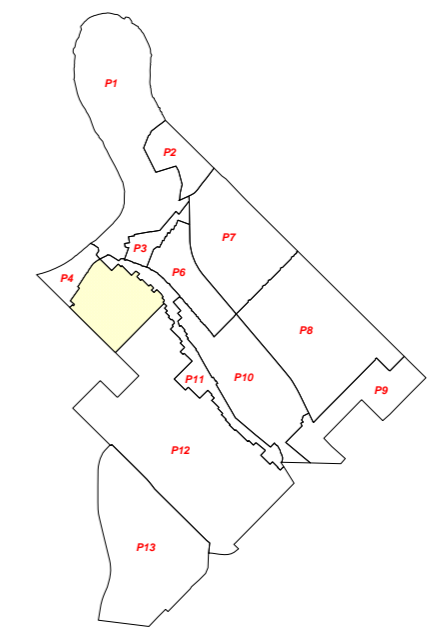


**PRECINCT PLAN P5**

Updated on 14 April 2019

AMENDMENT N <sup>o</sup>	GAZETAL DATE	AMENDMENT N <sup>o</sup>	GAZETAL DATE
3.	2 February 2001	76.	23 June 2017
4.	8 October 2002	77.	19 June 2018
59.	13 July 2012	80.	14 April 2019
59.	21 June 2013		
61.	14 November 2014		



**LEGEND**

Precinct Boundary

**TOWN OF VICTORIA PARK SCHEME RESERVES**

Parks and Recreation

Public Purposes

**PS** Primary School

**TOWN OF VICTORIA PARK SCHEME ZONES**

Residential

**NOTE:**

R-Code

**RESIDENTIAL ZONE**

Single houses with some infill housing will occupy a large portion of this precinct, in line with the R-Codes R30 standards. The retention of original housing and the promotion of selective sensitive redevelopment consistent with existing style, scale and character will consolidate the area as to a low to medium density neighbourhood.

In selected areas (indicated on the Precinct Map) redevelopment will be permitted in accordance with the R60 and R80 standards; permitting single houses as well as grouped and multiple dwellings at a higher density.

The application of the R-Codes and design and development guidelines shall ensure new buildings in the lower density areas reflect the existing traditional characteristics of the precinct. Buildings are to be set back from all boundaries and surrounded by landscaped spaces. While the effect of traffic on dwellings fronting roads 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 infill and development at higher densities, does not result in undue loss of privacy or amenity for existing residents.

New development fronting main roads must take vehicular access from a laneway or other street where possible and where residential amenity will not be diminished.

**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	Residential
Convenience Store, Service Station	1.
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	X
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	1
Warehouse	X

**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.

**Building Height -**

The building height on land bounded by Canning Highway, Gloucester Street, Washington Street and the right-of-way located between Canning Highway and Armagh Street, coded Residential R60, shall not exceed 3 storeys (11.25m).

The building height on land bounded by Canning Highway, Washington Street and Heirsson Way, coded Residential R80, shall not exceed 5 storeys (18.75m).

The building height on land bounded by McMaster Street, Berwick Street and Leonard Street shall be as follows:

**For lot frontages to Leonard Street:**  
 A significant portion of building, to a maximum height of 3 storeys (11.25m), is to be located between a 4.0m minimum front setback and a maximum 6.0m front setback. Any portion of building above 3 storeys (11.25m) is to be setback a minimum of 12.0m from the front boundary, and shall be a maximum height of 6 storeys (22.5m).

**For lot frontages to all streets other than Leonard Street:**  
 A maximum building height of 6 storeys (22.5m) with a minimum front setback of 4.0m.

Where the lot has a boundary to a secondary street the secondary street elevation is to be appropriately articulated.

Development on Lots 14, 15 and 41 Armagh Street to be generally in accordance with the R-Codes and the relevant planning policies contained in the Town Planning Scheme. Development to be in accordance with the development standards for R30, or in the case of where the subject lots are amalgamated into one lot, development to be in accordance with R60 with the following specific standards applying:

1. Building Height  
 Building height shall be limited to 3 storeys (11.25m), other than any portion of building within 8.0m of the boundary with Lot 42 Armagh Street, for which a maximum building height of 2 storeys (7.5m) applies.
2. Setback  
 Setback to Berwick Street may be reduced to less than 3.0m where the proposed development is considered to result in a good urban design outcome.
3. Access and Parking  
 Vehicle access shall not be taken from Berwick Street. All car parking to be screened from view from streets.

**POLICY NOTE:** Design and development guidelines for residential development in the Raphael Precinct have been adopted by the Council and are included in a planning policy.

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

**DEVELOPMENT ALONG CANNING HIGHWAY:**

*Residential Development should aim to minimise traffic noise. Consideration should be given to the design of building facades facing the highway.*

**MCCALLUM PRECINCT**

**ALBANY HIGHWAY PRECINCT**



**RESIDENTIAL DENSITY:**  
 Single housing with some infill development (R30) is considered appropriate for a large portion of the precinct. Medium to high density (R60 and R80) residential development will be permitted in selected locations allowing for the development of grouped and multiple dwellings in addition to single houses.

**RESIDENTIAL DESIGN:**  
 Redevelopment/renovations to residential properties are to have regard to the Raphael Residential Precinct Design Guidelines and be sympathetic to the existing style and character of the area.

**RAPHAEL PARK:**  
 Centre piece of the Precinct. Valuable community recreation area to be maintained for use by local residents. Further development of these areas will only be permitted to meet local recreational needs.

**RESERVES**

**RAPHAEL PARK and HAWTHORNE PARK**  
 These areas shall continue in their role as recreational parkland for use primarily by local residents.

The land will be used, maintained and enhanced as parklands. The development of any new buildings within these areas will generally not be permitted unless they are small in bulk and scale, unobtrusive in their setting, and only if necessary to meet local recreational needs. No activity or action will be permitted which may destroy the integrity of the recreation areas, including all existing landscape elements, particularly the large Morton Bay Fig Trees in Raphael Park.

**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 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.

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