

**INDUSTRIAL (1) ZONE**

This section of the precinct shall be developed primarily for small scale industrial uses. Buildings shall be attractively designed so they contribute to a high quality industrial streetscape. The preferred uses shall be light industry, research and development, showrooms and warehouses will be allowed where they are to be complementary to the industrial area.

Other non-industrial uses will generally be discouraged from locating in the precinct except where they are to be incidental uses, or where they directly serve the area, and the nearby residential precincts.

Development shall be of a low to medium scale and sites shall be well landscaped and maintained. Buildings are to be set back from the street, and landscaping of the setback area is to be provided and maintained. Where sites are adjacent to or abut residential uses, setbacks to new industrial buildings must be provided to ensure that development respects those residential uses.

**USE OF LAND**  
As indicated in the Zoning Table in the Scheme Text and outlined below for an Industrial (1) Zone.

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

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.

In addition, the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
- Setbacks: All developments shall be setback a minimum of 4.5 metres from the primary street alignment and 2.25 metres from the secondary street frontages.
- Car parking bays may be provided in the front setback area, however, these bays must be screened from the street by an area of landscaping of at least 1.5 metres in width, (this landscaped area can be included to satisfy the landscape development standard).
- Landscaping: A minimum of 25% of the front setback area between the site boundary and the building setback requirement shall be landscaped and maintained in such a manner. Where parking bays are provided in this area they shall be incorporated in the landscaping and shade trees will be provided a rate of one tree per four bays.

- Access: Vehicular access will not be permitted directly onto Welshpool Road or Orrong Road, where alternative access exists.
- Access: Vehicular access will not be permitted directly to Orrong Road, Swansea Street, or Cohn Street where alternative access exists.
- Industrial Activities: Uses whose operations facilitate the need for large, heavy tonnage commercial vehicles to frequent the site, or whose operations are of a more heavy industrial nature will not be permitted.

**INDUSTRIAL (2) ZONE**

This section of the precinct will be consolidated and developed as well maintained general industrial area.

Non-industrial uses may be permitted where they are to be incidental to the primary industrial use or where they are to serve the needs of the local industrial community.

Development shall be designed and constructed in a manner that ensures all unsightly aspects of the use are either contained within on-site buildings or are totally screened from the street.

Vehicular access will not be permitted to Welshpool Road and Orrong Road, where alternative means of access exists. Car parking areas, (other than visitor car bays), loading and unloading facilities, shall be located behind buildings, or be setback a minimum of 4.5 metres and in either case be screened from the street.

**USE OF LAND**  
As indicated in the Zoning Table in the Scheme Text and outlined below for an Industrial (2) Zone.

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

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.

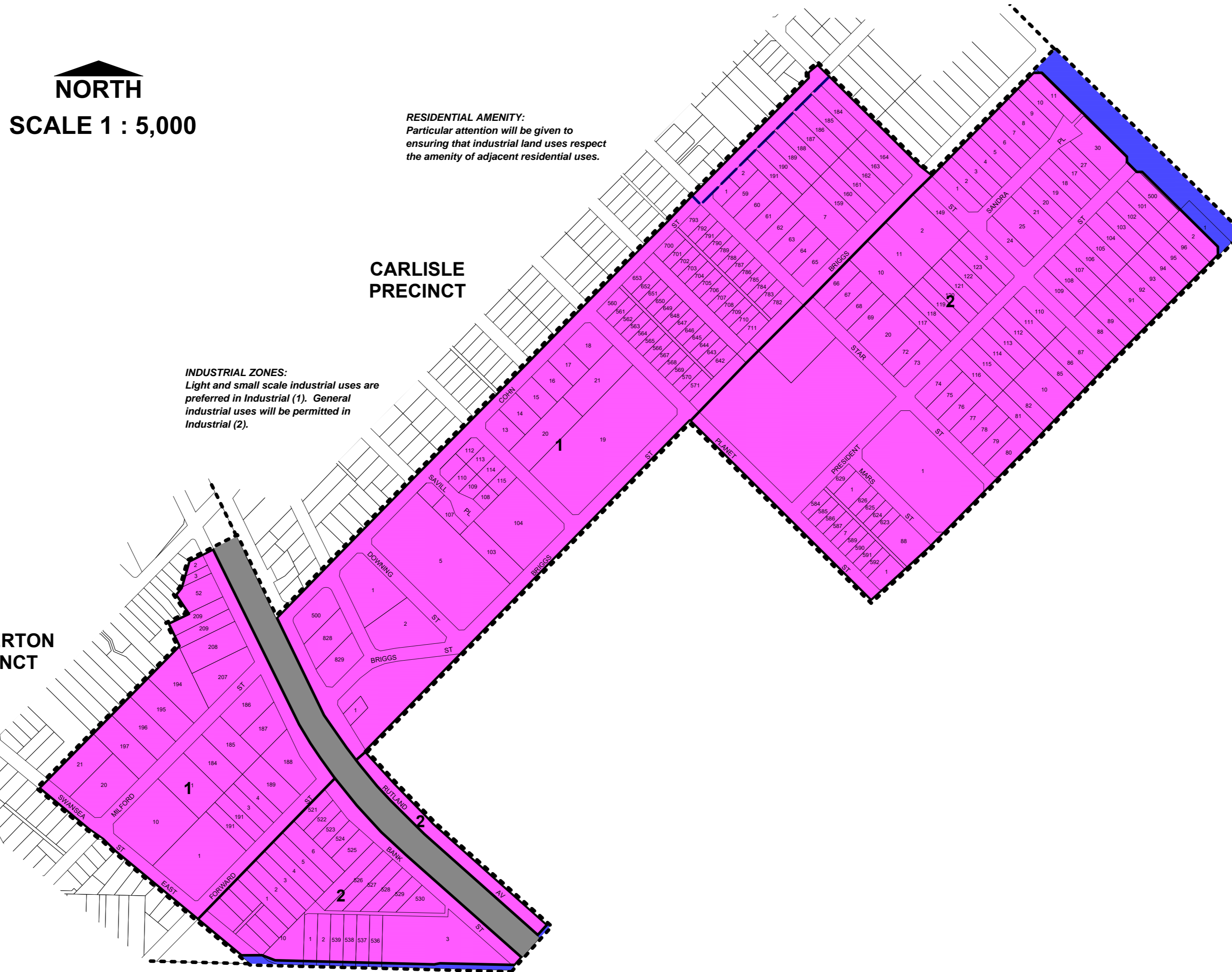
Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to assessment and advertising under any relevant planning policy.

**DEVELOPMENT STANDARDS**

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

In addition, the following standards apply:

- Plot Ratio: Buildings shall have a maximum plot ratio of 1.0.
- Setbacks: All development shall be setback a minimum of 4.5 metres from all road alignments.
- Car Parking: Car parking bays may be provided in the front setback area, however, these bays must be screened from the street by an area of landscaping of at least 1.5 metres in width, (this landscaped area can be included to satisfy the landscape development standard).
- Landscaping: A minimum of 25% of the front setback area between the site boundary and the building setback requirement shall be landscaped and maintained in such a manner. Where parking bays are provided in this area they shall be incorporated in the landscaping and shade trees will be provided a rate of one tree per four bays.



**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.

- Other Regional Roads
- Railways

**TOWN OF VICTORIA PARK SCHEME ZONES**

- Industrial (1)
- Industrial (2)

**ADDITIONAL INFORMATION**

- Carlisle Minor Town Planning Scheme No. 3

**TOWN OF VICTORIA PARK TOWN PLANNING SCHEME No.1 WELSHPOOL PRECINCT**

**P9**

**PRECINCT PLAN P9**

Updated on 14 April 2019

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	80.	14 April 2019
4.	8 October 2002		
61.	14 November 2014		
75.	23 June 2017		
77.	19 June 2018		

**STATEMENT OF INTENT**

The Welshpool Precinct shall continue to function as an industrial area, meeting the need for service industry in the inner areas of the city and close to the city centre.

A mixture of industrial uses will occupy the majority of this precinct. Generally only light industrial uses will be permitted west of Briggs Street in order to protect residential uses from the effects of heavier industrial activities, while the area to the east of Briggs Street will be available for more general industrial uses. Non-industrial uses shall generally be discouraged from locating in this precinct except where they directly serve the area, or are to be incidental to a primary industrial use. Importantly, particular attention will be given to ensuring that the land uses respect the amenity of adjacent residential areas.

The precinct is less suited to residential use by virtue of its industrial nature.

Development shall be of a good standard which particular attention being given to the setting and finish of the buildings. Emphasis should also be placed upon improving the visual appearance of properties from the street. Buildings will be set back from the street to accommodate landscaping and car parking.

New developments fronting Orrong Road or Welshpool Road, or a street which abuts residential land shall generally take vehicular access from an alternative street or laneway where available.

A healthy attractive working environment is sought in this precinct and will be taken into consideration with regard to uses, movement and the environment. Traffic generated within the precinct shall be directed away from nearby residential streets. Development and redevelopment shall take into consideration pedestrian and cyclists access, safety and convenience.

**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.

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