

LOCAL PLANNING SCHEME NO. 4

AMENDMENT NO. 322

December 2024



**PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO PREPARE
AMENDMENT TO A LOCAL PLANNING SCHEME**

**SHIRE OF MURRAY
LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 322**

1. Include a Pinjarra Secondary Centre Boundary on the Scheme Maps aligned with the Pinjarra Precinct Structure Plan area boundary.
2. Transfer various landholdings within the Pinjarra Secondary Centre as shown on the amending maps from Town Centre, Residential, Public Purposes Reserve, Special Use, Civic/ Cultural Reserve, Private Clubs and Institutions, Commercial, Major Highway Reserve, Hotel/Motel to the Centre Zone and Mixed Use Zone.
3. Include a Restricted Use (RU1) overlay over land zoned Rural within the Pinjarra Secondary Centre bounded by Carey Street, Roe Avenue, James Street and Forrest Street as shown on the amending maps.
4. Remove the R15, R25, R40 residential density codes from various landholdings within the Pinjarra Secondary Centre and extend the R-AC0 residential density code to cover all Centre, Mixed Use and Residential zoned land within the Pinjarra Secondary Centre as shown on the amending maps.
5. Delete Clauses 2.3 – 2.6.
6. Delete Clauses 3.1 – 3.4
7. Renumber Clause 3.5 as 3.1.
8. Modify clause 5.1 by including 4. “Centre’ and 5. “Mixed Use” and renumbering the remainder of zones.
9. Delete the existing clauses 5.2.1 to 5.2.4 and replace them with the following:
 - 5.2.1 The permissibility of uses of land in the various zones in the Scheme area 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.
 - 5.2.2 The symbols used in the zoning table have the following meanings:
 - P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
 - I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;
 - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
 - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions; X means that the use is not permitted by this Scheme.

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land.
 2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.
 3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a nonconforming use.
- 5.2.3 A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
- 5.2.4 The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table:
- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
 - (b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
 - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- 5.2.5 If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- 5.2.6 If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land:
- (a) a structure plan;
 - (b) a local development plan.
10. Renumber existing clauses 5.2.5 to 5.2.7 accordingly.
 11. Replace all occurrences of the land use symbols in the zoning table, schedules 4, 5, 7, 10 and 12 and Appendix II from 'AA' to 'D'; 'SA' to 'A'; and 'IP' to 'I'.
 12. Delete “* Refer Schedule III” from the key to columns’ for the Table 1 Zoning Table.
 13. Include additional zones in the ‘key to columns’ for the Table 1 Zoning Table being ‘4. Centre’ and ‘5. Mixed Use’ and renumbering the remainder of zones.

14. Delete the following uses and development classes from the Table 1 Zoning Table:
- Additional Accommodation
 - Aged or Dependent Persons Dwellings
 - Attached House
 - Motel
 - Licensed Restaurant
 - Liquor Store
 - Piggeries
 - Poultry Farms
 - Public Amusements
 - Retirement Village
 - Shop
 - Take Away Food outlet
 - Wine Shop
- 14.1 Delete all examples of where the aforementioned uses and development classes appear throughout the scheme including in Appendix 1 - Interpretations.
15. Replace the following uses and development classes in the Table 1 Zoning Table as follows:
- Ancillary Accommodation with Ancillary Dwelling
 - Showroom with Bulky Goods Showroom
 - Place of Public Worship with Place of Worship
 - Private Club with Club Premises
- 15.1 Replace all examples of where the aforementioned uses and development classes appear throughout the scheme.
16. Reorganise all uses and development classes in the Table 1 Zoning Table under the relevant sub-headings in alphabetical order.
17. Include the following new uses and development classes in the Table 1 Zoning Table under the relevant sub-headings in alphabetical order:

USES AND DEVELOPMENT CLASSES
TRAVELLING & VACATIONAL
Tourist and Visitor Accommodation
LICENSED PREMISES
Liquor Store – Large
Liquor Store – Small
Nightclub

Small Bar
COMMERCIAL
Amusement Parlour
Art Gallery
Betting Agency
Cinema / Theatre
Convenience Store
Exhibition Centre
Food Outlet
Food outlet with a Drive through Facility
Market
Recreation - Private
Restricted Premises
Shop - Large
Shop - Small
PUBLIC & COMMUNITY
Community Purpose

