

LOCAL PLANNING POLICY 35

POLICY RELATING TO DEVELOPMENT IN BURSWOOD STATION EAST

POLICY:

Application of Policy

This Policy applies to the area bounded by the railway line, Great Eastern Highway and Graham Farmer Freeway, located within Town Planning Scheme No. 1 Precinct Plan P2 'Burswood Precinct'.

Background

The subject land is zoned 'Office/Residential' under the Town of Victoria Park Town Planning Scheme No. 1.

Precinct Plan P2 prescribes applicable development standards for development within the 'Office/Residential' zone.

The Burswood Peninsula District Structure Plan was approved by the Western Australian Planning Commission on 24 February 2015. Council is now preparing a Masterplan and Local Structure Plan to coordinate the form of future development in the area. The Local Structure Plan will determine the appropriate development and built form controls for the future development of land within the area, including such matters as density, plot ratio, building height etc and will ensure that future development is coordinated. It is currently anticipated that this work will be completed in late 2016.

It is considered that until such time as the Local Structure Plan is completed, that it would be inappropriate and inconsistent with orderly and proper planning to approve or support developments which would prejudice the future planning of the Precinct.

Each and every application is required to be considered on its individual merit, however this Policy outlines that Council will not approve or support an application which is likely to prejudice the future planning and long-term objectives for the Precinct.

Policy

Until such time as a Local Structure Plan is approved for the area known as Burswood Station East, Council will not approve or support applications for planning approval unless satisfied that approval of the development will not prejudice future planning for the Precinct.