

**RESIDENTIAL ZONE**

Single houses with some 'infill' housing will occupy the majority of this precinct, in line with the R-Codes R20 standards. The retention of structurally sound housing and the promotion of selective redevelopment in line with the existing style, scale and character of the area will consolidate the area as a low density neighbourhood.

Residential areas to the south of Bishopsgate Street will be permitted to allow for the introduction of grouped and multiple dwellings at a medium density. Higher densities, (to a maximum of R60), will be permitted where two or more lots are to be amalgamated. This is intended to encourage integrated rather than individual and unrelated developments. These densities will serve to increase the availability of housing in areas well serviced by facilities including public transport. Development should be generally limited in height to three storeys.

**COMMERCIAL ZONE**

This area shall continue to support low to medium intensity commercial uses.

The area shall function as part of the traditional commercial/retail strip of Great Eastern Highway. Development such as showrooms, offices, open air display and local shops will be appropriate. Residential will also be permitted.

New development shall be of a scale and style to complement existing buildings within the precinct. New buildings shall be set back in a manner consistent with adjoining development. Where commercial development abuts residential land special consideration will be given to ensuring that residential amenity is not adversely affected.

Car parking shall be provided on-site for all uses, where possible new parking areas and access points shall be combined with existing facilities.

**USE OF LAND**  
As indicated in the Zoning Table in the Scheme Text and outlined below for a Commercial Zone:

Use Class	Zone
Consulting Rooms, Day Care Centre	P
Convenience Store, Service Station	AA
Educational Establishment, Place of Worship	P
Fast Food Outlet, Restaurant	P
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA/X3
Home Office	P/P3
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	AA
Liquor Store - Small	AA
Liquor Store - Large	AA
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	AA
Open Air Sales and Display	AA
Nightclub	X
Office	P
Restricted Premises	X/AA
Service Industry	AA
Shop	AA
Showroom	P
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P
Warehouse	P

**USE OF LAND**

As indicated in the Zoning Table in the Scheme Text and outlined below for a Residential Zone:

Use Class	Zone
Consulting Rooms, Day Care Centre	AA
Convenience Store, Service Station	X
Educational Establishment, Place of Worship	AA
Fast Food Outlet, Restaurant	X
General Industry, Transport Depot	X
Hazardous Industry, Noxious Industry	X
Home Occupation	AA
Home Office	P
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	X
Light Industry	X
Liquor Store - Small	X
Liquor Store - Large	X
Lodging House, Serviced Apartment	AA
Massage Rooms	X
Motor vehicles and Marine Sales Premises	AA
Open Air Sales and Display	X
Nightclub	X
Office	X
Restricted Premises	X
Service Industry	X
Shop	X
Showroom	X
Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P1
Warehouse	X

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 0.5.
- Vehicular Access: Vehicular access will not be permitted to Great Eastern Highway where alternative means of access exists.
- Residential Density: Residential development shall be in accordance with the R-Codes R60 standards in relation to density.

**Footnote:**

1. Multiple Dwellings are only permitted in areas coded R40 and above, and in addition are subject to clause 22 of the Scheme Text - Special Application of the R-Codes.

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.

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

Note: New buildings shall be set back from all boundaries and set in landscaped surrounds. While the effect of traffic should be minimised through appropriate design measures, all development shall face the street in the traditional manner. Priority will be given to ensuring that new development, particularly at higher densities, does not result in the undue loss of privacy or amenity for existing residents.

**LOCAL CENTRE ZONE**

The existing range of local shopping facilities is to be consolidated at the various locations throughout the precinct to serve the day-to-day needs of the local residents.

Any new development should be of a height and scale similar to existing buildings in the shopping area and the nearby locality. Buildings shall generally be constructed to the street and be provided with continuous shop fronts and weather protection over the footpath. Careful control will be exercised over the nature of any proposed new uses and their design and layout to ensure minimal impact on adjacent residential areas. Development will not be permitted to occur outside the designated boundaries of the shopping areas. Additionally, additional car parking is to be available on-site to ensure that non-residential parking does not encroach into residential areas. Council may, however, waive on-site parking requirements where uses are to serve the local population, and are unlikely to require prolonged stopovers by customers. New parking areas and points of access are to be combined with existing facilities where applicable.

**USE OF LAND**  
As indicated in the Zoning Table in the Scheme Text and outlined below for a Local Centre Zone:

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

**R60 CODED AREA BOUND BY RUTLAND AVENUE, STREATLEY ROAD, MIDGLEY STREET & WESTERN POWER SUBSTATION:**

Appropriate uses for the land are those indicated in the Zoning Table and outlined for a Residential Zone such as multiple dwellings and grouped dwellings. Any specialised forms of accommodation will be subject to the advertising procedure as referred to in the Scheme Text.

Development shall be in accordance with the standards prescribed for Residential R60. Priority will be given to minimising the impact of any development on adjacent residential uses or land through appropriate site layout and design. Development should be generally limited in height to 3 storeys.

**Building Height**

A two storey height limit applies to the R60 coded land located on the north side of Midgley Street between the former 'Red Castle Motel Site' and the Western Power substation.

