

RESIDENTIAL ZONE

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

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

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

While the effect of traffic should be minimised through appropriate design measures, all development shall face the street in the traditional manner.

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

USE OF LAND

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

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

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

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

SPECIAL USE ZONE

EDUCATIONAL FACILITY GEORGE STREET

Currently this area is used for educational purposes; this is an acceptable use in this location. Any future development or use shall be in keeping with surrounding sites and uses.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for a Special Use Zone

Zone	Special Use
9.	9.
Use Class	
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
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	R1
Warehouse	X

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 GG 18/04/19 and AMDT 84 GG 09/10/20

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	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	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.

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

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

PRIVATE CARPARKING

Lot 148 Westminster Street and Lot 149 Westminster Street
 P Private carparking required for the use of the premises at Lots 144, 145 and 146 Albany Highway, corner Westminster Street, East Victoria Park.

X All other uses.

CARPARKING / DRAINAGE

The only permitted use of this land is carparking and/or drainage.

RESERVES

Some of the land in this precinct is reserved under the Metropolitan Region Scheme for public purposes and as such, falls within the planning authority of the Ministry for Planning. Other land within this precinct is reserved under the Town Planning Scheme for parks and recreation and for public purposes and therefore the Council retains responsibility for development.

In regard to both the Metropolitan Regional Scheme and Town of Victoria Park Reserves, the Council has the opportunity to comment on and assess development; in this regard the following matters will be taken into account.

The reserves are an integral part of and vital to the residential areas they serve. The areas known as the Kensington Bushland contains recognised areas of remnant natural bush. The Council is currently working with the community to implement appropriate management procedures to ensure its protection. Any redevelopment in regard to the Kent Street Sand Pit shall be in keeping with the scale, character and nature of the surrounding areas.

In all reserves, the land will be used, maintained and enhanced primarily for recreational and/or community purposes. The development of any new buildings within these areas will generally not be permitted unless they are small in bulk and scale and unobtrusive in their setting. On the Kent Street High School site, new development shall be set back from the street and these areas landscaped and extensively planted.

Uses permitted will only be those which are incidental to the recreational and community roles of the reserves. No activity or action will be permitted which destroys the integrity of these reserve areas, including all existing landscape elements.

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

DEVELOPMENT STANDARDS

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

In addition, the following standard applies:

Building Height -
 The height of a building on land coded Residential R40 adjoining the Park Centre shall not exceed 6 metres.
 The height of a building on land coded Residential R60 shall not exceed 8.6 metres.

Residential Development -
 In this precinct in the area coded Residential R40 between Leonard Street and McMillan Street, and the area coded Residential R40 bounded by Kent Street, Berwick Street, Basinghall Street, Moorgate Street and Gloucester Street, multiple dwellings are not permitted.

NORTH
SCALE 1 : 5,000

RESIDENTIAL AMENITY:
 Commercial development to Albany highway shall not adversely impact upon the residential amenity of adjacent land.

RESIDENTIAL DEVELOPMENT:
 There are many areas where little redevelopment has occurred and much of the original housing stock remains. The retention and restoration of dwellings, particularly in whole street/street blocks is most favoured and will be encouraged.

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.

BUSHLAND:
 Maintain remnants of bushland in this area.

LEGEND

Precinct Boundary

METROPOLITAN REGION SCHEME RESERVES

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

- Other Regional Roads
- 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

NOTE:
R30 R-Code

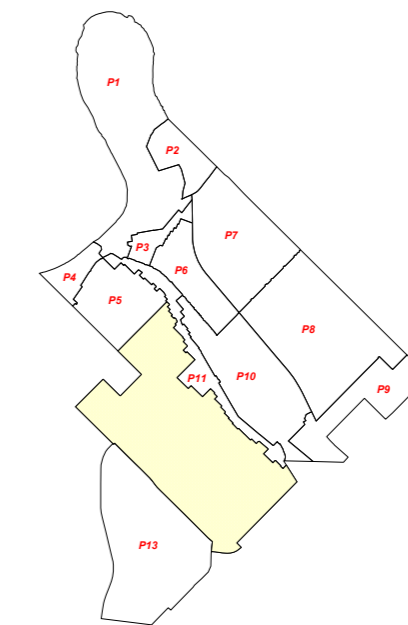
TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 EAST VICTORIA PARK PRECINCT

