**RESIDENTIAL ZONE**

In-zone areas are indicated by the Table in the Scheme Table and are shown by a green outline.

**Legend**

- **Red:** Residential
- **Black:** Industrial
- **Green:** Parks and Reserves
- **Orange:** Public Purposes
- **Blue:** Primary School
- **R-Code:** Raffles Institution

**Use of Land**

There are areas designated as "Development Along Canning River" and "Development Along East Victoria River". These areas are indicated by a yellow outline and are shown by a purple outline, respectively.

**Development Standards**

- **Density:** Development density is controlled by the Table in the Scheme Table and is shown by a brown outline.
- **Setback:** Building setbacks are controlled by the Table in the Scheme Table and are shown by a green outline.

**Streetworks**

- **Roads:** Roads are shown by a black outline.
- **Stormwater Drainage:** Stormwater drainage systems are shown by a green outline.

**Streetworks Design**

- **Water Supply:** Water supply systems are shown by a blue outline.
- **Electrical Services:** Electrical services are shown by a yellow outline.

**Reserves**

- **Open Space:** Open space reserves are shown by a green outline.
- **Natural Area:** Natural area reserves are shown by a brown outline.

**Statement of Intent**

This Precinct Plan provides a framework for the development of the residential area known as "East Victoria Park".

**Purpose**

The purpose of this Plan is to provide for the orderly development of the East Victoria Park area, including the provision of public amenities and facilities, and to ensure that the area is developed in a manner that is consistent with the objectives set out in the Town Planning Scheme and other relevant policies.

**Planning Authority**

The planning authority for this area is the Town Planning Department of the City of Victoria Park.

**Date of Preparation**

The Plan was prepared by the Town Planning Department in July 2017.

**Adoption**

The Plan was adopted by the Council on 1 July 2017 and became effective on the 1st day of August 1994.