

**STATEMENT OF INTENT**

The Burswood Precinct should be redeveloped primarily as an area of mixed office and residential uses east of the railway and for residential uses with integrated mixed use development west of the railway.

Redevelopment in the Precinct should acknowledge the prominence of Burswood Peninsula. In keeping with the location of the Precinct, buildings and surrounding landscaping should be of a high visual standard to complement a key entry route to the city, and contribute to reducing the visual impact of the Graham Farmer Freeway.

Development adjacent to the Burswood Resort Complex should have regard for the proximity of this area to the river setting and views of the Peninsula from various vantage points.

New development will contribute to the development of a well-integrated pedestrian network, through site layout and building design, which would encompass links to the adjoining Burswood Peninsula Precinct.

Public places such as parks, reserves and streets will be used, maintained and enhanced so that they contribute to a pleasant environment in the Precinct.

**USE OF LAND**

Use of land will be as provided in the Zoning Table of the Scheme Text.

**DEVELOPMENT STANDARDS**

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.

**1. General:**

All development shall be generally consistent with the provisions of the Local Planning Policy adopted for the Burswood Station East Sub-Precinct.

Multiple Dwelling development and Mixed Use development will be in accordance with the R-AC3 standards of State Planning Policy 7.3 Residential Design Codes Volume 2, except where varied in this Precinct Plan, the Scheme Text or any relevant local planning policy.

The development of Grouped Dwellings and Single Houses will be in accordance with the R80 standards of State Planning Policy 7.3 Residential Design Codes Volume 1, except where varied in this Precinct Plan, the Scheme Text or any relevant local planning policy.

**2. Building Height and Plot Ratio:**

For Multiple Dwelling, Mixed Use and wholly Non-Residential Development, the base maximum building height is 6 storeys and the base maximum plot ratio is 2.0.

The abovementioned base building height limit and base plot ratio limit may be varied to allow development in excess of the base maximum building height and base maximum plot ratio provided that the proposed development is consistent with the building height and plot ratio provisions of the local planning policy adopted for the Burswood Station East Sub-Precinct.

**3. Car Parking:**

The maximum number of car parking bays provided as part of any development will not exceed a ratio of 0.06 bays per m<sup>2</sup> of parent lot area, consistent with car parking design provisions of a local planning policy adopted for the Burswood Station East Sub-Precinct.

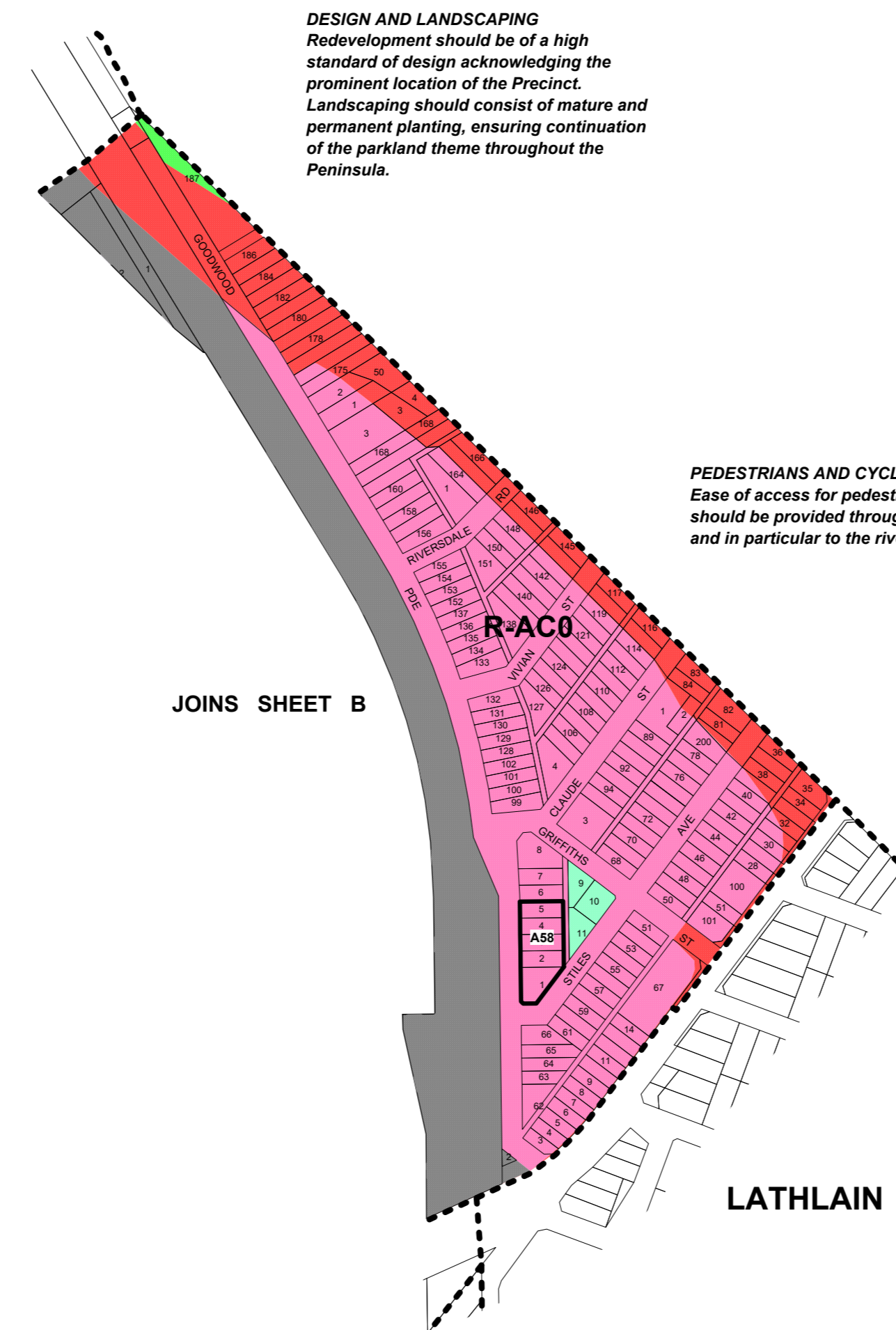
**4. Landscaping for Non-Residential Development:**

