

SPECIAL USE ZONE

TECHNOLOGY PARK

This area shall be further promoted and consolidated as a specialised location for technological research and development activities. The main use will be scientific and technological research and development, production, manufacture and assembly of products will be permitted provided it relates and is ancillary to the technological research and development activities on each site. Other uses may be permitted if the use is considered to be incidental to research and development uses and conforms with a number of other specified requirements.

Development in this area will consist of high quality buildings set in spacious park-like settings so as to provide an environment that is conducive to research and the development of new technology products. Buildings must be of medium scale, restricted in height, and be set back from all boundaries amongst high quality well maintained landscaping. Signs shall be carefully controlled to ensure the compatibility with the desired character of the area, with the emphasis being on their integration with the building or with existing signs.

Careful control will be exercised over the nature of uses and their site layout and design in order to minimise potential conflict with adjacent residential development, and other technology park inhabitants.

All development shall be provided with sufficient car parking areas, waste disposal facilities and loading and unloading areas appropriate to the use, and these are to be screened from the street.

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.	Special Use
Use Class	
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	
Shop	
Showroom	
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	
Warehouse	

Refer to provisions outlined below

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 to these the following standards apply:

- Plot Ratio: A building shall have a maximum plot ratio of 0.5.
- Setbacks:
 - A building shall be set back not less than 7.5 metres from any street boundary except where the street is Kent Street, Hayman Road or Jarrah Road in which case it shall be 20 metres; and
 - A building shall be set back not less than 4.5 metres from any boundary other than a street boundary.
- Building Height: A building shall not exceed a height of 2 storeys or 7.5 metres above the average natural ground level, whichever is the lower.
- Car Parking: The number of car parking spaces required is that prescribed with respect to an office.
- Landscaping:
 - All land within the landscape margin of Technology Park (i.e. all land within 20 metres of Kent Street, Hayman Road or Jarrah Road) will be landscaped; and
 - At least 25% of the area of the land the subject of an application for planning approval (which is not within the landscape margin) shall be landscaped.
- Building Design: Buildings shall be designed and activities conducted to prevent noxious emissions.
- Signs:
 - Any sign shall be integrated with the design of the building or the space in which it is proposed to be placed; and
 - The integration of two or more signs with each other is encouraged.
- Planning Approval: An application for planning approval must satisfy the Council that:
 - Be compatible with the Statement of Intent;
 - Neither generate excessive traffic movements to, from or within the area nor require servicing by heavy vehicles;
 - Have no adverse impact in, or on the precinct, or adjacent residential areas caused by noxious emissions or any other disturbance;
 - Not result in more than 50% of the gross floor space of the building being taken up by any one or more of storage, production, manufacture or assembly activities;
 - Comply with a requirement that any production, manufacture or assembly activities must be carried out without causing a nuisance or detrimentally affecting the amenity of the adjoining residential area.

Note: All uses other than that which is nominated above, and those which have a direct association with the nominated use are prohibited uses.

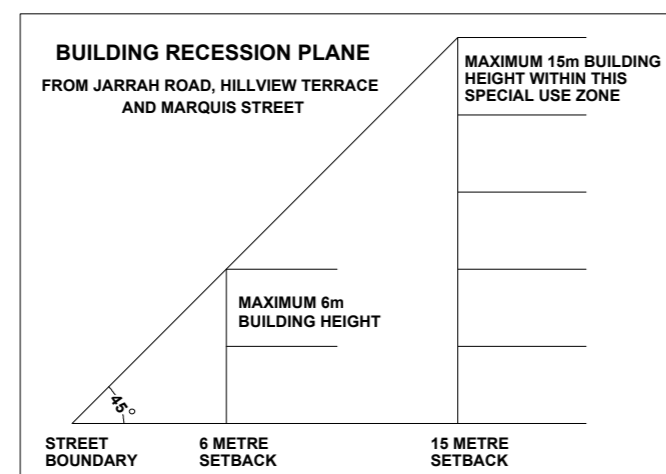
- An effective management plan has been formulated, and is able to be implemented to control any noxious emissions caused by the proposed use; and
- Where land on which the development is, or is to be, situated has not been fully developed, adequate provision has been made for any future expansion.

