

RESIDENTIAL ZONE

Although the residential area is only small, high density residential development, in line with R80 residential standards is appropriate. Orientation of the development should be towards McCallum Park and the river, however, the design of buildings should still reflect and enhance the role of Canning Highway as an entry route to the city centre. Single houses, grouped dwellings and specialised forms of residential accommodation will be permitted; non-residential uses are not appropriate due to the close proximity of the commercial area. Existing non-residential uses will be encouraged to relocate.

New development must be carried out in a manner which harmonises with the parkland area and be of a height and scale consistent with existing development. Permanent landscaping of a high quality must be provided and maintained. Residential development should be designed so as to minimise the impact of traffic on Canning Highway, but remain visually attractive from the road.

USE OF LAND

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

Use Class	Zone	Residential
Consulting Rooms, Day Care Centre	AA	X
Convenience Store, Service Station	X	
Educational Establishment, Place of Worship	AA	X
Fast Food Outlet, Restaurant	X	
General Industry, Transport Depot	X	
Hazardous Industry, Noxious Industry	X	
Home Occupation	AA	X
Home Office	P	
Hospital, Nursing Home, Residential Building	AA	X
Hotel, Motel, Tavern	X	
Light Industry	X	
Liquor Store - Small	X	
Liquor Store - Large	X	
Lodging House, Serviced Apartment	AA	X
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	X
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.
 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 standards apply:

1. Residential Density: The R-Codes density is R80 however, Council will consider variations where acceptable levels of residential amenity can be retained.
2. Access: Vehicular access will not be permitted to Canning Highway where an alternative means of access is available.
3. Building Height: The height of a building shall not exceed 15 metres.

COMMERCIAL ZONE

This area is to remain a mixed commercial area accommodating a range of small to medium intensity activities. Residential uses, particularly on upper levels, are appropriate uses. Other uses would include offices and showrooms. Careful control would be exercised over the nature of any uses proposed and their design and site layout to ensure minimal impact on adjacent residential development or land.

All development must be of a high quality of design and be of medium height and scale, similar to existing buildings and compatible with adjoining residential buildings and in addition, must be provided with sufficient on-site parking to cater for proposed uses. Set backs are not required within this commercial area, except where the site is adjacent to residential uses or adjoins a laneway, or to ensure consistency between sites. Buildings should generally provide continuous frontages to the street and weather protection between buildings/uses for pedestrians.

Vehicular access to sites will be restricted to existing crossovers, or to using laneways; access to Canning Highway and Berwick Street will be strictly controlled.

USE OF LAND

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

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

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:

1. Plot Ratio: Buildings shall have a maximum plot ratio of 0.5.
2. Setback: Where applicable development shall have regard for the planning policy relating to non-residential development adjacent to residential land.
3. Residential Density: Residential development shall be in accordance with the R-Codes, R80, although the Council will consider variations where acceptable levels of residential amenity can be maintained.
4. Access: Vehicular access shall not be taken from Canning Highway and/or Berwick Street where there is existing alternative access to properties.
5. Building height: The height of a building on the northern side of Canning Highway shall not exceed 15 metres. The height of a building on the southern side of Canning Highway shall not exceed 9 metres.