18. Update the Table 1 Zoning Table with the following symbols against the various uses and development classes:

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	1		23	23	
																						N			P
RESIDENTIAL																									
Ancillary Dwelling	D	D	P	P	P	X	X	X	X	X	X	D	D	X	#	D	D	X	~	X		X			X
Caretaker's Dwelling	X	X	X	D	D	X	X	I	I	D	D	D	X	P	#	I	X	X	~	I		I			I
Grouped Dwelling	D	D	D	D	P	D	X	X	X	X	X	X	X	X	#	D	X	X	~	X		X			X
Home Business	D	D	D	D	D	D	D	X	X	X	X	D	D	X	#	D	D	D	~	X		X			
Home Office	P	P	P	P	P	P	P	X	X	X	X	P	P	X	X	P	P	P	P	P	X		X		
Home Occupation	D	D	D	P	P	D	D	X	X	X	X	D	D	X	#	D	D	D	~	X		X			X
Multiple Dwelling	D	D	X	D	D	A	X	X	X	X	X	X	X	X	X	D	X	X	X	X	X		X		X
Rural Worker's Dwelling	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	X	X	X		X		X
Single House	P	D	P	D	P	D	D	X	X	I	I	P	P	I	#	P	P	P	~	X		X			X
TRAVELLING & VACATIONAL																									
Bed & Breakfast Accommodation	A	A	D	D	D	D	D	X	X	X	X	A	A	X	#	A	X	X	~	X					
Camping Area	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X		X			X
Caravan Park	X	X	X	X	X	X	X	X	X	X	X	D	X	P	#	A	X	X	~	X		X			X
Chalet Park	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X		X			X

REFERTCLAUSE5.2.6

PERMISSIBILITY OF LAND USES IN THIS ZONE IS DETAILED IN SCHEDULE 12

Lodging House	A	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X	X	X	
Park Home Park	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X	X	X	
Residential Hotel	X	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X	X	X	
Tourist and Visitor Accommodation	X	X	X	D	D	D	D	X	P	X	X	X	X	X	#	A	X	X	~	X	X	X	
LICENSED PREMISES																							
Hotel	X	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X	X	X	
Liquor Store – Large	X	X	X	X	X	X	X	X	X	X	X	X	X	X	#	D	X	X	~	D	X	X	
Liquor Store – Small	X	X	X	D	D	D	D	X	D	X	X	X	X	X	#	D	X	X	~	D			
Nightclub	X	X	X	A	X	X	X	X	X	X	X	X	X	X	#	X	X	X	~	X	X	X	
Small Bar	X	X	X	P	D	P	P	X	D	X	X	X	X	X	#	D	X	X	~	X	X	X	
Tavern	X	X	X	D	D	D	D	X	P	X	X	X	X	X	#	A	X	X	~	X	X	X	
Winery	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	X	X	X	I	
COMMERCIAL																							
Art Gallery	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X	X	X	

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		23	23
																					N	P		
Amusement Parlour	X	X	X	D	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Bank	X	X	X	P	P	P	P	D	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Betting Agency	X	X	X	D	X	D	D	X	D	X	X	X	X	X	#	D	X	X	~	X		X		X
Bulky Goods Showroom	X	X	X	X	D	P	D	D	X	X	X	X	X	X	#	D	X	X	~	P	A		X	

Car, Caravan Hire	X	X	X	X	X	X	X	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X	
Car, Boat, Caravan & Agric. Equip Sales	X	X	X	X	X	P	P	D	X	X	X	X	X	X	#	X	X	X	~	D	X	X	
Car Park	D	X		D	D	D	P	P	P	P	P	P	D	X	P	#	D	X	X	~	P	D	I
Cinema / Theatre	X	X		X	P	D	P	P	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X
Consulting Room(s)	A	X	X	D	D	P	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X	
Convenience Store	X	X	X	P	P	P	P	X	I	I	I	I	X	D	#	D	X	X	~	X	X	X	
Dry Cleaning Agency	X	X	X	D	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	P	D	X	
Exhibition Centre	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X	X	X	
Food Outlet	X	X	X	P	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	D	D	X	
Food Outlet with a Drive Through Facility	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	D	X	X	~	D	D	X	
Funeral Parlour	X	X	X	D	D	A	A	D	X	X	X	X	X	X	#	A	X	X	~	P	D	X	
Garden Centre	X	X	X	X	X	A	A	X	X	X	X	A	X	X	#	A	X	X	~	D	X	P	
Hardware Outlet	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	D	X	X	
Hire Outlet	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	D	D	X	
Landscape Supplies	X	X	X	X	X	X	D	D	X	X	X	A	X	X	#	D	X	X	~	X	D	P	
Laundromat	X	X	X	D	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	X	D	X	
Market	X	X	X	P	P	P	P	X	X	X	X	I	X	X	#	D	X	X	~	X	X	X	
Medical Clinic	A	X	X	D	D	P	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X	