POLLUTION CONTROL NOTE: In this document, "noxious emissions" includes emissions of noise, smell, fumes, smoke, vapour, ash, dust, oil, waste water, radiation or any other waste products.

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Warehouse	

Refer to provisions outlined below

Building Height: Along the Jarrah Road, Hillview Terrace and Marquis Street frontages, building heights shall be subject to the building recession plane illustrated in the diagram set out in the amending document. Elsewhere within this Special Use Zone, the maximum building height permitted shall be 15 metres.



RESIDENTIAL AND SPECIAL FACILITIES

This area contains a number of specialised uses of regional significance operated by both the public and the private sector, and by welfare/charitable organisations. The area shall continue to house specialised uses that serve the metropolitan region and be consolidated as an area for aged persons accommodation and ancillary uses. Ancillary uses may include recreational facilities, hospital care and consulting rooms, local shops and restaurants. Any new uses proposed shall be of a similar public nature offering services to the metropolitan region.

As elsewhere in this precinct, development shall be of a high standard and be set within spacious and well landscaped surrounds. New development must be of a scale and character consistent with existing development and with the adjoining education facilities and residential areas. A large set back area between new buildings and all boundaries and these areas shall be permanently landscaped and maintained. Landscaping to surround and blend new development with existing is of extreme importance. Development should generally be in accordance with the R-Codes R40 standard.

Car parking must be provided on-site to cater for the proposed use. Access to internal car parks and residential units should be via existing private access driveways into the site. New entry points to adjoining roads will be discouraged. All car parking and unsightly open air use activities are to be screened from the street and adjacent residential areas.

USE OF LAND

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

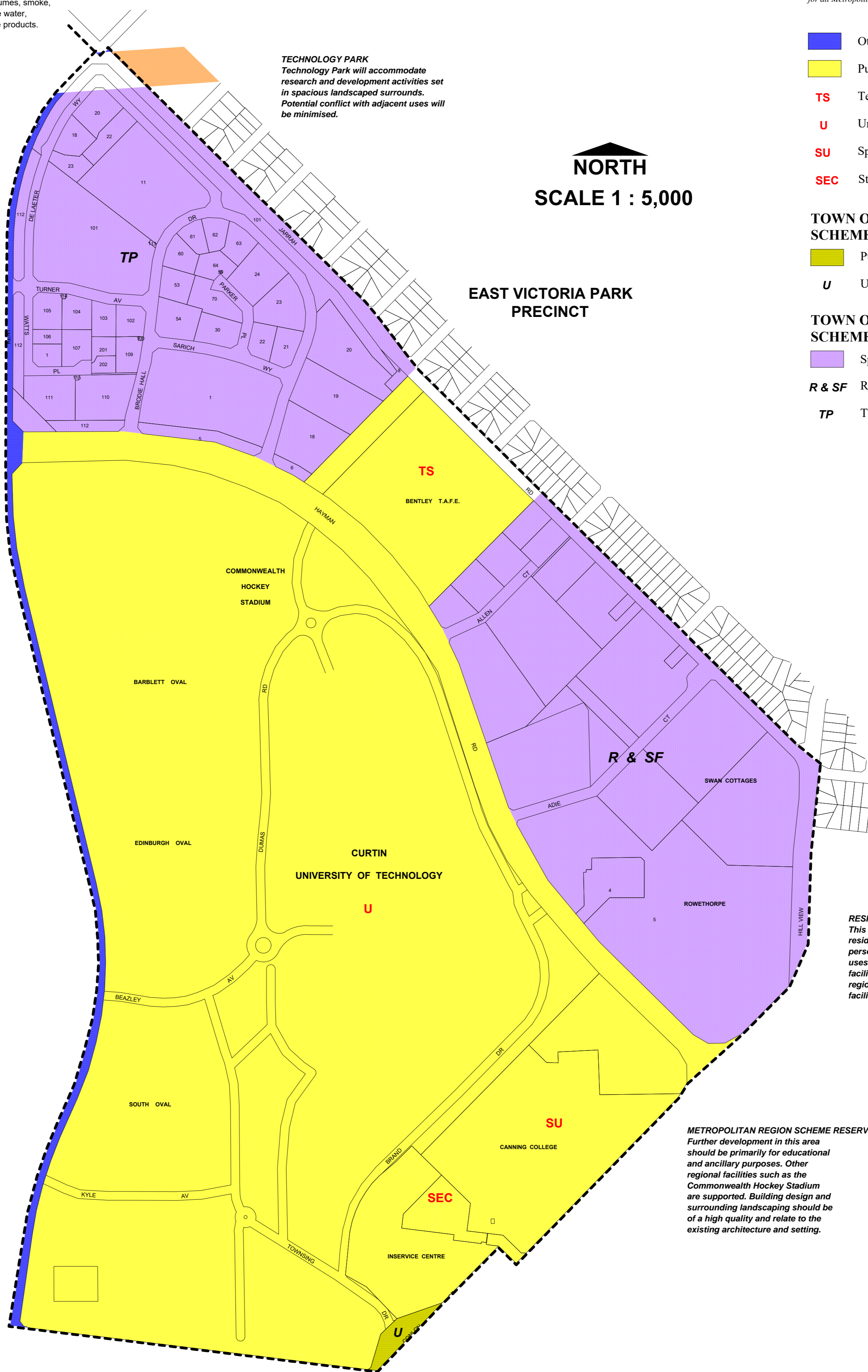
The uses permitted are residential accommodation for aged persons (and uses ancillary to this primary use and to the care of aged persons) and specialised public services.