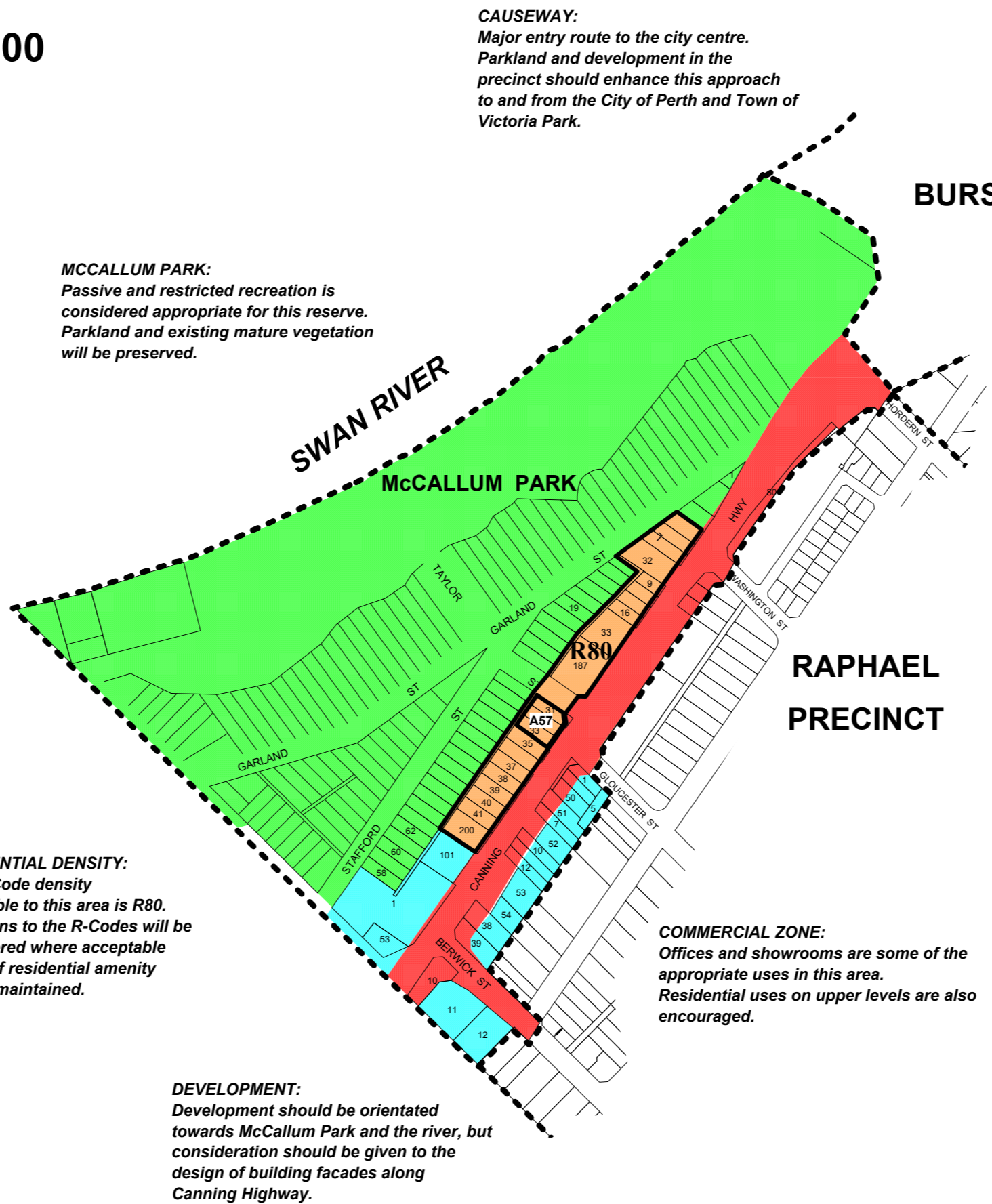
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Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) 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

NORTH
SCALE 1 : 5,000



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.

- Parks and Recreation
- Primary Regional Roads

TOWN OF VICTORIA PARK SCHEME ZONES

- Residential
- Commercial

Additional Use

NOTE:
 R-Code

TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
MCCALLUM PRECINCT
P4

PRECINCT PLAN P4

Updated on 25 May 2021

AMENDMENT N°	GAZETTAL DATE	AMENDMENT N°	GAZETTAL DATE
3.	2 February 2001	61.	14 November 2014
6.	8 October 2002	76.	23 June 2017
8.	4 February 2003	77.	19 June 2018
12.	6 September 2002	80.	14 April 2019
19.	14 September 2004	84.	9 October 2020
46.	3 September 2010	85.	27 April 2021

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:-

1. 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.
2. 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 _____

STATEMENT OF INTENT

The McCallum Precinct's role as a major node of recreational and leisure activity, with adjacent commercial and residential uses will be enhanced. Further development will also serve to enhance and promote the precinct as a tourist attraction on the basis of its waterfront setting.

Development will be concentrated in two areas. Further commercial development will be encouraged in the area centred around Berwick Street/Canning Highway intersection. Uses such as offices and showrooms are considered to be appropriate. High density, high quality residential uses will be encouraged in the second area which follows the alignment of Canning Highway, and backs onto the Park.

McCallum Park should be maintained as the focus of the precinct. High standards of building design appropriate to the precinct's prominent regional location will be encouraged. New development must be of a scale consistent with existing structures so new buildings do not dominate the parklands. Emphasis will be placed on improving the Canning Highway streetscape through landscaping and car parking arrangements.

Public spaces, such as McCallum Park and streets should be enhanced and maintained so they contribute to the pleasant and attractive environment of the precinct. The precinct will be safe, interesting and accessible for people on foot, bicycles and vehicles.

RESERVE

MCCALLUM PARK

Much of the land within this precinct is reserved under the Metropolitan Region Scheme for parks and recreation purposes and as such, falls within the planning authority of the Ministry for Planning.

The Council nevertheless has management responsibilities for the area as well as having the opportunity to comment on all development and in this regard the following matters will be taken into account.

McCallum Park will continue in its role as an integral portion of landscaped parkland abutting the river and a key entry route to the city centre. It should accommodate range of activities and continue to attract people from throughout the metropolitan area.

All development adjacent to this area shall enhance and contribute to the landscape setting. Any further development in the park reserve shall be small in bulk and scale and unobtrusive to its setting. Uses permitted will be passive and restricted recreation and only those uses which are incidental to the recreation pursuits of the area.

No activity or action will be permitted that destroys the integrity of the recreation area, or any part thereof, including all existing landscape elements.