

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.

Primary Regional Roads Other Regional Roads

Public Purposes

Technical School Railways

TOWN OF VICTORIA PARK SCHEME RESERVES

Parks and Recreation

Public Purposes

PS Primary School

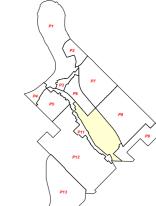
TOWN OF VICTORIA PARK **SCHEME ZONES**

Residential

Office/Residential

R30 R-Code

Special Use



STATEMENT OF INTENT

The Shepperton Precinct should remain a pleasant, low scale, medium density housing area. Future development should take advantage of the excellent accessibility available to the precinct due to the close proximity to major transportation networks, and to the city.

The area of land identified as Special Ues zone generally sbounded by Welshpool Road Forward Street, Swansea Street East, Milford Street and Shepperton Road is to be consolidated as a node of commercial uses and serve as part of the southern "Gateway" to the Town of Victoria Park.

The retention of structurally sound houses and healthy, mature trees is an important aim for the precinct. Selective infill and the development of grouped dwellings is also encouraged. New development is to enhance the existing character of the area and have regard for remaining quality housing stock.

To ensure its cohesion as a residential locality, the only new non-residential activities to be permitted in the area should be those which predominantly function to provide for day-to-day local needs.

The application of residential development standards should ensure a high level of environmental amenity and maintain a pleasant atmosphere characterised by low to medium scale architecture, orientated to the street and set in landscaped surrounds. Development should generally be one to two storeys in height and be in harmony with the scale, character and style of original buildings. Residential development on land facing Shepperton Road is to be designed to minimise the negative affects of traffic noise but must remain visually attractive from and orientated to the road. The environment should be further enhanced by improvements to the public streetscape, involving street tree planting.

The Somerset Pool area is an important recreation focus in the precinct. Any expansion or increase in functions and/or population of the Carlisle Campus of Technical and Further Education shall not cause undue adverse impact on adjacent residential areas or a substantial loss of residential properties.

Safe and accessible movement for people on foot, bicycles, users of public transport and vehicles is an important aim for the precinct. Streets will be enhanced and maintained so that they contribute to its pleasant environment. Council will aim to discourage the movement of unnecessary traffic through the area.

SHEET A

PRECINCT PLAN P10

TOWN OF VICTORIA PARK

TOWN PLANNING SCHEME No.1

SHEPPERTON PRECINCT

Updated on 22 September 2023

AMENDMENT	GAZETTAL	AMENDMENT	GAZETTAL
Nº.	DATE	N º.	DATE
3.	2 February 2001	45.	10 December 2010
5.	31 August 2001	61.	14 November 2014
6.	8 October 2002	75.	23 June 2017
8.	4 February 2003	56.	22 September 2023
19.	14 September 2004		

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 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

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

RESIDENTIAL ZONE

residential area comprising of a range of dwelling types to cater for a variety of househole types and housing needs.

Local shops serving the day-to-day needs of residents, and recreational areas such as Kate Street Park and Read Park, and child care facilities are

appropriate uses for the residential area. Further grouped housing should be built in a manner which conserves the pleasant low scale residential character of the area. The retention of existing houses, with the development of "infill" housing at the rear is the most favoured

In the areas coded R30 and R40 with the exception of the R40 areas south of Hubert Street and south east of Oats Street, development shall generally be one to two storeys in height and be generously landscaped. Multiple dwellings will not be permitted in the area of the precinct coded R40 northeast of Shepperton Road and west of Oats

forms of residential acommodation, in addition to single and grouped housing will be permitted.

New development to Shepperton Road must take vehicular access from a laneway or other street where possible and where residential amenity will not be diminished. Priority will be given to ensuring new developments, particularly at higher densities, do not result in undue loss of privacy or amenity for existing

USE OF LAND

As indicated in the Zoning below for a Residential Zone.

The area will be consolidated as a

Consulting Rooms, Day Care Centre Convenience Store, Service Station

form of redevelopment.

In the R40 coded area southeast of Oats Street, multiple dwellings and specialised

Table in the Scheme Text and outlined

AMDT 80 GG 18/04/19

Use Class

Educational Establishment, Place of Worship

General Industry, Transport Depot

Hazardous Industry, Noxious Industry

lospital, Nursing Home, Residential

Lodging House, Serviced Apartment

Motor vehicles and Marine Sales

Single House, Group Dwelling, Aged or

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

Dependent Persons' Dwelling,

Open Air Sales and Display

Restricted Premises

Service Industry

Multiple Dwelling

Showroom

R-Codes.

