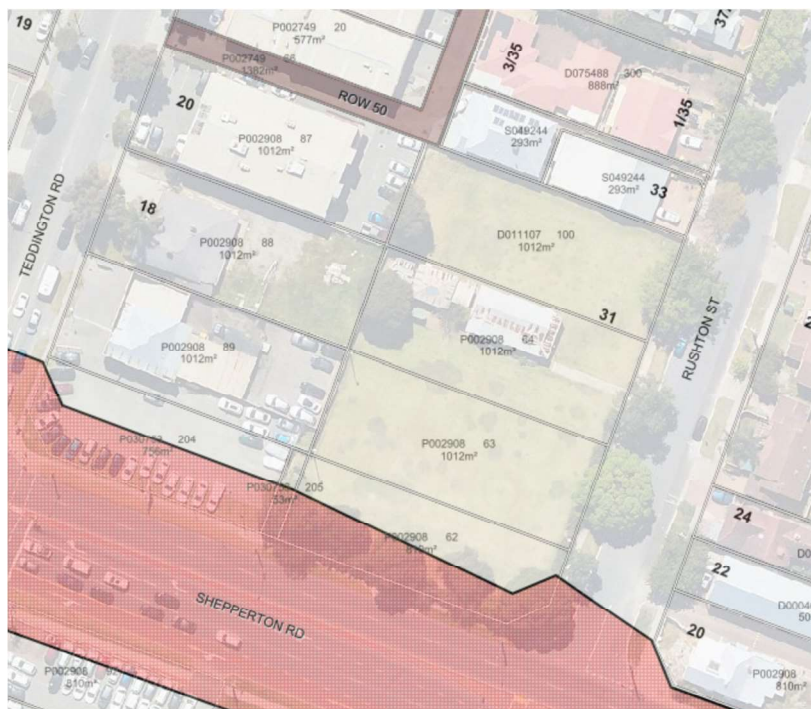
**Development and Other Constraints**

Environment/Planning	<p>Cleared site, minor vegetation to south eastern boundary. There is approx. 16.5% tree canopy (over 3m).</p> <p>MRS Primary Regional Road extends over Lot 62 (corner Harper and Shepperton Road) with potential for a future widening. This is a Category 3 road meaning the road reservation not accurately defined or under review (WAPC road #54 / Main Roads road #H1).</p> <p>Development subject to the Town’s Local Planning Policy 22 – Development Standards for Causeway Precinct.</p>
Social	<p>Vacant land and building.</p> <p>Identified on Local Heritage Survey place #076 (previously place #VP52) Victoria Park Croquet Club, Category 2, significance of values (historic, social and associations) is “Considerable”.</p>

**Property Description**

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Community Use	No community use, former croquet club.
POS	If the property is developed for commercial uses then no public open space is required, however if the property is developed for residential then a contribution (cash-in-lieu) for open space may be preferable over an allocation of land for open space.



Map showing MRS Primary Regional Road reserve (Shepperton Road)

**Economic Considerations**

Rezoning/development potential: See Notes Following	The site has a value to the Town of Victoria Park as a freehold site with development potential.
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**Governance**

Titles are unencumbered however, portion of Shepperton Road boundary (Lot 62) is subject to Metropolitan Regional Scheme Primary Regional Road reservation.

Section 3.59 of the Local Government Act may apply (dependent upon value of asset and development) and business planning requirements.

**Site Evaluation**

The 5 lots are essentially cleared level land with some trees along the Shepperton Road frontage and two

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**Property Description**

**Lots 100, 62-64 and 205 (31) Rushton Street,  
Burswood**

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buildings located centrally on the site.

The buildings and land were formally a croquet club which is recognised in the Town's Local Heritage Survey (2021) and Heritage List under TPS1.

The land facing Shepperton Road is subject to a Metropolitan Region Scheme Primary Regional Road (PRR) reservation for potential future road widening. The future widening area is to be determined, however the MRS reserve is 395 sqm.

The subject land is perhaps best suited for mixed commercial and residential use due to its strategic location on a primary road, having good access and connectivity to recreational and commercial activities and other urban amenities.

From an urban planning viewpoint, and its strategic location, the property could possibly sustain development higher than the 4 storey limit.

Planning for the site is primarily guided by the Local Planning Policy 22 Development Standards for Causeway Precinct and identified as Area 6B Croquet Club Site which provides for:

- Desired Character - The area is to act as an interface between the Commercial Core and medium density residential area of the Victoria Precinct whilst providing an attractive entry statement to the Causeway Precinct.
- Land Use - Residential and/or commercial uses, but not retail uses such as Shops, Restaurants etc. On Lots 64 and 100 only uses that would otherwise be permitted within a Residential zone.
- Density - R80 for Lots 62, 63 and 64; R60 for Lot 100
- Plot Ratio - Maximum 1.0 for Lots 62 and 63; As per R-Codes for Lots 64 and 100.
- Building Height – between 2 to 4 storeys.

The Town's Local Planning Strategy (2022) recommends a review of the planning framework for the Burswood South Mixed Use Precinct in the medium-term (next 3-4 years). This review may recommend revised planning controls for the site.

Further to the requirements of Council Resolution 221/2021 an analysis of this site was undertaken to assess the suitability for social housing, and identified that this is an Office or residential development opportunity site.

The property meets the following criteria which weigh in favour of development and use for social housing or other residential purposes:-

- Located close to bus route.
- Close to commercial amenities.
- Potential for a multi-unit development.
- Flat topography.

However, the property is highly valuable. A social housing development is unlikely to take advantage of the returns from development of this property.

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**Property Description**

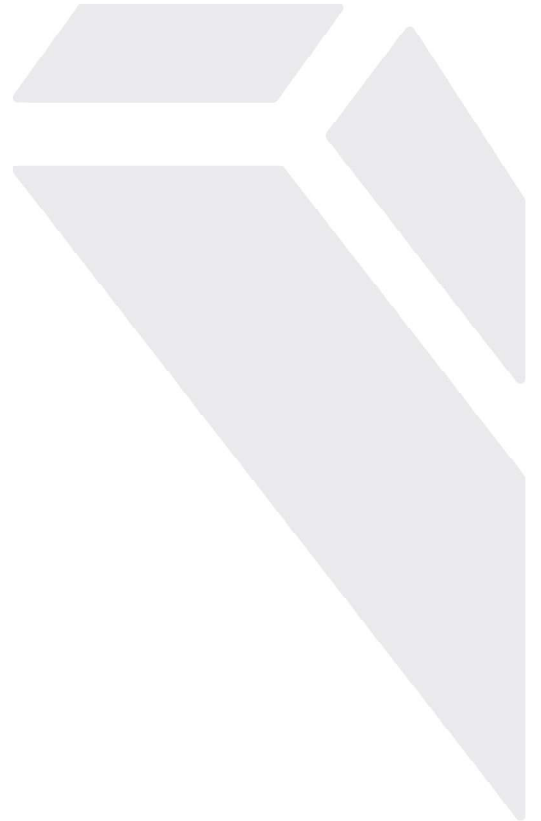
**Lots 100, 62-64 and 205 (31) Rushton Street,  
Burswood**

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**Recommendation / Implementation**

- That a Business Case is presented to Council to consider its options for this property.
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# Location Map

