

**PRECINCT PLAN P10**  
**SHEET A**

Updated on 22 September 2023

AMENDMENT N°	GAZETTAL DATE	AMENDMENT N°	GAZETTAL DATE
3.	2 February 2001	45.	10 December 2010
5.	31 August 2001	81.	14 November 2014
6.	8 October 2002	76.	22 June 2017
8.	4 February 2003	86.	22 September 2023
19.	14 September 2004		

**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: -

1. 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.
2. 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.

**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 \_\_\_\_\_

**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.

- Primary Regional Roads
- Other Regional Roads
- Public Purposes
- Technical School
- Railways

**TOWN OF VICTORIA PARK SCHEME RESERVES**

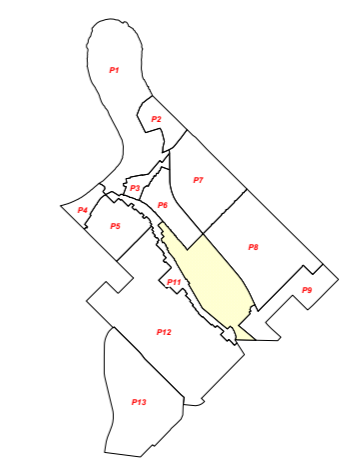
- Parks and Recreation
- Public Purposes
- Primary School

**TOWN OF VICTORIA PARK SCHEME ZONES**

- Residential
- Office/Residential
- Special Use

NOTE:

R-Code



**STATEMENT OF INTENT**

The Shepperton Precinct should remain a pleasant, low scale, medium density housing area. Future development should take advantage of the excellent accessibility available to the precinct due to the close proximity to major transportation networks, and to the city.

The area of land identified as Special Uses zone generally bounded by Welshpool Road Forward Street, Swansea Street East, Millford Street and Shepperton Road is to be consolidated as a node of commercial uses and serve as part of the southern "Gateway" to the Town of Victoria Park.

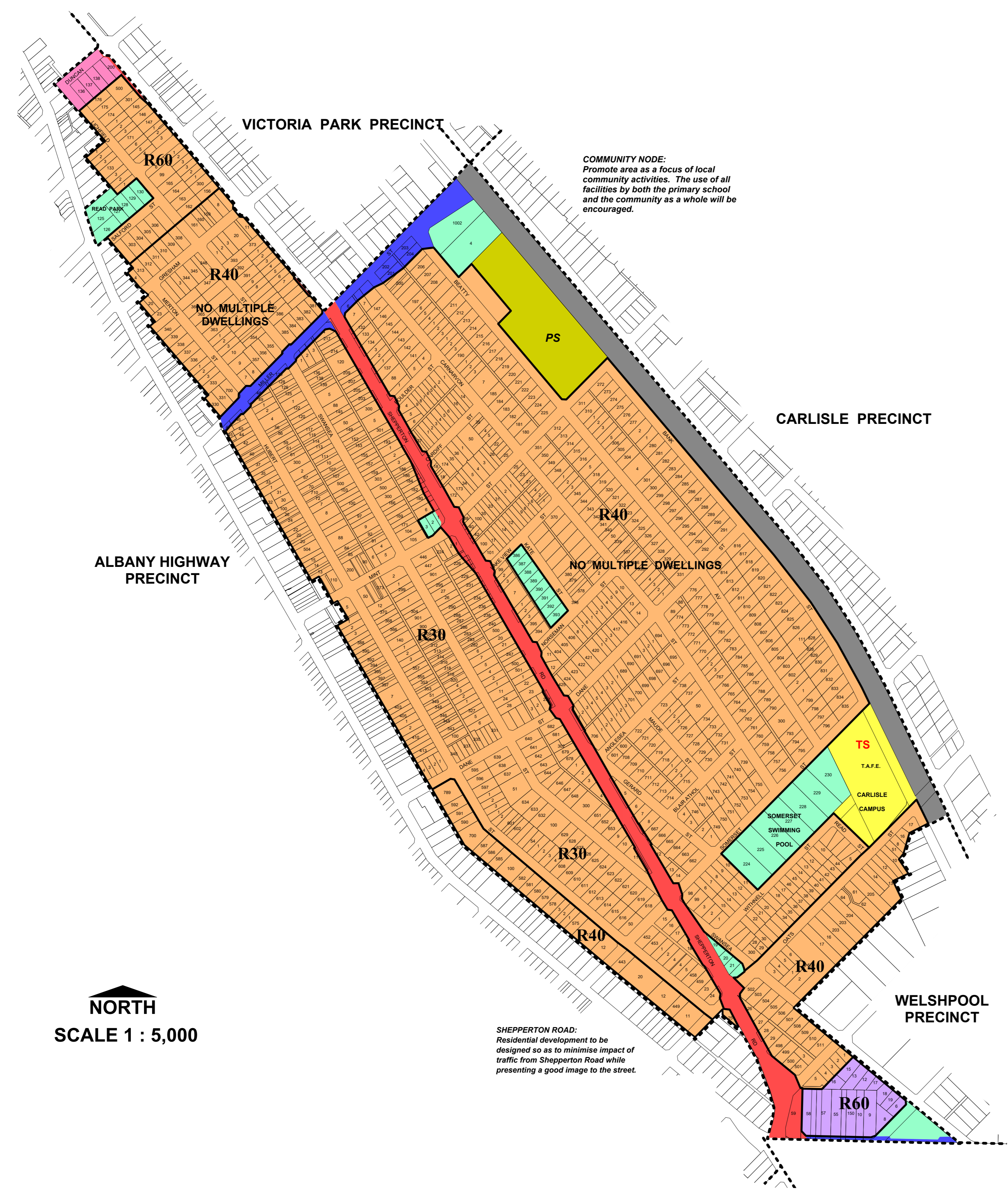
The retention of structurally sound houses and healthy, mature trees is an important aim for the precinct. Selective infill and the development of grouped dwellings is also encouraged. New development is to enhance the existing character of the area and have regard for remaining quality housing stock.

To ensure its cohesion as a residential locality, the only new non-residential activities to be permitted in the area should be those which predominantly function to provide for day-to-day local needs.

The application of residential development standards should ensure a high level of environmental amenity and maintain a pleasant atmosphere characterised by low to medium scale architecture, orientated to the street and set in landscaped surrounds. Development should generally be one to two storeys in height and be in harmony with the scale, character and style of original buildings. Residential development on land facing Shepperton Road is to be designed to minimise the negative affects of traffic noise but must remain visually attractive from and orientated to the road. The environment should be further enhanced by improvements to the public streetscape, involving street tree planting.

The Somerset Pool area is an important recreation focus in the precinct. Any expansion or increase in functions and/or population of the Carlisle Campus of Technical and Further Education shall not cause undue adverse impact on adjacent residential areas or a substantial loss of residential properties.

Safe and accessible movement for people on foot, bicycles, users of public transport and vehicles is an important aim for the precinct. Streets will be enhanced and maintained so that they contribute to its pleasant environment. Council will aim to discourage the movement of unnecessary traffic through the area.



**NORTH**  
 SCALE 1 : 5,000

**SHEPPERTON ROAD:**  
 Residential development to be designed so as to minimise impact of traffic from Shepperton Road while presenting a good image to the street.

