

Local Planning Policy

General Development Provisions – Building Setbacks, Car
Parking Standards

Prepared by Planning and Sustainability Services
May 2018

1. This policy to be read in conjunction with Part 7 of Shire of Murray Town Planning Scheme No 4, and in particular Clauses 7.2, 7.3 and 7.4, insofar as those clauses relate to building setbacks and car parking standards.
2. The standards laid down within this policy shall supersede those contained within Shire of Murray Town Planning Scheme No 4, Part 7, Table No 2 - Non-Residential Development Standards.
3. Building setbacks for all development within the Shire of Murray shall be in accordance with Table 2 below.
4. Car parking standards for all development within the Shire of Murray shall be in accordance with Table 3 below.
5. Part 13, Clause 13.3 - Variation of Standards - shall apply in respect to the provisions contained in Tables 2 and 3 below:-

Table 2			
Building Setbacks			
Use	Minimum Setbacks from Boundaries		
	Street	Side	Rear
Residential			
Institutional Home	6	1.5	6
Caretaker's House	6	1.5	6
Rural Worker's Dwelling	7.5	3	7.5
Travel Accommodation			
Lodging House	6	1.5	6
Caravan Park	9	3	9
Holiday Accommodation	6	3	6
Licensed Premises			
Licensed Restaurant	6	1.5	6
Tavern	6	3	6
Liquor Store	6	1.5	6
Wine Shop	6	1.5	6
Commercial			
Restaurant/Cafe	6	1.5	6
Shop	6	1.5	6
Take-Away Food Outlet	6	1.5	6

Table 2 (continued)**Building Setbacks**

Use	Minimum Setbacks from Boundaries		
	Street	Side	Rear
Commercial (continued)			
Market	6	3	6
Laundrobar	6	1.5	6
Dry Cleaning Agency	6	1.5	6
Dry Cleaning Premises	9	3	3
Funeral Parlour	6	3	6
Garden Centre	7.5	3	3
Saddlery	7.5	3	3
Stockfeed Supplier	7.5	3	3
Car Boat Caravan and Agricultural Equipment Sales	7.5	3	3
Petrol Filling Station	9	3	9
Service Station	9	3	9
Roadhouse	9	3	9
Drive-In Theatre	20	20	20
Car Park	3	1.5	1.5
Offices			
Bank	6	1.5	6
Office	6	1.5	6
Professional Office	6	1.5	6
Consulting Rooms	6	1.5	6
Medical Clinic	6	1.5	6
Health Centre	6	1.5	6
Public/Community			
Civic Building	7.5	3	7.5
Infant Welfare Clinic	7.5	3	7.5
Day Care Centre	7.5	3	7.5
Kindergarten	7.5	3	7.5
Museum	7.5	3	7.5

Table 2 (continued)**Building Setbacks**

Use	Minimum Setbacks from Boundaries		
	Street	Side	Rear
Public/Community (continued)			
Public Amusement	7.5	3	7.5
Public Assembly, Place of	7.5	3	7.5
Public Worship, Place of	7.5	3	7.5
Hospital	7.5	3	7.5
Institutional Building	7.5	3	7.5
Educational Establishments			
Primary School	7.5	7.5	7.5
Secondary School	9	9	9
Tertiary College/University	20	20	20
Private Recreation			
Health Studio	7.5	3	6
Bowling Alley	7.5	3	6
Squash Courts	7.5	3	6
Tennis Courts	7.5	3	6
Swimming Pool	7.5	3	6
Bowling Club	7.5	3	6
Golf Links	7.5	3	6
Riding Club	7.5	3	6
Yacht Club	7.5	3	6
Rural			
Rural Industry	9	9*	9*
Poultry Farm	50	50	50
Rabbit Farm	50	50	50
Piggery (as per EPA guidelines)	500	500	500

* May be reduced to nil in the Industry zone, provided that there is vehicular access to the rear of the lot.

Table 3
Car Parking Requirements

Use	Number of Car Bays
Residential	
Caretaker's House	2 per dwelling
Rural Worker's Dwelling	2 per dwelling
Home Occupation	As determined by Council
Travel Accommodation	
Lodging House	1 per unit of accommodation plus 1 per staff member
Holiday Accommodation	1 per unit of accommodation plus 1 per staff member
Commercial	
Market	1 per 12.5 m ² of gross floor area
Laundrobar	1 per 12.5 m ² of gross floor area
Dry Cleaning Agency	1 per 12.5 m ² of gross floor area
Dry Cleaning Premises	1 per 30 m ² of gross floor area
Funeral Parlour	1 per 4 persons accommodated plus 1 per staff member
Garden Centre	1 per 100 m ² of site area
Saddlery	1 per 15 m ² of gross floor area
Stockfeed Supplier	1 per 20 m ² of gross floor area
Car, Boat, Caravan and Agricultural Equipment Sales	1 per 500 m ² of site area
Open Air Display	1 per 500 m ² of site area
Trade Display	1 per 500 m ² of site area
Petrol Filling Station	1 per staff member
Service Station	5 per service bay (but not less than 5)
Roadhouse	5 per service bay (but not less than 5) plus 1 per 5 m ² of floor area of dining room

Table 3 (continued)
Car Parking Requirements

Use	Number of Car Bays
Offices	
Bank	1 per 30 m ² of gross floor area
Office	1 per 30 m ² of gross floor area
Professional Office	1 per 30 m ² of gross floor area
Consulting Rooms	1 per 15 m ² of gross floor area (but not less than 5)
Medical Clinic	1 per 15 m ² of gross floor area (but not less than 5)
Health Centre	1 per 30 m ² of gross floor area
Industrial	
Milk Depot	1 per 500 m ² of site area
Transport Depot	1 per 500 m ² of site area
Motor Repair Station	1 per 30 m ² of gross floor area
Motor Vehicle Wrecking	1 per 500 m ² of site area
Wood Yard	1 per 500 m ² of site area
Fuel Depot	1 per 500 m ² of site area
Saw Mill	1 per 500 m ² of site area
Radio/Television Installation	1 per 30 m ² of gross floor area
Public Utility	2 per 500m ² of site area
Public/Community	
Civic Building	1 per 30 m ² of gross floor area
Infant Welfare Clinic	1 per 15 m ² of gross floor area (but not less than 5)
Day Care Centre	2 plus 1 per staff member
Kindergarten	5 plus 1 per staff member
Museum	1 per 50 m ² of gross floor area
Public Amusement	1 per 2 persons accommodated
Public Assembly, Place of	1 per 4 persons accommodated
Public Worship, Place of	1 per 2 persons accommodated
Hospital	1 per 3 patients accommodated plus 1 per staff member

Table 3 (continued)
Car Parking Requirements



Use	Number of Car Bays
Private Recreation	
Health Studio	1 per 30 m ² of gross floor area
Bowling Alley	3 per alley
Squash Courts	3 per court
Tennis Courts	3 per court
Swimming Pool	1 per 20 m ² of pool area
Bowling Club	15 per green
Golf Links	5 per green
Riding Club	1 per 5 horses stabled
Yacht Club	1 per boat berthed
Rural	
Rural Industry	1 per 30 m ² of gross floor area
Veterinary Clinic	1 per 15 m ² of gross floor area (but not less than 5)
Veterinary Hospital	1 per 15 m ² of gross floor area (but not less than 5)

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	PHBE/26 – 20/6/1995	OCM95/24 – 28/9/1995	Adopted

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