

**TOWN OF VICTORIA PARK  
AMENDMENT NO.82**

**Schedule of Modifications**

Modify Amendment No.82 to Town Planning Scheme No. 1 by -

1. deleting provision 2(b) on Precinct Plan P2 Sheet A and reformat provision 2(a) accordingly.
2. deleting the following text contained on Precinct Plan P2 Sheet A under the heading 'Additional Statement of Intent for Burswood Station East Sub-Precinct':

*“Additional Statement of Intent for Burswood Station East Sub-Precinct  
The land incorporated in Sheet A of Precinct Plan P2 Burswood Precinct comprises the Burswood Station East Sub-Precinct. Burswood Station East should be redeveloped primarily as an area of high quality and medium to high density residential, office and commercial uses, reflective of an eclectic urban village that fosters activity, connections and vibrant public life for residents. In particular:*

- a) *Public places such as parks, reserves, streets and lanes should be used, maintained and enhanced so that they create a high level of public amenity.*
- b) *Uses and public facilities that promote pedestrian interest, activity, safety and connectivity at street level are encouraged throughout Burswood Station East.*
- c) *Ground floor design will provide vibrant, human-scale, fine-grain streetscapes that contribute to the overall character of the precinct.*
- d) *Multi-storey development should be designed and proportioned to break up the visual presence of the development and provide a 'human scale' of development at street level;*
- e) *Development should be designed to allow spaces to be adapted over time, particularly at the ground floor level. Adaptive re-use is encouraged where this contributes to interest, vibrancy and improved building façade and public realm outcomes.*
- f) *Buildings should be designed to maximise solar access and minimise the impact of wind on the public realm.*
- g) *development design will contribute to creation of a highly-functional transit oriented development, including through housing and land use mix, building façade design and car parking provision.*
- h) *All buildings should strive to be innovative and reflect and accommodate modern business premises and offer a wide range of housing types and price points.*
- i) *All new development should be designed in accordance with 'Crime Prevention Through Environmental Design' principles.*
- j) *Buildings should be designed to achieve best practice for environmental sustainability through innovative design, construction and management.*
- k) *Office and Commercial land uses should be the predominant land use in development fronting Great Eastern Highway.*
- l) *Public spaces, local roads, pathways and development should include opportunities for urban greening. “*

3. deleting the following text contained under provision '3. Building Setbacks' on Precinct Plan P2 Sheet A:

*Primary and Secondary Streets*

*The main building line for ground floor development adjacent to primary or secondary streets will be setback 0 metres from the street boundary. Setbacks in excess of 0 metres may be considered at the discretion of the local government where consistent with the Sheet A Burswood Station East Sub-Precinct objectives and a local planning policy for the precinct.*

*The main building line for any developemnt four storeys and higher will be setback a minimum of 3.0m behind the main building line of the corresponding ground storey.*

*Laneways and Rights of Carriage Way*

*All laneways and rights of way should be a minimum width of 7.0m. Where development occurs on a laneway less than 7.0m in width, the development should be setback appropriately to allow the ultimate width to be achieved over time. The resultant ground floor setback area to a laneway, up to 4.5m above ground level, should be provided as an easement in gross to the Town as a condition of any development approval.*

*(i.e. if an existing laneway is 5.0m wide, all new development should be setback a minimum 1.0m from the existing laneway boundary. If land on the opposite side of the lane has been redeveloped, and the laneway is now 6.0m in width, new development should be setback 1.0m to accommodate the ultimate 7.0m width).*

4. amending the text in provision '1. General Provisions' on Precinct Plan P2 Sheet A to include:

*The following provisions apply to the Burswood Station East Sub-Precinct which comprises the land zoned Office/Residential and coded R-AC0 on Precinct Plan P2 Sheet A.*

5. amending provisions under provision '1. General Provisions' on Precinct Plan P2 Sheet A by replacing:

*in this Precinct Plan, the Scheme Text*

with:

*in this Precinct Plan of the Scheme Text*

6. updating the first paragraph of provision '2. Building Height and Plot Ratio' with the following:

*For Multiple Dwelling development and Mixed Use development, the base maximum building height is 6 Storeys and the base maximum plot ratio is 2.0.*

7. applying an R-AC0 to the area zoned Office/Residential on the Scheme Map and identified in the Burswood Precinct on Precinct Plan P2 Sheet A.