LOCAL CENTRE ZONE The existing range of local shopping and

service facilities serving the day-to-day needs of local residents is to be consolidated. Any new development should be of a height and scale similar to existing buildings. Buildings shall be constructed with no set back from 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. Local centre developments will not be permitted to occur outside the designated boundaries of these areas. Additionally, adequate car parking is to be available to ensure local centre parking does not encroach into residential streets, although on-site parking requirements may be waived by the Council where the uses are to serve the local population. and are unlikely to require prolonged stopovers by customers. New car parks and vehicle access points shall be combined with existing parking facilities where possible.

USE OF LAND As indicated in the Zoning Table in the Scheme Text and outlined

below for a Local Centre Zone. Replaced by **AMDT 80 GG 18/04/19** Use Class Consulting Rooms, Day Care Centre Convenience Store, Service Station Educational Establishment, Place of Fast Food Outlet, Restaurant General Industry, Transport Depot Hazardous Industry, Noxious Industry Home Occupation Home Office Hospital, Nursing Home, Residential Building Hotel, Motel, Tavern Light Industry Liquor Store - Small Liquor Store - Large Lodging House, Serviced Apartment Massage Rooms Motor vehicles and Marine Sales Open Air Sales and Display

Nightclub

Restricted Premises

Single House, Group Dwelling, Aged or

Service Industry

Multiple Dwelling

COMMERCIAL ZONE

A range of low intensity commercial uses

showrooms, offices, and local shops are

appropriate. Residential uses will also be

New development shall be of a scale and

will be permitted within these areas.

Development such as small scale

style to enhance and complement

existing buildings within the precinct.

New buildings shall be set back in a

manner generally consistent with the

the immediate locality. Priority will be

given to minimising the impact of any

or land through appropriate site design

and layout. Adequate parking must be

provided to ensure that commercial

residential areas. New Parking areas

combined with existing parking facilities

Table in the Scheme Text and outlined

and vehicle access points shall be

where possible.

USE OF LAND

As indicated in the Zoning

below for a Commercial Zone.

parking does not encroach into

building set back on adjoining land and in

development on adjacent residential uses

Warehouse

permitted.

Office

Shop Showroom 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 be consider it an unlisted (ie discretionary) use requiring that the advertising procedures referred to in clause 28 of the Scheme Text be

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

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

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. 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 or verandahs over the footpath. Where practicable this shelter should be continuous and consistent with adjoining sites.

Residential Density: Residential development shall be in accordance with the R-Codes standards specified for Residential R30.

AMDT 80 GG 18/04/19

Use Class

Consulting Rooms, Day Care Centre

Convenience Store, Service Station

Educational Establishment, Place of

General Industry, Transport Depot

Hazardous Industry, Noxious Industry

Hospital, Nursing Home, Residential

Lodging House, Serviced Apartment

Single House, Group Dwelling, Aged or

Dependent Persons' Dwelling

Motor vehicles and Marine Sales

Open Air Sales and Display

Fast Food Outlet, Restaurant

Home Occupation

Hotel, Motel, Tavern

Liquor Store - Small

Liquor Store - Large

Massage Rooms

Restricted Premises

Service Industry

Multiple Dwelling

Warehouse

Nightclub

Office

Light Industry

RESIDENTIAL ZONE The symbols used in the cross reference Medium density residential development

redevelopment.

of single houses and grouped dwellings is considered appropriate for the precinct. Land may be developed in accordance with the R-Codes standards specified for R30. The retention of existing homes with the development of infill housing at the rear, is the most favoured form of

A limited number of non-residential uses, that serve the day-to-day needs of residents such as local shops, recreation areas and child area facilities are also appropriate uses for the area. These uses should be designed in a manner Council has granted planning approval.

development. The development of group housing should be in a manner that conserves the pleasant low scale residential style and character of the areas. Priority will be given to ensuring that new development does not result in undue loss of privacy or amenity for existing residents.

that is unobtrusive and of a scale in

keeping with surrounding residential

USE OF LAND As indicated in the Zoning Table in the Scheme Text and outlined

below for a Residential Zone.

Replaced by AMDT 80 GG 18/04/19	
Use Class	/1 .
Consulting Rooms, Day Care Centre	4
Convenience Store, Service Station	
Educational Establishment, Place of Worship	4
Fast Food Outlet, Restaurant	
General Industry, Transport Depot	
Hazardous Industry, Noxious Industry	
Home Occupation	4
Home Office	
Hospital, Nursing Home, Residential Building	1
Hotel, Motel, Tavern	
Light Industry	
Liquor Store - Small	
Liquor Store - Large	
Lodging House, Serviced Apartment	4
Massage Rooms	
Motor vehicles and Marine Sales Premises	
Open Air Sales and Display	
/	

Nightclub

Restricted Premise

Service Industry

Office

The symbols used in the cross reference in the Zoning Table have the

"P" (Permitted Use): means that the

"AA" (Discretionary Use): means that the use is not permitted unless the

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

DEVELOPMENT STANDARDS

Residential Density: accordance with the R-Codes standards specific for

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

"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

LOCAL PARKS:

and community activities.