Fast Food Outlet, Restaurant

Home Occupation

Hotel, Motel, Tavern

Liquor Store - Small

Liquor Store - Large

Massage Rooms

Nightclub

Office

Light Industry

Home Office

"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. In addition the following standard applies: Residential Development: In this precinct in the area coded R40 northeast of Shepperton Road and west of Oats Street, multiple dwellings will not be permitted.

Building Height - The height of a building on land coded Residential R60 shall not exceed 8.6 metres.

The symbols used in the cross reference in the Zoning Table have the following meanings:

Where office uses are developed, they are to be orientated towards the street while residential is to be above and/or

professions.

Adequate car parking must be provided on site to ensure that both office and residential needs are satisfied. The impact of car parks on the amenity of adiacent residential areas shall be reduced by ensuring vehicle access to sites is via existing access points where available, and by the provision of effective landscaping and unobtrusive lighting.

be consistent with the style and character of existing development in areas along and adjacent to Albany Highway and complement adjacent residential development. New buildings shall be set back a minimum of 3.0m to any street and have

Both office and residential buildings shall

and entries at footpath level. The building setback is to be suitably paved and treated to enhance and complement the footpath area. Finished levels shall be consistent with the footpath. Car parking and/or extensive landscaping is not permitted within the setback between the street and the facade any building used for office purposes

This area will be redeveloped as a mixed office/residential area. Development will combine medium density residential development with small scale office uses allowing for low traffic generating administrative and professional offices but excluding consulting rooms associated with medical or similar

behind the office floorspace. Office uses are not permitted unless combined with residential uses and must not comprise more than one third of the overall development or existing floorspace.

Careful control will be exercised over site layout and design for office uses in order to minimise potential conflict with residential uses. In particular a high level of visual amenity, security and privacy is to be ensured whilst noise disturbance will be minimised.

extensive window facades to the street

OFFICE/RESIDENTIAL ZONE

shall generally be in accordance with those specified in the R-Codes for Residential R60. The rear portion of buildings and their surrounding space shall be upgraded and/or appropriately treated, in association with the provision of rear parking areas particularly where the site adjoins or can be viewed from residential

USE OF LAND

Standards for residential development

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



is permitted by the Scheme.

The symbols used in the cross reference

"P" (Permitted Use): means that the use

in the Zoning Table have the

following meanings.

"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

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

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.

R60 standards.

In addition the following standards apply:

- 1. Residential Density: Residential density shall conform generally with the provisions of the R-Codes
- 2. Plot Ratio: The plot ratio shall not exceed 0.55. The plot ratio of any building or part there of used for office purposes shall not exceed 33% of the maximum allowable plot ratio or 33% of the constructed floor space, whichever is the lesser.
- 3. Design and Layout: That part of the proposed development which is to be used for office purposes is to be orientated to Duncan Street. Office uses shall have extensive window facades and entry doors at footpath level opening onto the front setback
- 4. Setbacks: The minimum front setback distance from any street is 3m; all other setbacks shall be in accordance with the R-Codes.
- 5. Vehicular Access: Vehicular access to streets is to be limited: access shall be obtained by existing crossovers and/or side streets.
- 6. Car parking: Car parking areas are not permitted to front to Duncan
- 7. Landscaping/Open Space: The landscaped/open space to be provided in addition to the front setback area, is to be suitably related to the residential use of the land.
- 8. Building Height: Development should be generally limited in height to 2 storeys.

RESERVES

CARLISLE CAMPUS OF TECHNICAL AND FURTHER EDUCATION (CARLISLE TAFE) This site is reserved under the Metropolitan Region Scheme for public purposes and as such, falls within the planning authority of the Ministry for

The Council nevertheless has the opportunity to comment on all development and in this regard the following matters will be taken into

The Carlisle TAFE is a facility that draws students from a regional area, and it should continue in its present capacity.

Any future development and/or expansion of the functions or population of the Campus will not be supported unless it is clear that no undue adverse impact on adjacent residential areas will result, there is no substantial loss of residential properties and adequate car parking can be provided.

