

4.3 Zoning Table

ZONES USE CLASSES	Strategic Regional Centre						Commercial/ Industrial				Residential			Rural						Other			
	City Centre - Business	City Centre - Shopping	City Centre - Showroom	City Centre - Mixed Use	City Centre - Residential	City Centre - Commercial Deferred*	General Commercial	Highway Service	Light Industrial	General Industrial	Industrial Development*	Residential	Residential Development*	Residential Redevelopment	Rural-Residential*	Special Rural *	Swan Valley Rural	Rural Living	Resource	Landscape*	General Rural	Private Clubs & Institutions	
Aged or Dependent Persons Dwelling	X	X	X	D	P	A	X	X	X	X	Development and use of land is to be in accordance with an approved Structure Plan	D		A	X	Refer to Schedule 11	X	X	X	X	X	D	
Agriculture - Extensive	X	X	X	X	X	X	X	X	X	X		X		X	D			D	P	P	D	P	X
Agriculture - Intensive	X	X	X	X	X	X	X	X	X	X		X		X	D			P	P	D	A	P	X
Agroforestry	X	X	X	X	X	X	X	X	X	X		X		X	D			P	P	P	D	P	X
Amusement Parlour	P	P	D	D	X	A	D	X	X	X		X		X	X			X	X	X	X	X	X
Ancillary Accommodation	X	X	X	D	D	D	X	X	X	X		D		A	D			D	D	D	D	D	X
Animal Establishment	X	X	X	X	X	X	X	X	D	P		X		X	X			X	X	D	X	D	X
Animal Husbandry - Intensive	X	X	X	X	X	X	X	X	X	X		X		X	X			X	X	X	X	D	X
Bed and Breakfast	X	X	X	P	P	P	X	X	X	X		P		P	P			P	P	P	P	P	P
Betting Agency	P	P	X	D	X	A	P	X	D	D		X		X	X			X	X	X	X	X	X
Cabin or Chalet	X	X	X	X	X	X	X	X	X	X		X		X	A			D	A	X	A	D	X
Camping Area	X	X	X	X	X	X	X	X	X	X		X		X	D			D	X	X	D	D	X
Car Park	D	D	D	X	X	D	P	D	D	D		X		X	X			X	D	X	X	X	D
Caravan Park	X	X	X	X	X	X	X	X	X	X		X		X	X			X	X	X	X	X	X
Caretaker's Dwelling	D	D	D	D	D	D	D	D	D	D		D		X	X			D	D	D	D	D	D
Child Care Premises	P	P	X	P	D	D	P	X	X	X		D		X	X			X	X	X	X	X	D
Cinema/Theatre	P	P	X	D	X	A	P	X	X	X		X		X	X			X	X	X	X	X	X
Civic Use	P	D	X	D	D	P	X	X	X	X		D		X	X			X	D	X	X	D	D
Club Premises	P	X	X	D	X	A	P	X	X	X		X		X	A			D	D	X	X	D	D
Community Purpose	P	P	X	X	X	D	P	D	X	X		D		X	D			D	D	X	A	D	D
Consulting Rooms	P	D	X	X	D	D	P	D	X	X	D		X	X		X	X	X	X	X	X		
Convenience Store	D	D	D	D	X	A	D	X	X	X	X		X	X		X	X	X	X	X	X		
Corrective Institution	X	X	X	X	X	X	X	X	X	A	X		X	X		X	X	X	X	A	X		
Educational Establishment	D	D	X	X	D	A	D	D	D	P	D		X	X		X	D	X	X	D	A		
Equestrian Facility	X	X	X	X	X	X	X	X	X	X	X		X	A		X	A	X	A	A	A		
Exhibition Centre	D	X	X	X	X	A	P	X	X	X	X		X	X		D	A	X	X	D	A		
Family Day Care	P	X	X	P	P	P	X	X	X	X	P		P	P		P	P	P	P	P	P		
Fast Food Outlet	P	P	D	X	X	A	P	D	X	X	X		X	X		X	X	X	X	X	X		
Food and Beverage Production	D	D	D	X	X	A	D	X	D	X	X		X	A		D	X	X	A	D	X		
Fuel Depot	X	X	X	X	X	X	X	X	D	P	X		X	X		X	X	D	X	X	X		
Funeral Parlour	X	X	P	X	X	X	P	P	P	P	X		X	X		X	X	X	X	X	X		
Garden Centre	D	D	D	D	X	D	D	D	D	D	X		X	D		D	D	D	X	D	X		
Grouped Dwelling	X	X	X	D	P	A	X	X	X	X	D		X	A		A	A	X	X	A	D		
Home Business	X	X	X	X	D	D	X	X	X	X	D		D	D		D	D	D	D	D	D		
Home Occupation	X	X	X	X	P	D	X	X	X	X	P		P	P		P	P	P	P	P	P		
Home Office	X	X	X	X	P	P	X	X	X	X	P		P	P		P	P	P	P	P	P		
Home Store	X	X	X	A	A	A	X	X	X	X	A		X	X		X	X	X	X	X	X		
Hospital	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X	X	X	A	A		
Hotel	P	X	X	P	X	A	A	X	X	X	X		X	X		A	X	X	X	X	X		
Industry - Cottage	X	X	D	X	X	X	X	P	P	D	X		X	D		D	D	D	D	D	X		
Industry - Extractive	X	X	X	X	X	X	X	X	X	X	X		X	X		A	A	P	A	D	X		
Industry - General	X	X	X	X	X	X	X	X	X	P	X		X	X		X	X	X	X	X	X		

ZONES USE CLASSES	ZONES										USE CLASSES											
	City Centre - Business	City Centre - Shopping	City Centre - Showroom	City Centre - Mixed Use	City Centre - Residential	City Centre - Commercial Deferred*	General Commercial	Highway Service	Light Industrial	General Industrial	Industrial Development*	Residential	Residential Development*	Residential Redevelopment	Rural-Residential*	Special Rural*	Swan Valley Rural	Rural Living	Resource	Landscape*	General Rural	Private Clubs & Institutions
Industry - Light	X	X	D	X	X	X	X	D	P	D	X		X	X		X	X	X	X	X	X	X
Industry - Mining	X	X	X	X	X	X	X	X	X	X	X		X	X			A	A	D	A	D	X
Industry - Noxious	X	X	X	X	X	X	X	X	X	X	X		X	X			X	X	X	X	X	X
Industry - Rural	X	X	X	X	X	X	X	X	X	D	X		X	X			D	X	D	X	D	X
Industry - Service	D	D	D	X	X	X	X	P	P	D	X		X	X			X	X	X	X	X	X
Lunch Bar	P	P	X	D	X	D	P	X	D	D	X		X	X			X	X	X	X	X	X
Marine Filling Station	X	X	X	X	X	X	X	X	D	D	X		X	X			X	X	X	X	X	X
Market	D	D	X	X	X	A	D	X	X	X	X		X	X			A	X	X	X	X	A
Medical Centre	P	D	X	D	X	A	P	D	X	X	X		X	X			X	X	X	X	X	X
Motel	D	X	X	P	X	X	X	X	X	X	X		X	X			A	X	X	X	X	X
Motor Vehicle Repair	X	X	X	X	X	X	X	X	D	P	X		X	X			X	X	X	X	X	X
Motor Vehicle Wash	X	X	P	X	X	X	P	P	P	P	X		X	X			X	X	X	X	X	X
Motor Vehicle, Boat or Caravan Sales	D	D	D	X	X	A	P	P	P	P	X		X	X			X	X	X	X	X	X
Multiple Dwelling	D	X	X	P	P	A	X	X	X	X	D		X	X			X	X	X	X	X	D
Night Club	P	X	X	A	X	A	P	X	X	X	X		X	X			X	X	X	X	X	X
Office	P	P	X	D	X	D	P	X	X	X	X		X	X			X	X	X	X	X	D
Place of Assembly	P	P	X	D	A	A	D	X	X	D	X		X	X			D	D	X	X	D	D
Place of Worship	P	D	X	D	D	A	X	X	D	D	D		D	D			D	D	X	X	D	D
Radio & TV Installation Private	P	P	P	P	P	P	P	P	P	P	P		P	P			P	P	P	P	P	P
Reception Centre	D	D	X	P	X	X	P	X	X	X	X		X	X			A	X	X	A	X	A
Recreation - Private	D	D	D	D	X	D	D	D	D	D	D		X	X	D		D	D	X	X	D	D
Recreation - Public	X	X	X	X	X	D	P	P	P	P	P		D	X	D		D	P	A	X	P	P
Residential Building	X	X	X	P	A	D	X	X	X	X	X		A	X	X		X	D	X	X	X	X
Restaurant	P	P	X	P	X	A	P	X	X	X	X		X	X	A		D	A	X	A	D	A
Restricted Premises	A	A	X	X	X	A	A	X	X	X	X		X	X	X		X	X	X	X	X	X
Roadhouse	X	X	X	X	X	X	X	X	X	X	X		X	X	X		A	X	X	X	D	
Rural Pursuit	X	X	X	X	X	X	X	X	X	X	X		X	X	D		D	D	P	A	P	X
Service Station	D	P	D	X	X	A	A	A	X	X	X		X	X	X		X	X	X	X	X	X
Shop	P	P	D	X	X	A	P	X	X	X	X		X	X	X		X	X	X	X	X	X
Showroom	P	P	P	X	X	A	P	P	X	X	X		X	X	X		X	X	X	X	X	X
Single Bedroom Dwelling	D	X	X	D	P	D	X	X	X	X	X		D	X	X		X	X	X	X	X	X
Single House	X	X	X	D	P	D	X	X	X	X	X		P	P	P		P	P	P	P	P	P
Storage	X	X	X	X	X	X	D	D	P	P	P		X	X	X		X	X	X	X	X	X
Tavern	P	D	D	A	X	A	A	A	A	A	A		X	X	X		A	X	X	X	X	X
Telecommunications Infrastructure	D	D	D	X	X	D	D	D	D	D	D		X	X	D		D	D	D	D	D	D
Tourist Facilities	A	X	X	A	X	X	A	X	X	X	X		X	X	A		A	A	X	A	A	A
Trade Display	D	X	P	X	X	X	D	P	P	P	P		X	X	X		X	X	X	X	D	X
Transport Depot	X	X	X	X	X	X	D	D	X	P	P		X	X	X		X	X	A	X	X	X
Vehicle Wrecking	X	X	X	X	X	X	X	X	X	P	P		X	X	X		X	X	X	X	X	X
Veterinary Centre	D	X	D	X	X	A	D	D	D	P	P		X	X	D		A	D	X	X	D	X
Warehouse	X	X	P	X	X	X	P	P	P	P	P		X	X	X		X	X	X	X	X	X
Winery	X	X	X	X	X	X	X	X	X	A	A		X	X	A		A	A	X	A	A	A

* - Denotes that Part 5A - Structure Planning Areas applies to land in these zones.

Note: 1. Where a structure plan applies to the land the determination of applications involving the exercise of discretion in the Residential Development and Industrial Development Zones is subject to the provisions of Clause 5A.1.3.1.

2. Prior to a structure plan coming into effect applications for development in the Residential Development and Industrial Development Zones are subject to the provisions of Clause 5A.1.4.2.
3. Notwithstanding that a use may be designated as a permitted use, where land is located within a Special Control Area, the provisions of Part 6 of the scheme may result in the use being subject to the discretion of the local government.

4.3.1 The Zoning Table indicates, subject to the provisions of the Scheme, the permissibility of uses in the Scheme area in the various zones. The permissibility of any uses is determined by cross-reference between the list of use classes on the left-hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

4.3.2 The symbols used in the cross-reference in the Zoning Table have the following meanings –

“P” means that the use is permitted by the Scheme provided the use complies with the relevant development standards and the requirements of the Scheme;

“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;

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