

OFFICE/RESIDENTIAL ZONE

The source for the provisions which apply to this Precinct is the Causeway Precinct Review Final Report (Modified) dated March 2009, which includes an "Approved Concept" for the Precinct.

The framework for achieving the Approved Concept is set out below:

1. Develop a commercial core at the south western end of the Precinct of sufficient scale to be an attractive destination in its own right as a business centre.
2. Attract high density residential development overlooking the parklands to share this asset and location, provide city and river views and improve activity and safety in the parks.
3. Be 'good neighbours' and keep building heights low next to the existing residential area in the Victoria Park Precinct.
4. Provide active frontages with commercial uses at street level and set back upper floors to keep a comfortable pedestrian scale at street level.
5. Create a focus of activity at the key intersection of Burswood and Teddington Roads, with local retail and cafes clustered here.
6. Upgrade parks to improve safety, facilities and access and to support increased use by the community.
7. Improve pedestrian connections to river, parklands, Bus Port, rail stations and the Albany Highway shopping strip.
8. Improve amenity and appearance of key public streets and lanes through streetscape works and undergrounding of power lines to demonstrate commitment of the Town to facilitating this vision.
9. Create a strong link to the adjacent Burswood Peninsula Precinct with traffic lights at the junction of Burswood Road, Great Eastern Highway and Victoria Park Drive for improved access and legibility. Allow for a future transit system linking both Precincts with the central Perth area.

USE OF LAND

As indicated in the Zoning Table in the Scheme Text and outlined below for an Office/Residential Zone.

Replaced by AMDT 80 GG 18/04/19		Office/Residential	
	Use Class		
	Consulting Rooms, Day Care Centre	P	
	Convenience Store, Service Station	X	
	Educational Establishment, Place of Worship	AA	
	Fast Food Outlet, Restaurant	AA	
	General Industry, Transport Depot	X	
	Hazardous Industry, Noxious Industry	X	
	Home Occupation	P	
	Home Office	P	
	Hospital, Nursing Home, Residential Building	AA	
	Hotel, Motel, Tavern	AA	
	Light Industry	X	
	Liquor Store - Small	AA	
	Liquor Store - Large	X	
	Lodging House, Serviced Apartment	P	
	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	AA	
	Single Bedroom Dwelling	P	
	Single House, Group Dwelling, Aged or Dependent Persons' Dwelling, Multiple Dwelling	P	
Warehouse	X		

* Shop uses should primarily be limited to "Area 8 - Retail Hub Overlay" with the total floor space within the Precinct being limited to 1400m².

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.