SOMERSET POOL The area shall continue to function in its present capacity as a community

Any future development within the swimming pool grounds shall be small in scale, unobtrusive in its setting and serve to enhance the facility.

swimming pool with associated facilities.

COMMUNITY NODE - BEATTY AVENUE PRIMARY SCHOOL AND FUTURE ROAD RESERVE

This area shall remain an area for educational and recreational uses. The use of all facilities by both the primary school and the community as a whole will be encouraged. The interim use of the land set aside for the future Miller Street ramp for recreational/community use presents an opportunity to upgrade the land and to incorporate it with adjacent parklands.

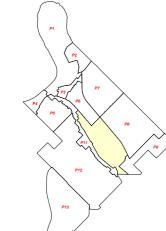
Any new development of these sites shall be small in scale, and consistent with the architectural character of the existing buildings and surrounding neighbourhood. New development is to be set back from all boundaries and

landscaped.

manner as to complement the character of the streetscape. Care must be taken to ensure that external lighting does not spill onto sites). Lighting should be provided to all internal streets for pedestrian safety and amenity and to enhance the streetscape.

Paving should be used to enhance and identify pedestrian and vehicular accessways and should be treated in a manner at least complementary to

footpaths within the public area.



PRECINCT PLAN P10 SHEET B

TOWN OF VICTORIA PARK

TOWN PLANNING SCHEME No.1

SHEPPERTON PRECINCT

AMENDMENT N º.	GAZETTAL DATE	AMENDMENT N º.	GAZETTAL DATE
3.	2 February 2001	45.	10 December 2010
5.	31 August 2001	61.	14 November 2014
6.	8 October 2002	75.	23 June 2017
8.	4 February 2003	77.	19 June 2018
19.	14 September 2004	80.	14 April 2019

intentions for this precinct. It contains a Statement of Intent which applies to the whole Precinct and several 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:

- 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.
- 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

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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

J A E LEE MAYOR

J M BONKER CHIEF EXECUTIVE OFFICER

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

FINAL APPROVAL GRANTED

SPECIAL USE ZONE

The area should be redeveloped for commercial purposes providing for a range of commercial uses that will promote an appropriate interface between the industrial, commercial and residential land uses and Welshpool Road and Shepperton Road which form entry/exit points to the Town.

The area will be consolidated as a node of commercial uses and serve as part of the "Gateway" to both Albany Highway and Shepperton Road. Development with frontages to Welshpool Road and Shepperton Road shall be set back and landscaped with the facade of buildings addressing the street to provide a visually attractive appearance from both of these

LOCAL DEVELOPMENT PLAN

the application.

Development within the Special Use zone is to be generally consistent with the approved Local Development Plan (formerly known as a Development Guide Plan). In relation to applications for development or subdivision approval within the Special Use Zone, the decision-maker is to have due regard to the approved local development plan when determining

The approved local development plan may be amended in accordance with deemd clause 59, and inclusive of public consultation.

USE OF LAND

The following Table - The Zoning Table provides the range and permissibility of land uses in the Special Use zone.

The symbols used in the Zoning Table

"P" means that the use is permitted by the Scheme.

have the following meanings-

"AA" means that the use is not permitted unless the Council has granted planning approval.

"X" means a use that is not permitted by the Scheme.

euo Z Use Class	Special Uses
Consulting Rooms, Day Care Centre	Р
Convenience Store, Service Station	х
Educational Establishment, Place of Worship	Р
Fast Food Outlet, Restaurant	AA
General Industry, Transport Depot	х
Hazardous Industry, Noxious Industry	х
Home Occupation	Р
Home Office	
Hospital, Nursing Home, Residential Building	AA
Hotel, Motel, Tavern	Р
Light Industry	х
Liquor Store - Small	х
Liquor Store - Large	х
Lodging House, Serviced Apartment	Р
Massage Rooms	х
Motor Vehicles and Marine Sales Premises	
Open Air Sales and Display	х
Nightclub	х
Office	Р

1. Shop component to have a maximum net leasable area of 500m² within the total 'Special Use' zone area.

P

Restricted Premises

Warehouse

Single House, Group Dwelling

Aged or Dependent Persons' Dwelling, Multiple Dwelling

DEVELOPMENT STANDARDS

1. Minimum Setbacks: Street setback Forward Street and Swansea Street East shall be a minimum Shepperton Road frontage shall be a minimum of 3.0 metres; The minimum street setback shall be 3.0 metres for that portion of the Welshpool Road frontage between the truncation of the intersection of Welshpool Road and Shepperton Road and a point 80 metres east of that

truncation: The setback for the remainder of Welshpool Road frontage shall be a minimum of 4.5 metres.