Parks to be maintained for use by local

residents and schools for recreational

DEVELOPMENT STANDARDS

followed.

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

LATHLAIN

PRECINCT

COMMERCIAL ZONE:

uses are permitted.

Suitable commercial development could

include small scale showrooms, offices

and local shops. Expansion beyond the

boundaries of commercial areas is not

COMMUNITY FACILITIES:

The Carlisle Hall and Harold Hawthorne

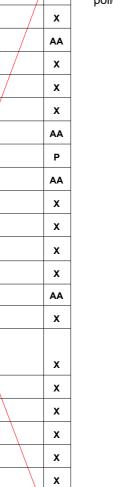
SHEPPERTON

PRECINCT

Centre provide a community focus in

considered appropriate. Residential

SCALE 1:5,000



use is permitted by the Scheme.

following meanings:

Single House, Group Dwelling, Aged or

Dependent Persons' Dwelling,

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

advertising under any relevant planning policy.

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

In addition, the following standards apply:

Buildings shall have a maximum plot ratio of 0.5.

Residential development shall be in Residential R30.

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

TOWN OF VICTORIA PARK SCHEME RESERVES

Parks and Recreation

Public Purposes

Civic Use

LOCAL CENTRES:

Local centres will contain shops and

services that cater for the day-to-day

these centres is not appropriate.

needs of local residents. Expansion of

FLETCHER

PARK

R30

TOWN OF VICTORIA PARK SCHEME ZONES

Residential

Commercial Local Centre

R30

PARNHAM

WELSHPOOL

PRECINCT

R-Code

ADDITIONAL INFORMATION Carlisle Minor Town Planning Scheme No. 3

> The retention and restoration of original housing which contributes to the character of the precinct will be encouraged. New development should complement the scale, materials and character of existing dwellings. In residential areas development will be set back from all lot boundaries and the site landscaped.

STATEMENT OF INTENT

regional transportation networks.

The Carlisle Precinct will remain a medium density

dwelling types at this density is desirable given the

proximity of the precinct to the city centre and good

accessibility to a wide range of support facilities and

The majority of the precinct will continue to accommodate

single houses or grouped dwellings at a medium density.

permitted to continue in their current locations. A limited

precinct. In the long term, uses considered incompatible

Existing appropriate retail and commercial uses will be

number of non-residential uses, to serve the immediate

needs of the locality, will be permitted throughout the

with residential uses will be encouraged to relocate.

residential area. Continued development of a range of

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

CARLISLE MINOR TOWN PLANNING

Special requirements may apply to the subdivision of land in the Scheme area;

CARLISLE MINOR

TOWN PLANNING

SCHEME NO. 3 (1969)

The Carlisle Scheme (area indicated on

the precinct plan) enabled the subdivision

of lots for further residential development,

the construction of new local streets,

pedestrian and cycle paths. This

development of a parking reserve and

Scheme requires owners of land, able to

subdivide their properties because of the

provisions of the Scheme, to pay the

Council for the construction costs of the

roads and other works. The Council's

with regard to the potential costs

RESERVES

associated with subdivision of land.

Land within these areas is vital to the

residential amenity of the precinct and

should continue to be used, maintained

and enhanced primarily as parkland for

accommodating some community and

The development of any buildings within

permitted unless they are unobtrusive to

the setting, small in bulk and scale and

ancillary to local recreational pursuits.

No activity or action will be permitted

which destroys the integrity of the recreational areas, including all existing

landscaping elements.

these areas will generally not be

passive recreational purposes while

active recreation facilities.

Planning Department must be consulted

SCHEME NO 3:

CARLISLE

RESERVE

refer to the text below.

CARLISLE PRECINCT

TOWN OF VICTORIA PARK

TOWN PLANNING SCHEME No.1

PRECINCT PLAN P8

Updated on 14 April 2019

AMENDMENT	GAZETTAL	AMENDMENT	GAZETTAL
Nº.	DATE	N º.	DATE
3.	2 February 2001	53.	27 January 2012
6.	8 October 2002	61.	14 November 2014
8.	4 February 2003	75.	23 June 2017
12.	6 September 2002	77.	19 June 2018
33.	1 April 2005	80.	14 April 2019

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 polices 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

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:

JAELEE MAYOR

CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING