

LOCAL CENTRE ZONE

The existing range of local shopping and service facilities serving the day-to-day needs of local residents is to be consolidated. Any new development should be of a height and scale similar to existing buildings. Buildings shall be constructed with no set back from the street and be provided with continuous shop fronts and weather protection over the footpath. Careful control will be exercised over the nature of any proposed new uses and their design and layout to ensure minimal impact on adjacent residential areas. Local centre developments will not be permitted to occur outside the designated boundaries of these areas. Additionally, adequate car parking is to be available to ensure local centre parking does not encroach into residential streets, although on-site parking requirements may be waived by the Council where the uses are to serve the local population, and are unlikely to require prolonged stopovers by customers. New car parks and vehicle access points shall be combined with existing parking facilities where possible.

USE OF LAND

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

Table with 2 columns: Use Class, Zone. Includes categories like Consulting Rooms, Day Care Centre (AA), Convenience Store, Service Station (P), 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:

"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.

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. Set Backs: Buildings shall have a nil set back to the street. Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.
3. Pedestrian Amenity: Buildings shall be provided with awnings or verandahs over the footpath. Where practicable this shelter should be continuous and consistent with adjoining sites.
4. Residential Density: Residential development shall be in accordance with the R-Codes standards specified for Residential R30.

RESIDENTIAL ZONE

Medium density residential development of single houses and grouped dwellings is considered appropriate for the precinct. Land may be developed in accordance with the R-Codes standards specified for R30. The retention of existing homes with the development of infill housing at the rear, is the most favoured form of redevelopment.

A limited number of non-residential uses, that serve the day-to-day needs of residents such as local shops, recreation areas and child area facilities are also appropriate uses for the area. These uses should be designed in a manner that is unobtrusive and of a scale in keeping with surrounding residential development.

The development of group housing should be in a manner that conserves the pleasant low scale residential style and character of the areas. Priority will be given to ensuring that new development does not result in 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.

Table with 2 columns: Use Class, Zone. Includes categories like 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 (P), 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:

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"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.

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.

The following additional provisions apply to No. 8 Raleigh Street, Carlisle (Lot 1004 on DP 45185, CT: 2604/545) and No. 45 Bishopgate Street, Carlisle (Lot 1005 on DP 45185, CT: 2604/546):

- i. Trees to be retained in accordance with a tree retention plan approved by the local government prior to subdivision and/or development; and
ii. Vehicle access shall not be provided to/from Miller Street.

COMMERCIAL ZONE

A range of low intensity commercial uses will be permitted within these areas. Development such as small scale showrooms, offices, and local shops are appropriate. Residential uses will also be permitted.

New development shall be of a scale and style to enhance and complement existing buildings within the precinct. New buildings shall be set back in a manner generally consistent with the building set back on adjoining land and in the immediate locality. Priority will be given to minimising the impact of any development on adjacent residential uses or land through appropriate site design and layout. Adequate parking must be provided to ensure that commercial parking does not encroach into residential areas. New Parking areas and vehicle access points shall be combined with existing parking facilities where possible.

USE OF LAND

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

Table with 2 columns: Use Class, Zone. Includes categories like Consulting Rooms, Day Care Centre (AA), Convenience Store, Service Station (P), 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 (AA), Light Industry (AA), Liquor Store - Small (AA), Liquor Store - Large (AA), Lodging House, Serviced Apartment (AA), Massage Rooms (X), Motor vehicles and Marine Sales Premises (AA), Open Air Sales and Display (AA), Nightclub (X), Office (P), Restricted Premises (X), Service Industry (AA), Shop (AA), Showroom (P), Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling (P), Warehouse (P).

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.

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. Residential Density: Residential development shall be in accordance with the R-Codes standards specific for Residential R30.

COMMERCIAL ZONE: Suitable commercial development could include small scale showrooms, offices and local shops. Expansion beyond the boundaries of commercial areas is not considered appropriate. Residential uses are permitted.