P12 SHEET A

PRECINCT PLAN P12 SHEET A

Updated on 12 January 2021

AMENDMENT N°	GAZETTAL DATE	AMENDMENT N°	GAZETTAL DATE
3.	2 February 2001	62.	23 September 2014
6.	8 October 2002	61.	14 November 2014
8.	4 February 2003	67.	5 May 2017
12.	6 September 2002	75.	23 June 2017
17.	29 August 2003	77.	18 June 2018
18.	14 September 2004	80.	14 April 2019
26.	26 August 2003	84.	9 October 2020
34.	3 May 2005		
48.	8 March 2013		



HOW IT WORKS

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

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

This Precinct Plan should be read together with: -

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

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

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

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

ADOPTION

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

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

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

J A E LEE
 MAYOR

J M BONKER
 CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

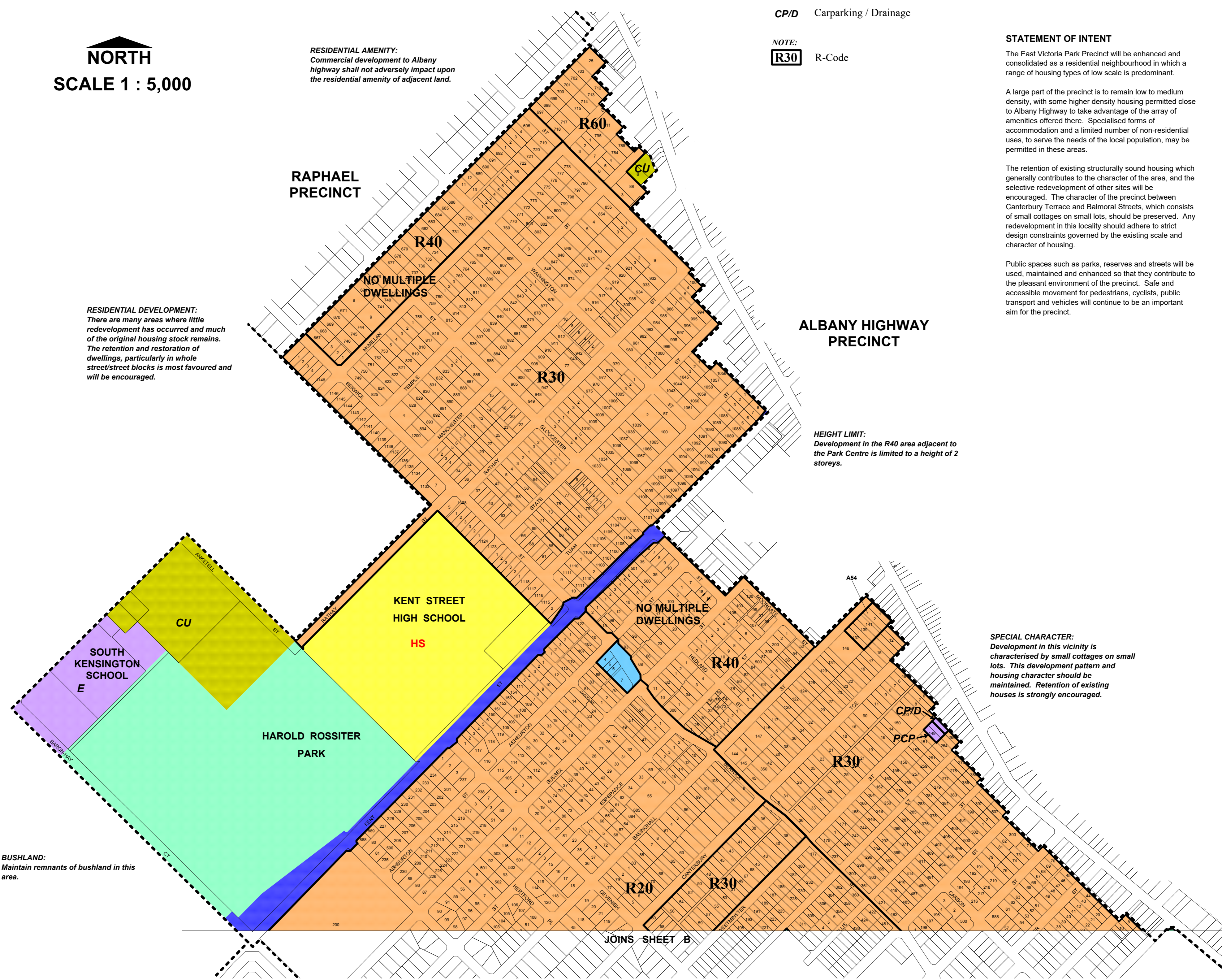
CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____



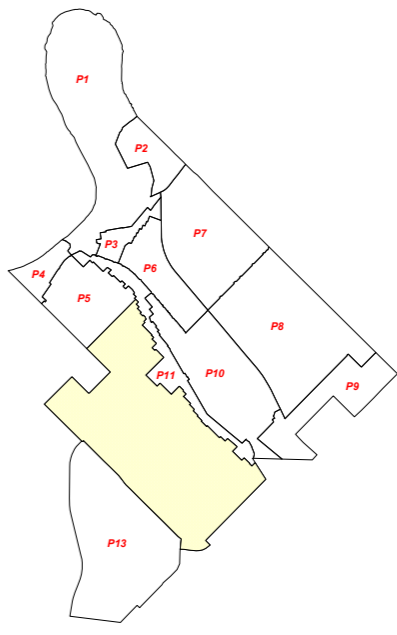
TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
EAST VICTORIA PARK PRECINCT

P12
 SHEET B

PRECINCT PLAN P12
SHEET B

Updated on 20 September 2022

AMENDMENT NO.	GAZETAL DATE	AMENDMENT NO.	GAZETAL DATE
3.	2 February 2001	62.	23 September 2014
6.	8 October 2002	61.	14 November 2014
8.	4 February 2003	76.	23 June 2017
12.	6 September 2002	77.	19 June 2018
19.	14 September 2004	80.	14 April 2019
26.	26 August 2003	78.	20 December 2019
34.	3 May 2005	84.	9 October 2020
40.	8 March 2013		



HOW IT WORKS

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

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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 _____

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
- R30 R-Code

STATEMENT OF INTENT

The East Victoria Park Precinct will be enhanced and consolidated as a residential neighbourhood in which a range of housing types of low scale is predominant.

A large part of the precinct is to remain low to medium density, with some higher density housing permitted close to Albany Highway to take advantage of the array of amenities offered there. Specialised forms of accommodation and a limited number of non-residential uses, to serve the needs of the local population, may be permitted in these areas.

The retention of existing structurally sound housing which generally contributes to the character of the area, and the selective redevelopment of other sites will be encouraged. The character of the precinct between Canterbury Terrace and Balmoral Streets, which consists of small cottages on small lots, should be preserved. Any redevelopment in this locality should adhere to strict design constraints governed by the existing scale and character of housing.

Public spaces such as parks, reserves and streets will be used, maintained and enhanced so that they contribute to the pleasant environment of the precinct. Safe and accessible movement for pedestrians, cyclists, public transport and vehicles will continue to be an important aim for the precinct.

RESERVES

Some of the land in this precinct is reserved under the Metropolitan Region Scheme for public purposes and as such, falls within the planning authority of the Ministry for Planning. Other land within this precinct is reserved under the Town Planning Scheme for parks and recreation and for public purposes and therefore the Council retains responsibility for development.

In regard to both the Metropolitan Region 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 which destroys the integrity of these reserve areas, including all existing landscape elements.

**Replaced by
 AMDT 80 GG 18/04/19
 and
 AMDT 84 GG 09/10/20**

Use Class	Zone	Residential
Consulting Rooms, Day Care Centre	AA	X
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	

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 R80 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) A Local Development Plan is to be prepared and approved prior to the commencement of any development on the site.
- (b) Vehicle and/or pedestrian access to be provided to/from Berwick Street, Baillie Avenue and/or Carson Street, and to be supported by a Traffic Impact and Road Safety Assessment report.

RESIDENTIAL ZONE

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

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

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

While the effect of traffic should be minimised through appropriate design measures, all development shall face the street in the traditional manner.

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

USE OF LAND

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

Footnote:

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

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

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

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

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

LOCAL CENTRE ZONE

ETWELL STREET AND BERWICK STREET SHOPS

These centres offering services for the day-to-day needs of the local population can be further consolidated. Uses such as local shops, consulting rooms, child care facilities and restaurants are appropriate in these areas.

Any new development should be of a height and scale similar to existing buildings in the shopping areas and the nearby locality. Buildings shall be constructed up to the street and be provided with continuous shopfronts and weather protection over the footpath for pedestrians.

Careful control will be exercised over the nature of any proposed new uses, their design and layout to ensure the amenity of adjacent residential uses is maintained. Local centre development will not be permitted to occur outside the designated boundaries of the shopping areas. Additionally, adequate parking is to be available to ensure that retail traffic does not encroach into the residential areas, although on-site parking requirements may be waived by the Council where uses are to serve the local population, and are unlikely to require prolonged stopovers by customers. Where provided, new parking areas and access points shall be combined with existing facilities. Access from new parking areas will not be permitted directly onto Berwick Street.

