

Part 4 — Zones and the Use of Land

4.1 Zones

4.1.1 The Scheme area other than land classified as reserves is classified into the zones shown on the Scheme Map.

4.1.2 The zones are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

4.2. Objectives of the Zones

The objectives of the zones are as set out under the respective headings in this clause. Without limiting their application to any discretionary decision, it is intended that the objectives will be applied by Council to determine the appropriateness in a particular zone of discretionary uses, or those uses not listed in the Zoning Table.

4.2.1 Midland Strategic Regional Centre

The objectives of the Midland Strategic Regional Centre Zone are to -

- (a) ensure development of the centre accords with the WA Planning Commission's Policy as it applies to activity centres;
- (b) facilitate the creation of employment within the centre so as to reduce the demand for travel, and enhance the level of self-sufficiency within the sub-region;
- (c) promote the development of a wide range of commercial facilities and services including major offices, retailing and a mix of entertainment, recreation and community facilities to meet the needs of the sub-regional community;
- (d) facilitate the complimentary development of housing so as to enhance the vibrancy of the centre, improve the viability of businesses and provide a wider choice of accommodation within the district;
- (e) promote a high degree of accessibility to and within the centre, for users of all modes of transport (bus, rail, private car, cycle and pedestrian) and to avoid fragmentation of commercial development;
- (f) enhance pedestrian connectivity within the centre, so as to facilitate movement between sites and from public and private transport nodes;
- (g) encourage mixed uses and complementary development within the centre so as to enhance the viability of business and the efficient use of facilities and services;
- (h) ensure future development and re-development accords with activity centre design principles as referred to in State Planning Policy No. 4.2, providing an integrated, attractive, safe and vibrant focus for the community;
- (i) ensure car parking and access facilities do not disrupt the continuity of development or reduce pedestrian connectivity within the centre;
- (j) ensure development and re-development within the centre affords appropriate recognition of heritage values and the character of existing streetscapes, with reference to scale, form and design.

Note: The development and use of land within the Midland Strategic Regional Centre zone shall be in accordance with Schedule 15 of LPS17 and the approved Midland Activity Centre Structure Plan.”

4.2.2 General Commercial Zone

The objectives of the General Commercial Zone are to –

- (a) encourage those uses necessary to provide convenience shopping of the lower order outside the Strategic Regional Centre;
- (b) avoid development of land for any purposes or in any manner likely to compromise development of the Strategic Regional Centre or the efficient distribution of commercial services within the district;
- (c) ensure development provides a high level of visual attraction at street level, and does not unduly detract from the visual amenities of adjacent residential areas;
- (d) ensure any on-site advertising is integrated with the overall site development and does not detract from the amenities of the adjacent area;
- (e) promote the development of continuous commercial frontages and the integration of adjacent commercial development so as to facilitate pedestrian access to and within commercial areas;
- (f) enhance the amenities of the area and the development of a more sustainable environment through the use of complementary landscaping, including shade trees and stormwater recharge facilities.

4.2.3 Highway Service Zone

The objectives of the Highway Service Zone are to –

- (a) secure the development of low intensity commercial uses along selected major arterial roads outside the Strategic Regional Centre which can benefit from the high exposure offered by the major traffic thoroughfares; and car based comparison shopping for bulky goods;
- (b) ensure commercial activity within the zone is complementary to development in other commercial zones and does not detract from the viability or integrity of development in either the Strategic Regional Centre or the Commercial zones;
- (c) ensure development contributes towards the image of the city through high quality design and development with consistent and well landscaped set backs from street frontages;
- (d) promote shared use of vehicular access and car parking facilities where such arrangements will result in improved traffic management, more efficient use of land and more attractive development;
- (e) ensure car parking and vehicular access facilities are located, designed and landscaped so as not to detract from the amenities of the road frontages or of adjacent development;
- (f) ensure any on-site advertising is integrated with the overall site development and does not detract from the amenities of the road frontages or of adjacent development.

4.2.4 Light Industrial Zone

The objectives of the Light Industrial Zone are to –

- (a) provide for a range of generally small scale industrial development, which exhibit a relatively high standard of design and environmental performance in terms of amenity, noise, emissions and generation of vehicular traffic, and

which can be expected to be compatible with any adjacent urban and rural areas;

(b) ensure development within the zone is complementary to development in other zones and to avoid development of land for any purposes or in any manner which would detract from the viability or integrity of development in either the Strategic Regional Centre or the Commercial zones;

(c) ensure any on-site advertising is integrated with the overall site development and does not detract from the amenities of the road frontages or of adjacent development.

4.2.5 General Industrial Zone

The objectives of the General Industrial Zone are to –

(a) provide for a range of generally larger scale industrial development, including manufacturing, servicing, storage and distribution;

(b) ensure development within the zone is complementary to development in other zones and to avoid development of land for any purposes or in any manner which would detract from the viability or integrity of development in either the Strategic Regional Centre or the Commercial zones;

(c) ensure any on-site advertising is integrated with the overall site development and does not detract from the amenities of the road frontages or of adjacent development;

(d) ensure environmental performance of industry, does not detract from the amenity of adjacent sensitive areas and conforms with any relevant environmental standards applicable to the neighbourhood.

4.2.6 Industrial Development Zone

The objectives of the Industrial Development Zone are to –

(a) provide for the coordinated development of future industrial areas through the application of a comprehensive plan to guide subdivision and development to be known as a “Structure Plan”;

(b) ensure that the coordinated provision of infrastructure, and the equitable sharing of service costs associated with the subdivision and development of industrial land;

(c) avoid the premature development of land for any purposes likely to compromise development elsewhere in the district or prejudice the future development of land in the Industrial Development zone for more appropriate purposes;

(d) protect the amenity of adjacent property owners as well as providing a safe, efficient and predictable context for future industrial development.

4.2.7 Residential Zone

The objectives of the Residential Zone are to –

(a) provide for a range of forms and densities of residential development to meet the needs of the wide variety of households which make up the community;

(b) promote a residential environment in each locality consistent with the form and density of residential development permissible in the locality, so as to enhance a sense of place and community identity;

(c) preserve and enhance those characteristics which contribute towards residential amenity, and to avoid those forms of development which have the

- potential to prejudice the development of a safe and attractive residential environment;
- (d) provide for a limited range of ancillary development compatible with the form and density of residential development, and complementary to the needs of local communities, but which will not compromise residential amenity;
- (e) avoid development of land for any purpose or in any manner that would detract from the viability or integrity of development in either the Strategic Regional Centre or the Commercial zones.

4.2.8 Residential Development Zone

The objectives of the Residential Development Zone are to –

- (a) provide for the coordinated development of future residential areas through the application of a comprehensive plan to guide subdivision and development to be known as a “Structure Plan”;
- (b) provide for predominantly residential development, but including also a range of compatible services, consistent with the needs of an integrated neighbourhood, and planned so as to minimise adverse impacts on amenity;
- (c) avoid the development of land for any purposes or at a time when it is likely to compromise development elsewhere in the district or prejudice the future development of land in the Residential Development zone for more appropriate purposes;
- (d) take account of the need to protect the amenity and on-going use of adjacent property owners as well as to provide for the needs of future residents.

4.2.9 Residential Redevelopment Zone

The objectives of the Residential Redevelopment zone are to –

- (a) Identify existing residential areas with significant redevelopment potential for residential purposes, for which comprehensive planning is required in order to ensure a coordinated approach to the subdivision and development of land and upgrading infrastructure;
- (b) Provide for the coordinated redevelopment of existing residential areas through the application of a comprehensive plan to guide subdivision and development to be known as an “Outline Development Plan”; and
- (c) Avoid the subdivision or development of land for any purposes that are likely to prejudice or compromise the future coordinated development of the land, until such time as an Outline Development Plan has been finalized for the subject areas and sufficient provisions are in place to facilitate equitable contributions from landowners to the provision of infrastructure

4.2.10 Rural-Residential Zone

The objectives of the Rural-Residential zone are to –

- (a) provide for low density residential development and associated rural-residential activities in comprehensively planned estates;
- (b) recognise the environmental characteristics of the landscape, including landform, water resources, remnant vegetation, and native fauna, and to ensure as far as practicable, that these characteristics are not compromised by development and use of the land;
- (c) encourage the rehabilitation of degraded areas through selected replanting of indigenous flora, and the creation and enhancement of habitat for indigenous fauna.

4.2.11 Special Rural Zone

The objectives of the Special Rural Zone are to –

- (a) provide for small rural lot subdivision and development in selected locations to accommodate such uses as hobby farms, horse breeding and training, rural-residential retreats and small-scale intensive horticulture;
- (b) recognise the environmental characteristics of the landscape, including landform, water resources, remnant vegetation, and native fauna, and to ensure as far as practicable, that these characteristics are not compromised by development and use of the land;
- (c) encourage the rehabilitation of degraded areas through selected replanting of indigenous flora, and the creation and enhancement of habitat corridors for indigenous fauna.

4.2.12 Swan Valley Rural Zone

The objectives of the Swan Valley Rural Zone are to –

- (a) promote the core area of the Swan Valley primarily as a horticultural, recreational, tourism and landscape resource;
- (b) provide for limited rural living within the Swan Valley, subject to locational, design and landscaping requirements to enhance the character and amenity of the valley and to ensure compatibility with productive rural activities;
- (c) recognise the occurrence of high quality horticultural soils and scarce plastic clays and to protect these resources from development which would jeopardise their current and future use;
- (d) ensure that the development and use of land accords with the planning objectives for Area B as specified in the *Swan Valley Planning Act 1995*.

4.2.13 Rural Living Zone

The objectives of the Rural Living Zone are to –

- (a) encourage a wide range of uses, including rural residential activities that are compatible with the maintenance of the rural character of the area;
- (b) encourage viticulture and horticulture and the protection and enhancement of the natural environment;
- (c) ensure that the development and use of land accords with the planning objectives for Area C as specified in the *Swan Valley Planning Act 1995*.

4.2.14 Resource Zone

The objectives of the Resource Zone are to –

- (a) provide for the extraction of basic raw materials with proper environmental safeguards;
- (b) protect resources of basic raw materials from inappropriate development.

4.2.15 Landscape Zone

The objectives of the Landscape Zone are to –

- (a) provide for low density rural residential development and associated rural-residential activities, recognizing the visual characteristics of the landscape;

(b) ensure as far as practicable, that the environmental and landscape characteristics of the area are not compromised by development and use of the land for either rural or residential purposes;

(c) encourage the rehabilitation of degraded areas through selected replanting of indigenous flora.

4.2.16 General Rural Zone

The objectives of the General Rural Zone are to –

(a) facilitate the use and development of land for a range of productive rural activities, which will contribute towards the economic base of the region;

(b) provide for a limited range of compatible support services to meet the needs of the rural community, but which will not prejudice the development of land elsewhere which is specifically zoned for such development;

(c) ensure the use and development of land does not prejudice rural amenities, and to promote the enhancement of rural character;

(d) ensure that development and land management are sustainable with reference to the capability of land and the natural resource values.

4.2.17 Private Clubs and Institutions Zone

The objectives of the Private Clubs and Institutions Zone are to –

(a) facilitate the use and development of land for a range of uses associated with private clubs & institutions, including but not limited to private schools, sporting clubs and places of worship.

(b) encourage the use of land in a manner that does not impact upon the amenity of surrounding residents (where applicable) and that is compatible with surrounding land use.

4.2.18 Special Use Zone (See Schedule 4)

The objectives of the Special Use Zones are to –

(a) provide for specific uses or combination of uses in circumstances where the uses have particular locational and developmental requirements for which a generic zoning is unsuitable;

(b) facilitate the development of strategically important facilities that cannot be satisfactorily provided for within any of the generic zones, and to ensure compatibility with adjacent development.

Note: The Special Use Zones are not shown in the Zoning Table as it only occurs as a result of points (a) and (b) above. Every Special Use Zone could have different uses and a tabulated cross-referencing of use classes against zones is not applicable.