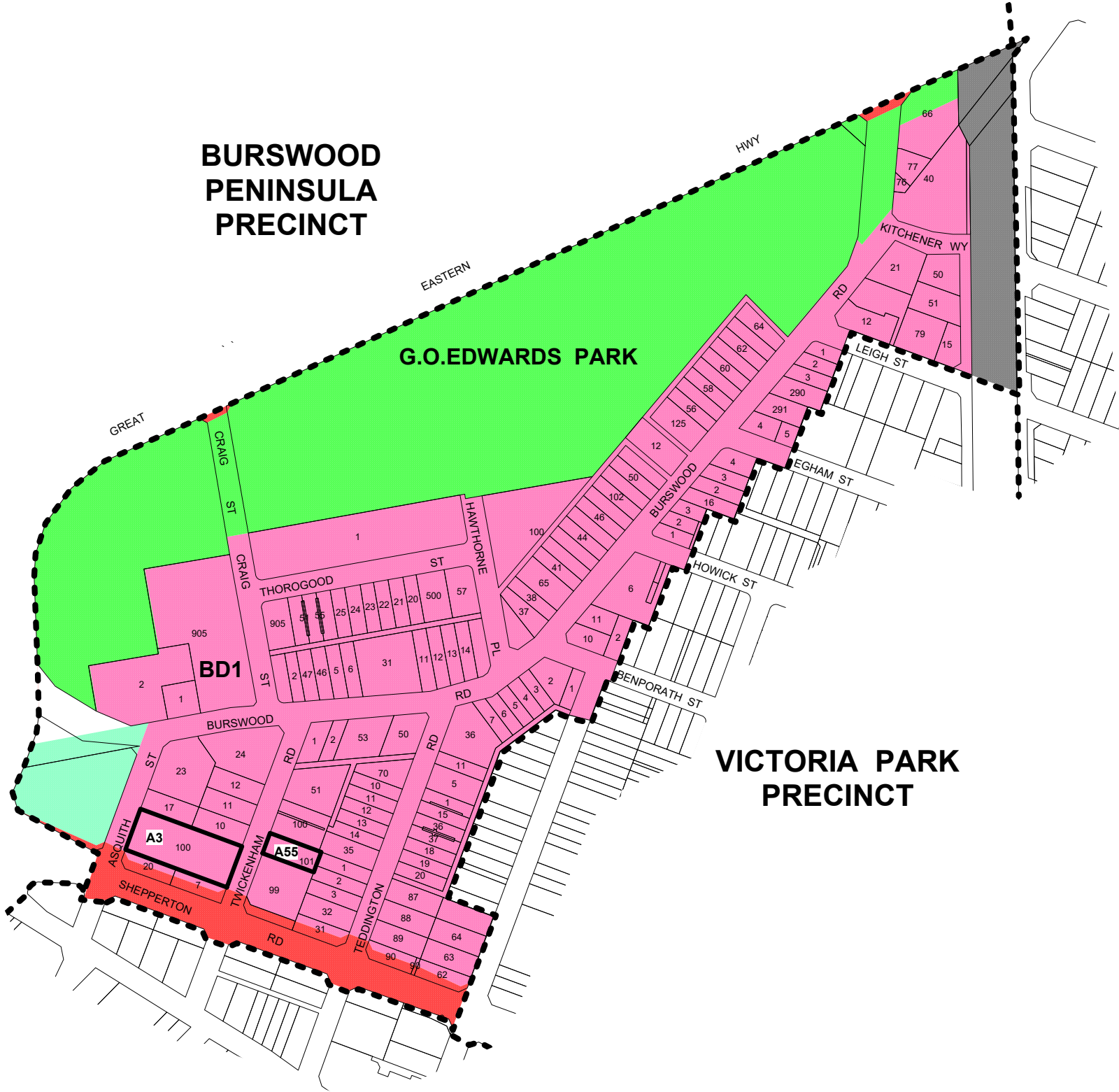
Note: If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot be determined as falling within the interpretation of one of the Use Class categories Council may consider it an unlisted (ie discretionary) use requiring that the advertising procedures 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.

NORTH
SCALE 1 : 5,000



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 Road
- Railways

TOWN OF VICTORIA PARK SCHEME RESERVES

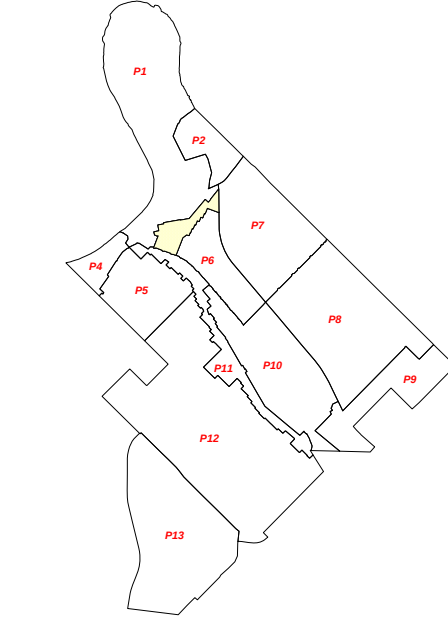
- Parks and Recreation

TOWN OF VICTORIA PARK SCHEME ZONES

- Office/Residential

BD1 Building and Design Area - Subject to Devison 3 and Schedule E of the Town Planning Scheme Text

A50 Additional Use



TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME No.1
CAUSEWAY PRECINCT

P3

PRECINCT PLAN P3

Updated on 14 April 2019

AMENDMENT N°	GAZETAL DATE	AMENDMENT N°	GAZETAL DATE
3.	2 February 2001	61.	14 November 2014
6.	8 October 2002	74.	11 July 2017
12.	4 September 2002	75.	23 June 2017
24.	18 February 2005	76.	24 November 2017
44.	29 July 2009	77.	19 June 2018
58.	11 December 2012	80.	14 April 2019
54.	6 September 2013		

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 _____