COMMUNITY FACILITIES: The Carlisle Hall and Harold Hawthorne Centre provide a community focus in the 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

TOWN OF VICTORIA PARK SCHEME RESERVES

Parks and Recreation

Public Purposes

Civic Use

TOWN OF VICTORIA PARK SCHEME ZONES

Residential

Commercial

Local Centre

R-Code

Carlisle Minor Town Planning Scheme No. 3

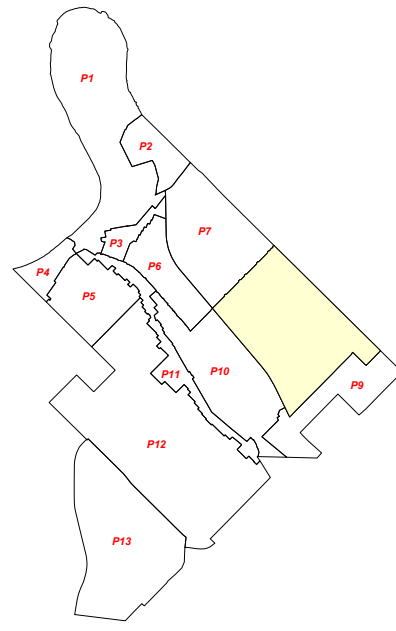
TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 CARLISLE PRECINCT

P8

PRECINCT PLAN P8

Updated on 22 September 2023

Table with 4 columns: AMENDMENT N°, GAZETAL DATE, AMENDMENT N°, GAZETAL DATE. Lists various amendments from 2001 to 2023.



LOCAL CENTRES: Local centres will contain shops and services that cater for the day-to-day needs of local residents. Expansion of these centres is not appropriate.

LOCAL PARKS: Parks and schools for recreational and community activities.



STATEMENT OF INTENT

The Carlisle Precinct will remain a medium density residential area. Continued development of a range of dwelling types at this density is desirable given the proximity of the precinct to the city centre and good accessibility to a wide range of support facilities and regional transportation networks.

The majority of the precinct will continue to accommodate single houses or grouped dwellings at a medium density. Existing appropriate retail and commercial uses will be permitted to continue in their current locations. A limited number of non-residential uses, to serve the immediate needs of the locality, will be permitted throughout the precinct. In the long term, uses considered incompatible with residential uses will be encouraged to relocate.

The retention and restoration of original housing which contributes to the character of the precinct will be encouraged. New development should complement the scale, materials and character of existing dwellings. In residential areas development will be set back from all lot boundaries and the site landscaped.

Safe and accessible movement for pedestrians, cyclists and people using public transport and other vehicles is an important aim for the precinct. In addition, public places such as streets, parks and reserves will be enhanced and maintained so that they contribute to its pleasant environment.

CARLISLE MINOR TOWN PLANNING SCHEME NO 3: Special requirements may apply to the subdivision of land in the Scheme area; refer to the text below.

CARLISLE MINOR TOWN PLANNING SCHEME NO. 3 (1969)

The Carlisle Scheme (area indicated on the precinct plan) enabled the subdivision of lots for further residential development, the construction of new local streets, development of a parking reserve and pedestrian and cycle paths. This Scheme requires owners of land, able to subdivide their properties because of the provisions of the Scheme, to pay the Council for the construction costs of the roads and other works. The Council's Planning Department must be consulted with regard to the potential costs associated with subdivision of land.

RESERVES

Land within these areas is vital to the residential amenity of the precinct and should continue to be used, maintained and enhanced primarily as parkland for passive recreational purposes while accommodating some community and active recreation facilities.

The development of any buildings within these areas will generally not be permitted unless they are unobtrusive to the setting, small in bulk and scale and ancillary to local recreational pursuits. No activity or action will be permitted which destroys the integrity of the recreational areas, including all existing landscaping elements.

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