

Schedule 15 – Midland Strategic Regional Centre

MIDLAND STRATEGIC REGIONAL CENTRE						
Land Use	Precincts					
	Morrison Road West		Morrison Road East	Midland Oval	Midland West End	Midland Gate
	Residential	Mixed Use Retail/Commercial	Residential	Mixed Use Residential/Commercial	Mixed Use Retail/Commercial	Retail/Regional Shopping
Aged or Dependent Persons Dwelling	P	P	P	A	D	X
Agriculture - Extensive	X	X	X	X	X	X
Agriculture - Intensive	X	X	X	X	X	X
Agroforestry	X	X	X	X	X	X
Amusement Parlour	X	X	X	X	X	D
Ancillary Accommodation	X	X	X	D	D	X
Animal Establishment	X	X	X	X	X	X
Animal Husbandry - Intensive	X	X	X	X	X	X
Bed and Breakfast	D	P	D	P	P	X
Betting Agency	X	X	X	A	P	P
Cabin or Chalet	X	X	X	X	X	X
Camping Area	X	X	X	X	X	X
Car Park	X	X	X	A	A	A
Caravan Park	X	X	X	X	X	X
Caretaker's Dwelling	X	D	X	D	D	X
Child Care Premises	A	P	A	P	P	P
Cinema/Theatre	X	X	X	D	D	P
Civic Use	X	D	X	P	P	D
Club Premises	X	X	X	A	A	X
Community Purpose	X	A	X	D	A	P
Consulting Rooms	D	D	D	D	D	D
Convenience Store	X	A	X	D	D	D
Corrective Institution	X	X	X	X	X	X
Educational Establishment	D	D	D	D	D	D
Equestrian Facility	X	X	X	X	X	X
Exhibition Centre	X	D	X	D	D	A

Family Day Care	D	P	P	D	D	D
Fast Food Outlet	X	D	X	D	P	P
Food and Beverage Production	X	X	X	X	X	A
Fuel Depot	X	X	X	X	X	X
Funeral Parlour	X	X	X	X	X	X
Garden Centre	X	X	X	X	X	D
Grouped Dwelling	P	X	P	X	X	X
Home Business	D	D	D	D	D	D
Home Occupation	A	P	A	P	P	P
Home Office	D	P	D	P	P	P
Home store	X	A	X	D	A	A
Hospital	X	A	X	A	A	A
Hotel	A	X	X	D	D	A
Industry-Cottage	X	X	X	X	X	X
Industry-Extractive	X	X	X	X	X	X
Industry-General	X	X	X	X	X	X
Industry-Light	X	X	X	X	X	X
Industry-Mining	X	X	X	X	X	X
Industry-Noxious	X	X	X	X	X	X
Industry-Rural	X	X	X	X	X	X
Industry-Service	X	X	X	X	X	D
Lunch Bar	X	D	X	D	D	P
Marine Filling Station	X	X	X	X	X	X
Market	X [see note (a)]	X [see note (a)]	X [see note (a)]	X [see note (a)]	A [see note (a)]	D [see note (a)]
Medical Centre	X	A	X	D	D	D
Motel	X	X	X	X	D	X
Motor Vehicle Repair	X	X	X	X	X	X
Motor Vehicle Wash	X	D	X	D	D	D
Motor Vehicle, Boat or Caravan Sales	X	X	X	D	X	D
Multiple Dwelling	P [see note (b)]	P [see note (b)]	P [see note (b)]	P [see note (b)]	P [see note (b)]	A [see note (b)]
Night Club	X	X	X	A	A	X
Office	X	P	X	P	Ground Floor: D Inner Floors: P	P
Place of Assembly	X	A	X	D	D	P

Place of Worship	X	A	X	D	D	D
Radio & TV Installation Private	A	D	A	D	D	D
Reception Centre	X	D	X	D	D	D
Recreation-Private	A	D	X	D	D	D
Recreation-Public	X	A	X	D	D	D
Residential Building	A	A (see note b & c)	A	A (see note b & c)	A (see note b & c)	X
Restaurant	A	D (see note d)	X	P (see note d)	P (see note d)	P (see note d)
Restricted Premises	X	X	X	A	A	A
Roadhouse	X	X	X	X	X	X
Rural Pursuit	X	X	X	X	X	X
Service Station	X	X	X	D	X	D
Shop	X	D (see note c)	D	A (see note c)	P (see note c)	P (see note c)
Short Term Residential	D	D (see note c)	D	A (see note c)	A (see note c)	A (see note c)
Showroom	X	X	X	A	A	D
Single Bedroom Dwelling	X	P (see note c)	P	P (see note c)	P (see note c)	P (see note c)
Single House	X	X	D	X	X	X
Small Bar	X	X	X	D	D	D
Storage	X	X	X	X	X	X
Tavern	X	X	X	D	D	D
Telecommunications Infrastructure	X	X	X	A	A	A
Tourist Facilities	X	X	X	D	D	D
Trade Display	X	X	X	X	X	X
Transport Depot	X	X	X	X	X	X
Vehicle Wrecking	X	X	X	X	X	X
Veterinary Centre	X	X	X	A	X	X
Warehouse	X	X	X	X	X	X
Winery	X	X	X	X	X	X

Note:

- a) Provided that 'Market' may be permitted on public land by the Local Government
- b) Ground floor land use shall be non-residential at the street frontage for buildings along areas identified in the Active Edge map.
- c) Ground floor of development may contain residential uses within 'Commercial and Residential Front Door' street frontages as defined by the Active Edge map.
- d) Shops and Restaurants shall only be allowed in conjunction with commercial and/or residential uses within the 'Commercial and Residential Front Door' street frontages as defined by the Active Edge map.

A (i): Interpretation of the Land Use Permissibility Table for the Midland Strategic Regional Centre

The permissibility of any uses is determined by cross-reference between the list of use classes on the left-hand side of the Land Use Permissibility Table for the Midland Strategic Regional Centre and the list of precincts at the top of the Table.

Schedule 15 C – shows the Midland Strategic Regional Centre Precincts

Where a specific use is mentioned in the Land Use Permissibility Table for the Midland Strategic Regional Centre, it is deemed to be excluded from the general terms used to describe any other use.

A (ii) The symbols used in the cross reference in the Land Use Permissibility Table for the Strategic Regional Centre have the following meanings:

‘P’ means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Structure Plan;

‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval;

‘A’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.4 of the Scheme; and

‘X’ means a use that is not permitted.

A (iii) Where a person proposes to carry out on land any use that is not specifically mentioned in the Land Use Permissibility Table for the Strategic Regional Centre and cannot reasonably be determined as falling within the type, class or genus of activity of any other listed use class, the local government may:

- determine the use to be consistent with the general objectives of the Strategic Metropolitan Centre and/or the intent of the particular Precinct and thereafter follow the advertising procedures as set out by Clause 9.4 in the Scheme in considering an application for planning approval; or
- determine that the use is not consistent with the general objectives of the Strategic Metropolitan Centre and/or the intent of the particular Precinct and is therefore not permitted.