**NORTH**  
**SCALE 1 : 5,000**

**BURSWOOD PRECINCT**

**EXISTING MOTEL SITE:**  
*Should motel use cease, the site to be developed for medium density residential use as prescribed for Residential R60*

**CAUSEWAY PRECINCT**

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 0.5.
- Set Backs: Buildings shall have a nil set back to the street, and nil side set backs, except where a pedestrian accessway to the rear of the site is to be provided. Where applicable, development shall have regard for the planning policy relating to non-residential development adjacent to residential land.
- Pedestrian Amenity: Buildings shall be provided with awnings/verandahs over the footpath. These shall be consistent with adjoining sites where practicable.
- Residential Development: Residential development shall be in accordance with the R-Codes R20 standards in relation to density.

**VICTORIA PARK PRECINCT**

**RESIDENTIAL DENSITY (R60):**  
*Development to a maximum density of R60 will be permitted where two or more lots are to be amalgamated. These densities will serve to increase the amount of housing, with good access to community and transport facilities.*

**COMMUNITY NODE:**  
*Promote this area as a focus of local community activities centred around the local shops. Recreational entertainment and civic uses would attract community use.*

**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.*

- Parks and Recreation
- Restricted Public Access
- Primary Regional Roads
- Other Regional Roads
- Railways
- Public Purpose
- State Energy Commission

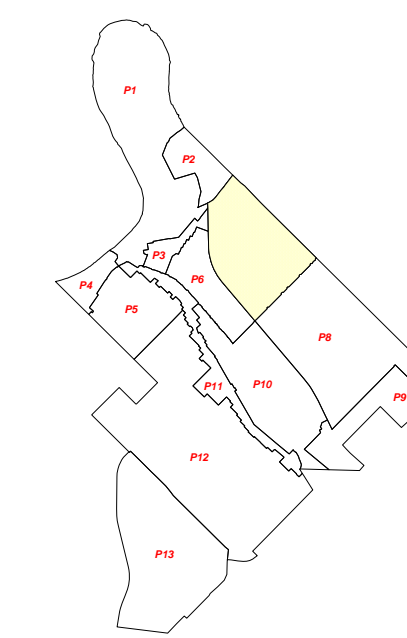
**TOWN OF VICTORIA PARK SCHEME RESERVES**

- Parks and Recreation
- Public Purposes
- Primary School
- Civic Uses

**TOWN OF VICTORIA PARK SCHEME ZONES**

- Residential
- Commercial
- Local Centre

**NOTE:**  
 R-Code



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

**P7**

**PRECINCT PLAN P7**

Updated on 14 April 2019

AMENDMENT #1	GAZETAL DATE	AMENDMENT #1	GAZETAL DATE
1.	9 November 1999	72.	28 February 2017
3.	2 February 2001	75.	23 June 2017
6.	6 October 2002	120/97 (MRB)	27 February 2018
12.	6 September 2002	77.	19 June 2018
53.	27 January 2012	80.	14 April 2019
81.	14 November 2014		

**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 Precincts. 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.

**STATEMENT OF INTENT**

The Lathlain Precinct will remain and further develop as a predominantly low to medium density residential area.

The area should have a pleasant atmosphere characterised by low to medium scale architecture. Structurally sound houses reflecting their era of construction shall be retained where possible. The style, character and materials of new development shall be complementary to existing dwellings. Infill development and the redevelopment of corner lots is encouraged, although not to the detriment of the existing character of the area.

The existing community facilities centred around Lathlain Place will be further consolidated as a cohesive community node. Existing shopping facilities shall continue to serve the local population; further expansion of these facilities, and of other non-residential uses will be strictly controlled.

Existing commercial areas along Great Eastern Highway will be strictly controlled to ensure no adverse impact on adjacent residential uses. In the long term, uses considered incompatible with residential uses will be encouraged to relocate and the redevelopment of sites for medium residential or related uses is considered appropriate.

Safe and accessible movement for pedestrians, cyclists, people using public transport and other vehicles is an important aim for the precinct. Public places, such as parks, reserves and streets will be enhanced and maintained so that they contribute to its pleasant environment.

**COMMUNITY NODE**

Some of the land within this community node (Lathlain Park Football Oval) is reserved under the Metropolitan Region Scheme for parks and recreation and as such, falls within the planning authority of the Ministry for Planning.

The Council nevertheless has some management responsibilities for this area, as well as having the opportunity to comment on all development.

Other land within this area is reserved under the Town Planning Scheme for public purposes, and for parks and recreation. Land is also set aside for local centre uses.

The community node shall be consolidated as a cohesive group of community based activities, as well as for local shopping. Uses serving the day-to-day needs of the local residential population should be encouraged to locate within this area.

Development shall be small in scale and must not detract from the residential amenity of adjacent areas. Buildings shall generally be constructed up to the street and be provided with continuous shop fronts and weather protection over the footpath where practicable.

**RESERVES**

These areas will continue to be used, maintained and enhanced primarily as parkland for possible recreational purposes for use by local residents, while accommodating some community facilities. The development of any new buildings within these parkland areas will generally not be permitted unless they are small in bulk and scale and unobtrusive in their setting. Uses permitted will be only those which are incidental to the recreational and community roles of the reserves. No activity or action will be permitted which destroys the integrity of the recreation area, including all existing landscape elements.

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