Development that does not include a residential component will provide a minimum of 10% of the site area as a landscaped area, that is to include an area with a minimum dimension of at least 3.0m as a deep soil area (as defined in State Planning Policy 7.3 Residential Design Codes Volume 2) for the planting of canopy trees. The local government may exercise its discretion and approve developments with lesser or alternative landscaping provision where the development involves reuse of an existing building and the existing site layout prevents consistency with this requirement.

**ENVIRONMENTAL NOTE**

Any redevelopment proposal should give careful consideration to the implications of the various industrial and waste disposal purposes that land in the precinct has been used for in the past. It is considered appropriate that if redevelopment of a site is contemplated, then advice on environmental and pollution constraints should be sought from the Department of Water and Environment Regulation.

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



**DESIGN AND LANDSCAPING**  
*Redevelopment should be of a high standard of design acknowledging the prominent location of the Precinct. Landscaping should consist of mature and permanent planting, ensuring continuation of the parkland theme throughout the Peninsula.*

**PEDESTRIANS AND CYCLISTS**  
*Ease of access for pedestrians and cyclists should be provided throughout the precinct and in particular to the river.*

**OFFICE/RESIDENTIAL ZONE**  
*This area should contain a mix of compatible office and residential activities. A wide range of uses which can be accommodated in office buildings will be considered, as will ancillary uses that serve the residents and the work force. It is envisaged that this area will develop a substantial residential component.*

**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

Primary Regional Roads

Railways

**TOWN OF VICTORIA PARK SCHEME ZONES**

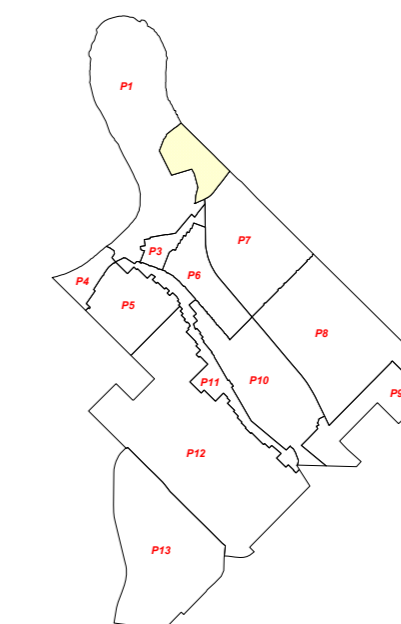
Office/Residential

Additional Use

**TOWN OF VICTORIA PARK SCHEME RESERVES**

Parks and Recreation

**NOTE:**  
 R-Code



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

**P2**  
SHEET A

**PRECINCT PLAN P2**  
**SHEET A**

Updated on 28 February 2023

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	61.	14 November 2014
6.	8 October 2002	76.	23 June 2017
8.	4 February 2003	77.	18 June 2018
28.	22 May 2003	80.	14 June 2019
29.	23 May 2003	84.	9 October 2020
37.	11 November 2005	82.	20 September 2022
46.	3 September 2010	91.	17 February 2023

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