Note: All uses other than those which are nominated above, and those which have a direct association with the nominated uses 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 the advertising procedure referred to in the Scheme Text. Policy to this effect is contained in the Town Planning Scheme Policy Manual under the section General Planning Procedures.

DEVELOPMENT STANDARDS

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



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
- Technical School
- University
- Special Uses
- State Energy Commission

TOWN OF VICTORIA PARK SCHEME RESERVES

- Public Purposes
- University

TOWN OF VICTORIA PARK SCHEME ZONES

- Special Use
- Residential & Special Facilities
- Technology Park

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

P13

PRECINCT PLAN P13

Updated on 19 July 2017

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	75.	23 June 2017
4.	6 October 2002		
6.	4 February 2003		
11.	15 November 2002		
1286/57 (MRS)	29 April 2016		

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 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.

RESERVE

The Metropolitan Region Scheme Reserves (indicated on the Precinct Map) comprise:

- * Bentley Campus of Technical and Further Education (Bentley TAFE)
- * Canning College
- * Ministry of Education Inservice Centre
- * Curtin University of Technology

The land within the area is entirely reserved under the Metropolitan Region Scheme for a variety of education purposes (classified as University, Technical School and Special Uses) and as such falls within the authority of the various educational authorities and the Ministry for Planning.

In regard to the Metropolitan Region Scheme Reserves, the Council has the opportunity to comment on and assess development; in this regard the following matters will be taken into account.

This area shall continue to function and consolidate as an area of various education uses and associated student housing, set in a spacious and high quality landscaped environment.

Further development should be for educational facilities although the development of small scale ancillary uses, such as local shops or restaurants to serve the existing student population, are justified.

Development should be of a high quality with new structures relating to the architectural design and setting of the existing buildings.

Landscaping to surround and blend new development with the existing complexes is of extreme importance. Emphasis shall be placed on ensuring that the activities of each campus are contained within its boundaries, and the grounds are maintained to a high environmental standard.

A large set back area shall be provided between new buildings and the street, and adequate car parking must be provided, in a well planted environment, to cater for the likely increases in student numbers generated by the development. However, the number of bays to be provided, may be limited in recognition of many students utilising public transport facilities.

RESIDENTIAL AND SPECIAL FACILITIES
This area will provide for specialised residential uses, in particular aged persons' accommodation. Ancillary uses are also permitted. Special public facilities that serve the metropolitan region are preferred, although private facilities may be appropriate.

METROPOLITAN REGION SCHEME RESERVES:

Further development in this area should be primarily for educational and ancillary purposes. Other regional facilities such as the Commonwealth Hockey Stadium are supported. Building design and surrounding landscaping should be of a high quality and relate to the existing architecture and setting.

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 _____