



**TOWN OF VICTORIA PARK**  
**TOWN PLANNING SCHEME NO. 1**  
**AMENDMENT NO. 56**

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME.**

**TOWN OF VICTORIA PARK TOWN PLANNING SCHEME NO. 1**

**AMENDMENT NO. 56**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005 amend the above Town Planning Scheme by:

1. Classifying No. 2-8 (Lot 1002) Beatty Avenue, East Victoria Park as Town of Victoria Park Scheme Reserve "Parks and Recreation".
2. Modify the Town Planning Scheme No. 1 Precinct Plan P10 Shepperton Precinct accordingly.
3. Classifying Nos. 6 & 7 (Lots 1003 & 1004) Raleigh Street and No. 45 (Lot 1005) Bishopsgate Street, Carlisle as Town of Victoria Park Scheme Reserve "Parks and Recreation".
4. Classifying the portions of the Rutland Avenue, Raleigh Street and Bishopsgate Street road reserves that were formerly part of the Roberts Road Metropolitan Region Scheme "Other Regional Roads" reservation as "Residential R30" zone.
5. Modify the Town Planning Scheme No. 1 Precinct Plan P8 Carlisle Precinct accordingly.

Dated this Eighth day of November 2011



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CHIEF EXECUTIVE OFFICER

**PLANNING AND DEVELOPMENT ACT 2005**

**TOWN OF VICTORIA PARK**

**TOWN PLANNING SCHEME NO. 1 – AMENDMENT NO 56**

**SCHEME REPORT**

<b>Local Authority:</b>	Town of Victoria Park
<b>Town Planning Scheme:</b>	Town Planning Scheme No. 1
<b>Type of Scheme</b>	Town Planning Scheme
<b>Amendment Number</b>	Amendment No. 56
<b>Proposal</b>	Amendment to Town Planning Scheme No. 1 to classify several lots which formerly comprised a portion of the Roberts Road Metropolitan Region Scheme "Other Regional Roads" reservation as Town of Victoria Park Scheme Reserve "Parks and Recreation".

**BACKGROUND:**

On 5 August 2011, Metropolitan Region Scheme (MRS) Amendment 1193/57 South East and South West Districts Omnibus was gazetted, which included the transfer of Lot 1002 (No. 2-8) Beatty Avenue, East Victoria Park, and the balance of Lots 1003 and 1004 (Nos. 6 & 7) Raleigh Street and Lot 1005 (No. 45) Bishopsgate Street, Carlisle from the 'Other Regional Roads' reserve to the 'Urban' zone. The remaining balance of Lots 1003, 1004 and 1005 are currently zoned 'Urban' under the Metropolitan Region Scheme and 'Residential R30' under Council's Town Planning Scheme No. 1. The MRS amendment also included the transfer of several portions of the Rutland Avenue, Raleigh Street and Bishopsgate Street road reserves to the 'Urban' zone.

The subject land was formerly part of the 'Other Regional Roads' reservation of Miller Street and Roberts Road. The land was surplus to the 'Other Regional Roads' reservation following construction of the Miller's crossing railway overpass.

The subject land is currently used by the Town's residents as part of the public open space network and has been landscaped and maintained by the Town since completion of the Miller's crossing railway overpass in 2004.

The purpose of this amendment is to reclassify the entirety of the lots which were formerly part of the Metropolitan Region Scheme "Other Regional Roads" reservation as Town of Victoria Park Scheme Reserve "Parks and Recreation", consistent with their current use and development and so as to ensure their

continued role as a recreational corridor linking major areas of public open space and recreational facilities within the Town of Victoria Park. This Amendment is referred to as Amendment No. 56.

#### **DETAILS:**

At the Ordinary Council Meeting on 8 November 2011 Council resolved the following:

- "1. Council resolve pursuant to Section 75 of the Planning and Development Act 2005 to initiate Amendment No. 56 to amend the Town of Victoria Park Town Planning Scheme No. 1 as follows:*
  - 1.1 Classify No. 2-8 (Lot 1002) Beatty Avenue, East Victoria Park as Town of Victoria Park Scheme Reserve "Parks and Recreation";*
  - 1.2 Modify the Town Planning Scheme No. 1 Precinct Plan P10 Shepperton Precinct accordingly;*
  - 1.3 Classify Nos. 6 & 7 (Lots 1003 and 1004) Raleigh Street and No. 45 (Lot 1005) Bishopsgate Street, Carlisle as Town of Victoria Park Scheme Reserve "Parks and Recreation";*
  - 1.4 Classify the portions of the Rutland Avenue, Raleigh Street and Bishopsgate Street road reserves that were formerly part of the Roberts Road "Other Regional Roads" reservation as "Residential R30" zone; and*
  - 1.5 Modify the Town Planning Scheme No. 1 Precinct Plan P8 Carlisle Precinct accordingly.*
- 2. The Chief Executive Officer and Mayor be authorised to execute the Town Planning Scheme No. 1 Amendment No. 56 documents.*
- 3. Amendment No. 56 be referred to the Department of Environment and Conservation prior to the commencement of advertising of the Amendment."*

The subject lots form part of a recreational corridor identified in the Council's Draft Local Planning Strategy linking major sports and recreation facilities within the Town via a landscaped boulevard. It is considered important to retain the landscaped character of this link in accordance with the Draft Local Planning Strategy.

Lot 1002 has frontage to Beatty Avenue and Miller Street and is located abutting John Bissett Reserve and has been landscaped and is being used in conjunction with that reserve. John Bissett Reserve is a small reserve of only 7071m<sup>2</sup> located adjacent to a school playground which is completely fenced off and not accessible to the public. As a result the reserve plays a significant role in the open space network of the local area.

Given the residential densities within the area of R30, R40 and R60 it is considered important that sufficient public open space is available for residents in medium density areas to compensate for the loss of traditional backyards. It is important to compensate for these areas of higher densities by providing a usable network of public open space and green links to connect them.

If Lot 1002 was to be rezoned to 'Residential' under Town Planning Scheme No. 1, the park would effectively be reduced in size by almost half, leaving less open space for nearby residents to enjoy. This would reduce a significant local amenity to a small and insignificant park which is wedged between private properties.

Other parks and recreation reserves within the area include Lathlain Oval and Tom Wright Reserve, however, Lathlain Oval has limited use by the general public as Lathlain Oval is the home ground of the Perth Demons WAFL team, which limits its use by the general public as passive open space.

Linking the existing parks and recreation facilities by a landscaped boulevard in an open and green setting along Kent Street, Miller Street and Roberts Road has been identified as an important strategy within the Draft Local Planning Strategy.

In view of the above it is considered appropriate that the whole of Lots 1002, 1003, 1004 and 1005 be reserved for 'Parks and recreation' under Town Planning Scheme No. 1, to ensure their continued use as a recreational corridor and passive open space for residents of the surrounding medium density residential area. It is also considered appropriate that the portions of the Rutland Avenue, Raleigh Street and Bishopsgate Street road reserves which were transferred from the 'Other Regional Roads' reserve to the 'Urban' zone, be zoned 'Residential R30' consistent with the zoning of the substantive portions of these roads.