- Side/Rear setback: Nil except where adjacent to existing residential development, where a minimum setback of 3.0 metres shall apply.
- Plot ratio of development shall be a maximum of 1.0. Residential Density: Residential development shall have a maximum density of R60 and shall be developed in accordance

with the "Residential R60"

2. Plot Ratio:

classification of the R-Codes. 4. Maximum Building Height: Height of buildings should be integrated with adjoining residential development and height shall be restricted to 6.0 metres adjacent to existing residential development. Buildings elsewhere within the Special Use zone shall not exceed 15.0 metres in height.

Landscaping: a. A minimum of 20% of any lot area

b. A minimum 2.0 metre wid landscaping strip shall be provided within the setback area adjacent to the street boundary for Forward Street and Swansea Street East. c. A minimum 3.0 metre wide

to the street boundary for all of the Shepperton Road frontage and that portion of the Welshpool Road frontage between the truncation of the intersection of Welshpool Road and Shepperton Road and a point 80 metres east of that truncation. Where that building is setback greater

area shall be landscaped. d. A minimum 2.0 metre wide adjacent to the street boundary

- e. Extensive shade tree planting will be required for car parking areas at a rate of one tree for every four carparking bays along with paving, lighting and seating Screen planting (eg. hedges) is not appropriate other than around servicing yards and areas;
- f. A detailed landscaping plan shall be provided for developments. The plan should include details of planting and paving where proposed. all plants clearly labelled and located, proposed numbers, sizes of soil improvement and

- shall be developed as landscaped open space.
- landscaping strip shall be provided in the street setback area adjacent
- than 3.0 metres all of the setback
- Welshpool Road frontage;

- landscaping strip shall be proveded
- Information provided shall include and spacing of plants, and details reticulation.

Carparking:

The provision of carparking within the Special Use zone is subject to the provisions of the Scheme. supported within the street setback area for that portion of the Welshpool Road frontage between the truncation of the intersection of Welshpool Road and Shepperton Road and a point 80 metres east of that truncation.

to the remainder of the

7. Short Term Residential Accommodation: Where land within the Special Use zone is developed for serviced apartments, hotels, motels, or other similar short term commercial accommodation, the development shall conform with the standards and requirements applicable to multiple dwellings on that land under the provisions of the Residential Planning Codes with the exception

of the requirement for landscaped open space.

GENERAL DESIGN GUIDELINES Streetscape and Built Form The principle requirements relating to the streetscape and built form shall be set down in the approved

Local Development Plan. i. Where applicable, development shall have regard to adjacent residential development and may provide a 3.0 metre landscaped setback or a suitable alternative as approved. ii. All street level facade frontages Provide displays or visible

> activity and a high degree of architectural design detail at a pedestrian scale; Have at least 60% of the tota length of the facade along the footpath transparent. The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual Provide a high level of detailing or decorative design, structure,

colour and materials to

Provide continuous weather

enhance the interest from the

protection or colonnades along

footpaths. iii. Where long straight unrelieved, horizontal lines occur at awning or parapet level, they should be broken by design to suit a pedestrian environment and the

building. Any slope in the land should be reflected in stepped awnings and parapets;

iv. Reflective or heavily tinted

glazing is not encouraged on any

building. Climatic/sun control

screening/shading devices. v. Roller doors/shutters or any solid material, including clear acrylic, is not acceptable on front

should be by built

streets. vi. Blank walls, exhaust fans, mechanical equipment and be visible from any street

Future public and private development must take steps to congestion problems are avoided.

- Road shall be justified in accordance with the Traffic
- dependent upon combining to serve multiple properties. form objectives for the area. Blank exterior walls that front any

- ground floor facades facing
- vehicle servicing areas must not frontage.

vii. Any fencing between the street

alignment and buildings must be

open style ornamental fencing.