USE OF LAND

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

**Replaced by
 AMDT 80 GG 18/04/19
 and
 AMDT 84 GG 09/10/20**

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

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

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

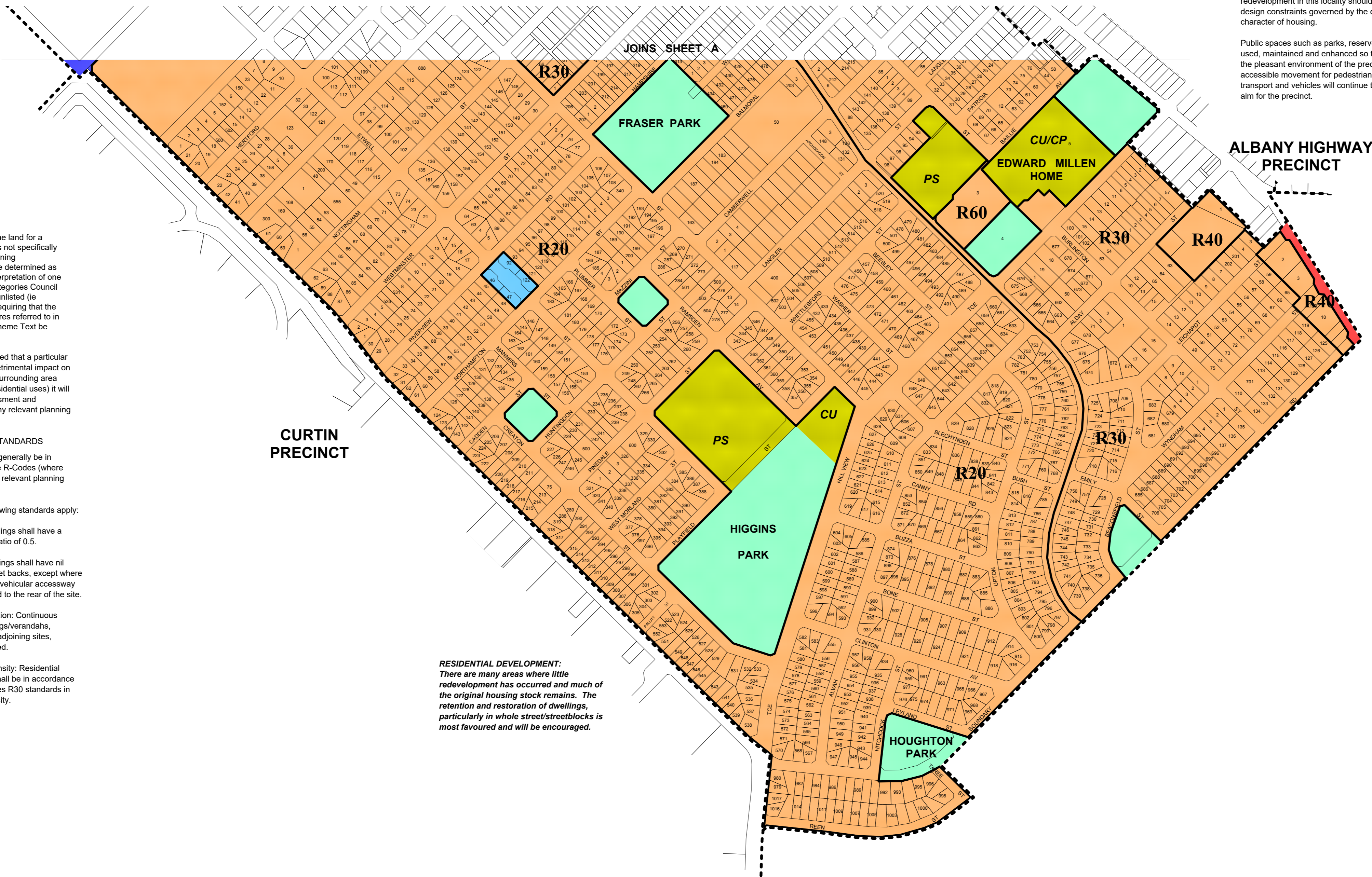
DEVELOPMENT STANDARDS

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

In addition, the following standards apply:

1. Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
2. Setbacks: Buildings shall have nil front and side set backs, except where a pedestrian or vehicular accessway is to be provided to the rear of the site.
3. Weather Protection: Continuous shopfront awnings/verandahs, consistent with adjoining sites, are to be provided.
4. Residential Density: Residential development shall be in accordance with the R-Codes R30 standards in relation to density.

NORTH
SCALE 1 : 5,000



RESIDENTIAL DEVELOPMENT:
 There are many areas where little redevelopment has occurred and much of the original housing stock remains. The retention and restoration of dwellings, particularly in whole street/streetblocks is most favoured and will be encouraged.

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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