

OFFICE/RESIDENTIAL ZONE

The source for the provisions which apply to this Precinct is the Causeway Precinct Review Final Report (Modified) dated March 2009, which includes an "Approved Concept" for the Precinct.

The framework for achieving the Approved Concept is set out below:

- Develop a commercial core at the south western end of the Precinct of sufficient scale to be an attractive destination in its own right as a business centre.
- Attract high density residential development overlooking the parklands to share this asset and location, provide city and river views and improve activity and safety in the parks.
- Be 'good neighbours' and keep building heights low next to the existing residential area in the Victoria Park Precinct.
- Provide active frontages with commercial uses at street level and set back upper floors to keep a comfortable pedestrian scale at street level.
- Create a focus of activity at the key intersection of Burswood and Teddington Roads, with local retail and cafes clustered here.
- Upgrade parks to improve safety, facilities and access and to support increased use by the community.
- Improve pedestrian connections to river, parklands, Bus Port, rail stations and the Albany Highway shopping strip.
- Improve amenity and appearance of key public streets and lanes through streetscape works and undergrounding of power lines to demonstrate commitment of the Town to facilitating this vision.
- Create a strong link to the adjacent Burswood Peninsula Precinct with traffic lights at the junction of Burswood Road, Great Eastern Highway and Victoria Park Drive for improved access and legibility. Allow for a future transit system linking both Precincts with the central Perth area.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for an Office/Residential Zone.

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

* Shop uses should primarily be limited to "Area 8 - Retail Hub Overlay" with the total floor space within the Precinct being limited to 1400m².

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.

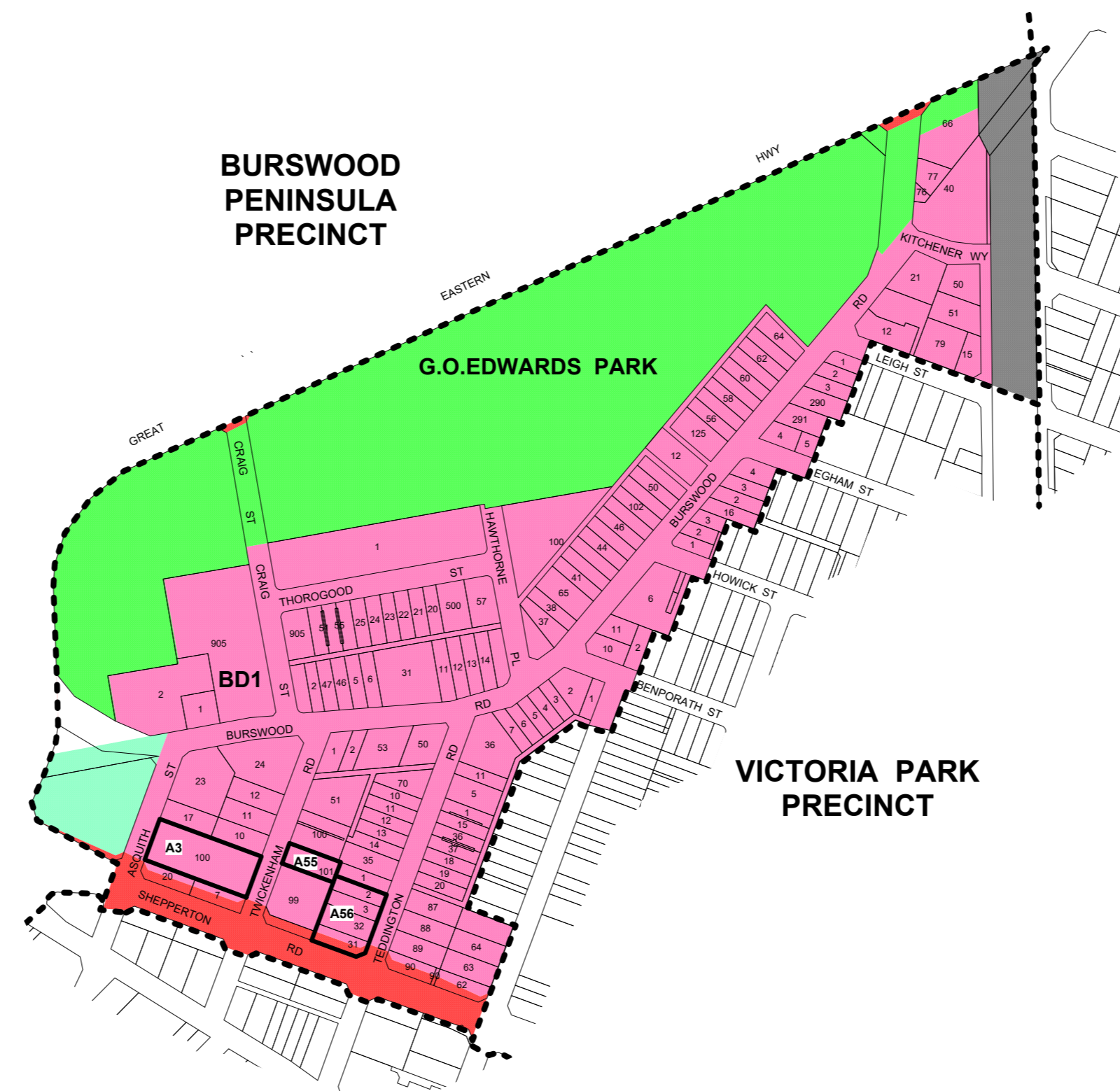
"X" (Prohibited Use) means a use that is not permitted by the Scheme.

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.

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.

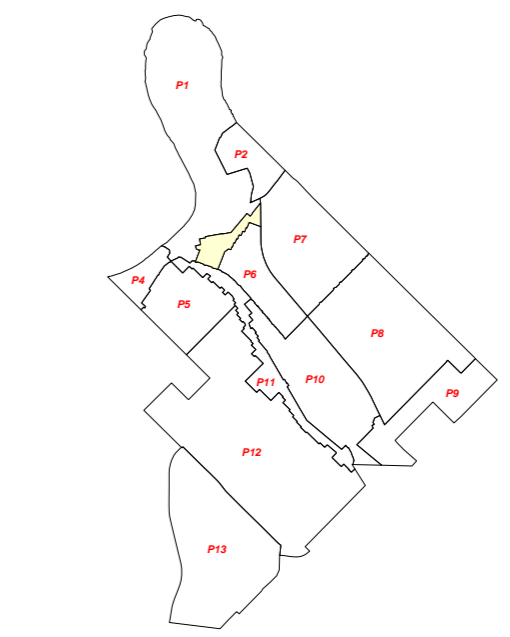
- Parks and Recreation
- Primary Regional Road
- Railways

TOWN OF VICTORIA PARK SCHEME RESERVES

- Parks and Recreation

TOWN OF VICTORIA PARK SCHEME ZONES

- Office/Residential
- Building and Design Area - Subject to Devison 3 and Schedule E of the Town Planning Scheme Text
- Additional Use



TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
CAUSEWAY PRECINCT
P3

PRECINCT PLAN P3

Updated on 12 January 2021

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	74.	11 July 2017
6.	8 October 2002	75.	23 June 2017
12.	4 September 2002	76.	24 November 2017
24.	18 February 2005	77.	19 June 2018
44.	29 July 2009	80.	14 April 2019
58.	11 December 2012	84.	9 October 2020
54.	6 September 2013	83.	2 December 2020
61.	14 November 2014		

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.

STATEMENT OF INTENT

The Causeway Precinct presents a rare opportunity to achieve a sustainable mixed use urban environment with its own distinctive identity on the city doorstep. Providing significant employment and housing, the Precinct offers opportunities for people to live and work locally, with many services and facilities within easy walk. Workplaces, local retail and the Albany Highway shopping strip, two train stations and the Bus Port, the river and parks and Burswood Peninsula leisure activities are all close by.

Reinforcing the State Network City policy, this Precinct will become a major activity node providing homes for 2,300 people integrated with an intensive commercial centre of some 87,000m² floor space and 3,300 jobs within a high amenity setting. The centre will be of sufficient scale to become a sought after business destination in its own right. It will operate as part of the Perth inner metropolitan employment hub expanding the range of economic activity in the Town, particularly in professional and skilled employment areas.

Links will be developed with the proposed commercial activity around Burswood train station. Together these commercial areas will provide an equivalent of about half the commercial floor space of West Perth, making Burswood a regionally significant business and employment centre.

High quality apartments, many with river and city views, will overlook upgraded public open spaces that will be safer and more pleasant for all users. Building height, siting and design will be controlled to ensure it is a 'good neighbour' to adjacent residential development, accommodates view sharing from the ridge and presents an attractive address to the Town. A limited number of tall buildings up to 18 storeys are proposed to take advantage of the assets of this location whilst signifying arrival at a major mixed use centre.

Some 1,000 to 1,400m² of retail floor space will cater for local needs of the increased population, consistent with the State policy for local retail facilities. The Victoria Park shopping area will directly benefit from added demand, further boosting local employment and activity.

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Traffic lights will be installed at the junction of Burswood Road and Victoria Park Drive at Great Eastern Highway to link the Peninsula to the wider Town and strengthen connections between the business centres. A roundabout at the intersection of Teddington and Burswood Roads will improve traffic flow and safety and denote the hub of the local retail area. The existing street network can accommodate the additional traffic with some increase in waiting time at traffic lights and some local works. Impact on neighbouring residential streets is predicted to be minimal.

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 _____