- rights of access over lots in
- Impact Statement, submitted with the Development Guide iii. Vehicular access directly to

- landscaping. Pedestrian Movement
 - Pedestrian routes shall be given

Signage

Circulation ensure that unnecessary traffic and The principal requirements relating pedestrian and vehicle movement

in the area are set down below. Vehicular Movement and Carparking

- i. Only a limited number of access points will be permitted to the adjoining streets. Reciprocal separate ownership to vehicular accessways and access points that traverse property boundaries should be used to provide access
- Welshpool Road must be in accordance with the Traffic
- road or pedestrian way are not permitted. Landscaping must also be incorporated into the

The pedestrian network should

priority over vehicles at all internal

interest to the area ii. Minimal signage will be

- area subject to an overall signage strategy. iv. Signs that are erected should not obscure-
- for car parking areas and service ii. All access points to Welshpool
- Impact Statement that forms part of the Development Guide Plan for the Special Use zone. Development Approval will be parking areas and access points iv. Any proposed multi-storey car park must comply with the built

design of multi-storey car parks. Redevelopment of any land shall be the subject of the Scheme requirements for the provision of v. Car parking within a front setback

may be permitted subject to appropriate design of building frontages and landscaping.

provide a continuous, safe and attractive link between the various activities and to the parking areas.

crossing points.

Welshpool Road should be consistent with the requirements of the Town of Victoria Park. i. Sign colour, material, form, shape, illumination, size and detail can be varied to add

Signage for buildings that front onto

permitted fronting Welshpool Road and will be designed to minimise potential traffic hazards. iii. Roof and pylon signs are considered appropriate within the

Views of the neighbouring

buildings from street level.

- a. Architectural detail including b. Views of the building to which they are attached; or
 - Landscaping High quality landscaping should be used throughout the area to enhance the image of the eastern gateway to the Town of Victoria Park and the East Victoria Park District centre. Landscaping shall be used to improve the pedestrian amenity

(particularly in car parking areas)

and the entrance to the Town.

Landscaping within the area should be undertaken within an overall landscaping theme established for the area. Landscaping may be used to provide adequate buffers between commercial and adjacent residential uses. Where landscaping is to be provided on sites along Welshpool Road it should be provided with the aim of presenting a street frontage in

lieu of buildings, and/or providing a high quality setting for buildings or activities on the site, appropriate to the nature of the facilities proposed.

Lighting and Paving

All external lighting of buildings should be designed in such a adjoining sites (especially residential

Victoria Park.

STATEMENT OF INTENT

The Shepperton Precinct should remain a pleasant, low

development should take advantage of the excellent

accessibility available to the precinct due to the close

proximity to major transportation networks, and to the city.

The area of land identified as Special Use zone generally

bounded by Welshpool Road, Forward Street, Swansea

is to be consolidated as a node of commercial uses and

serve as part of the southern "Gateway" to the Town of

The retention of structurally sound houses and healthy,

Selective infill and the development of grouped dwellings

is also encouraged. New development is to enhance the

To ensure its cohesion as a residential locality, the only

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should be those which predominantly function to provide

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maintain a pleasant atmosphere characterised by low to

medium scale architecture, orientated to the street and

harmony with the scale, character and style of original

negative affects of traffic noise but must remain visually

improvements to the public streetscape, involving street

The Somerset Pool area is an important recreation focus

in the precinct. Any expansion or increase in functions

and/or population of the Carlisle Campus of Technical

and Further Education shall not cause undue adverse

Safe and accessible movement for people on foot,

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and maintained so that they contribute to its pleasant

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attractive from and orientated to the road. The

environment should be further enhanced by

The application of residential development standards

Street East, Milford Street and Shepperton Road

mature trees is an important aim for the precinct.

existing character of the area and have regard for

remaining quality housing stock.

for day-to-day local needs.

tree planting.

of residential properties.

scale, medium density housing area. Future

Updated on 14 April 2019

AMENDMENT	GAZETTAL	AMENDMENT	GAZETTAL
Nº.	DATE	N º.	DATE
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HOW IT WORKS

This Precinct Plan describes the Council's town planning other statements which apply to specific areas within the Precinct. These statements summarise the kind of future

This Precinct Plan should be read together with: -

2. The Scheme Text which contains legal and

amendments.

Enquiries concerning this Precinct Plan or general

day of August 1994.

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

AUSTRALIAN PLANNING COMMISSION

MINISTER FOR PLANNING