**PLANNING AND DEVELOPMENT ACT 2005**

**TOWN OF VICTORIA PARK**

**TOWN PLANNING SCHEME NO. 1 – AMENDMENT NO. 56**

**MODIFIED AMENDMENT IN ACCORDANCE WITH THE MINISTER'S  
DECISION DATED 2 AUGUST 2021**

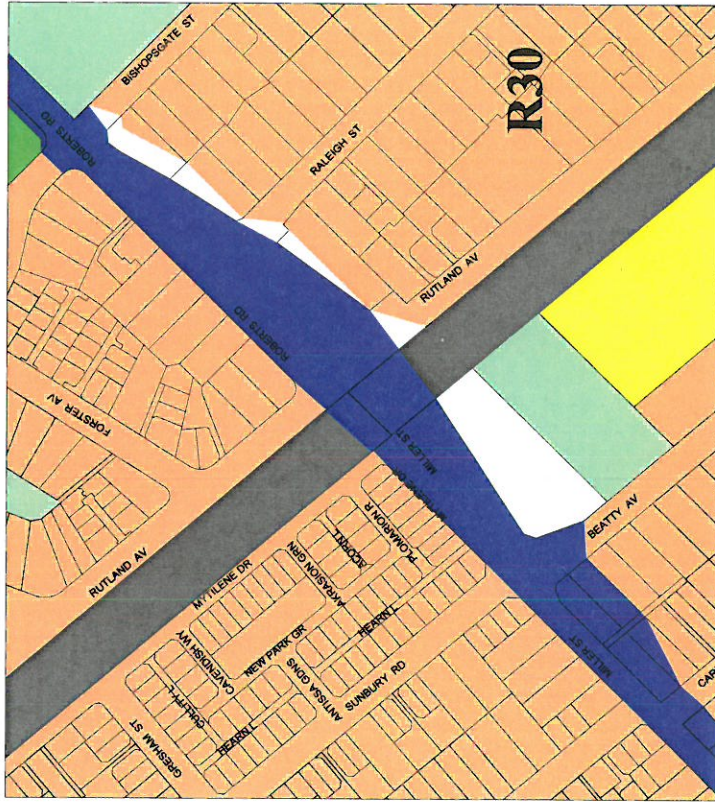
1. Classifying No. 2-8 (Lot 1002) Beatty Avenue, East Victoria Park as Town of Victoria Park Scheme Reserve "Parks and Recreation".
2. Modify the Town Planning Scheme No. 1 Precinct Plan P10 Shepperton Precinct accordingly.
3. Nos. 6 & 7 (Lots 1003 & 1004) Raleigh Street and No. 45 (Lot 1005) Bishopsgate Street, Carlisle being transferred to the 'Residential' zone with a density coding of R60.
4. The unzoned portions of the Rutland Avenue, Raleigh Street and Bishopsgate Street road reserves being transferred to the 'Residential' zone with a density coding of R30.
5. Modify the Town Planning Scheme No. 1 Precinct Plan P8 Carlisle Precinct accordingly.



# TOWN OF VICTORIA PARK

## TOWN PLANNING SCHEME NO.1 AMENDMENT NO. 56 Page 1 of 1

### MODIFIED AMENDMENT IN ACCORDANCE WITH THE MINISTER'S DECISION DATED 2 AUGUST 2021



**EXISTING ZONING**  
Scale 1:5000

**PROPOSED ZONING**  
Scale 1:5000

### LEGEND


#### METROPOLITAN REGION SCHEME RESERVES

-  Other Regional Roads
-  Railways
-  Parks and Recreation Restricted

#### TOWN OF VICTORIA PARK SCHEME ZONES

-  Public Purpose
-  Residential

#### TOWN OF VICTORIA PARK SCHEME RESERVES

-  Parks and Recreation

MODIFIED [REGULATION 56]  
Modified by the Council of the  
Town of Victoria Park in accordance  
with the Minister's decision dated the  
2nd day of August 2021.

*Alwin* Mayor Date 13/3/2023  
*Alwin* Chief Executive Officer Date 13/3/2023

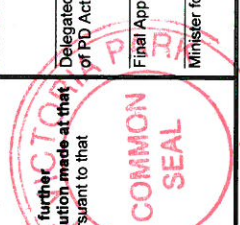
COUNCIL RESOLUTION (REGULATION 50(3))  
The Council of the Town of Victoria Park resolved to Support the  
Amendment as modified by the Minister at the Ordinary  
Meeting of the Council held

on the 21st day of February 2023, subject to further  
modifications as detailed in the Council's Resolution made at that  
meeting, and the seal of the Municipality was pursuant to that  
Resolution hereunto affixed in the presence of

*Alwin* Mayor Date 13/3/2023  
*Alwin* Chief Executive Officer Date 13/3/2023

Recommendation for final  
approval by the Western  
Australian Planning Commission.

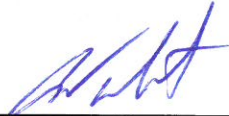
Delegated under S.16  
of PD Act 2005 Date \_\_\_\_\_  
Final Approval granted  
Minister for Planning Date \_\_\_\_\_



This Standard Amendment was **modified** by the Council of the Town of Victoria Park in accordance with the Minister's decision dated the Second day of August 2021.



\_\_\_\_\_  
MAYOR



\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

The Council of the Town of Victoria Park resolved to **Support** the Amendment as modified by the Minister at the Ordinary Meeting of the Council held on the **21 February 2023, subject to further modifications as detailed in the Council's resolution made at that meeting,** and the Common Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:



\_\_\_\_\_  
MAYOR



\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Recommended/Submitted

\_\_\_\_\_  
DELEGATED UNDER S.16 OF PD  
ACT 2005

Date: \_\_\_\_\_

Final Approval Granted

\_\_\_\_\_  
MINISTER FOR PLANNING,  
LANDS & HERITAGE

Date: \_\_\_\_\_