Office	X	X	X	D	P	P	P	I	X	X	X	X	X	X	#	D	X	X	~	I	I	X
Open Air Display	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	X	D	D
Recreation - Private	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X	X	X
Restaurant/Café	X	X	X	P	P	P	P	D	D	D	X	I	X	D	#	D	X	X	~	X	X	X
Restricted Premises	X	X	X	X	X	X	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Service Station/Petrol Filling Station	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	A	D	D
Shop - Large	X	X	X	D	X	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		23	23
																					N	P		
Shop - Small	X	X	X	D	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X		X	
Warehouse & Storage	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	I	D		P	
INDUSTRIAL																								
Abattoir	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X	X		A	
Alternative Energy Facility	X	X	X	X	X	X	X	D	X	X	X	A	X	X	#	X	X	X	~	X	D		D	
Cottage Industry	D	D	X	D	D	D	P	D	X	D	X	D	D	X	#	D	D	D	~	X	D		X	
Dry Cleaning Premises	X	X	X	D	D	D	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D		X	
Extractive Industry	X	X	X	X	X	X	X	X	X	X	X	A	X	X	#	X	X	X	~	X	X		X	
Factory Units	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D		D	
Fuel Depot	X	X	X	X	X	X	X	D	X	X	X	A	X	X	#	X	X	X	~	X	D		D	

General Industry	X	X	X	X	X	X	X	P	X	X	X	X	X	X	#	X	X	X	~	X	D	D
Hazardous Industry	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X	A	X
Light Industry	X	X	X	X	X	X	X	P	X	X	X	X	X	X	#	X	X	X	~	X	D	P
Manure Facility	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X	A	D
Motor Vehicle Wrecking	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D	D
Noxious Industry	X	X	X	X	X	X	X	A	X	X	X	A	X	X	#	X	X	X	~	X	X	I
Rural Industry	X	X	X	X	X	X	X	D	X	X	X	D	X	X	#	X	X	X	~	X	D	P
Service Industry	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	A	D	P
Transport Depot	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D	D
PUBLIC & COMMUNITY																						
Boating Facility	X	X	D	X	X	X	X	X	X	X	X	X	X	X	#	X	X	X	~	X	X	
Child Care Premises	A	X	X	D	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X
Civic Building	X	X	X	P	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~		D	X
Club Premises	X	X	X	P	D	D	X	X	X	P	D	X	X	X	#	D	X	X	~		D	X
Community Purpose	A	A	A	P	P	P	P	X	X	D	X	A	X	X	#	D	X	X	X		D	X
Educational Establishment	X		D	X	P	P	D	D		D	X	X	X	X	X	#		D	X	X	~	X
Family Day Care Centre *	D	D	D	D	D	D	D	X	X	X	X	D	D	X	#	D	X	X	~		X	X
Health Centre/Studio	X	X	X	D	D	D	D	D	X	D	I	X	X	X	#	A	X	X	~		P	X

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	1		23	23
	N	P																						
Infant Welfare Clinic	X	X	X	D	D	D	D	X	X	D	X	X	X	X	#	D	X	X	~	X		X		X
Place of Public Assembly	X	X	X	X	X	D	X	X	X	D	D	X	X	X	#	A	X	X	~	X		X		X
Place of Worship	A	X	X	D	D	D	D	X	X	D	X	X	X	X	#	A	X	X	~	X		X		X
Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	#	D	P	P	~	D		D		P
Research Centre	X	X	X	D	D	D	D	D	X	X	X	X	X	X	#	X	X	X	~	X		D		P
RURAL																								
Cattery	X	X	X	X	X	X	X	X	X	X	X	A	A	X	#	X	X	X	~	X		X		I
Intensive Agriculture	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	~	X		X		D
Kennels	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X	X	~	X		X		I
Research Centre - Rural	X	X	X	D	D	D	D	D	X	X	X	D	X	X	#	X	X	X	~	X		D		P
Rural Industry	X	X	X	X	X	X	X	D	X	X	X	D	X	X	X	X	X	X	~	X		D		P
Rural Produce Stalls	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	X	X	~	X		X		I
Rural Pursuit	X	D	X	X	X	X	X	X	X	X	X	P	D	X	X	A	D	D	~	X		X		D
Stables	X	X	X	X	X	X	X	X	X	X	X	D	D	X	X	A	P	X	~	X		X		I
Veterinary Centre	X	X	X	D	D	D	D	X	X	X	X	D	X	X	X	A	D	D	~	P		X		I
Veterinary Hospital	X	X	X	D	D	X	X	X	X	X	X	D	X	X	X	X	X	X	~	X		X		I

19. Delete clause number '5.2.4' from column 19 - N of the zoning table and replace with '5.2.6'.
20. Delete the second note following the zoning table which reads 'Any land use not listed in Table No. 1 - Zoning Table shall be considered by the Council in accordance with the "SA" procedures detailed by clause 5.2.2 of the Scheme.'
21. Insert a new clause 6.17 which reads:

6.17 Centre Zone

6.17.1 The objectives of the Centre Zone are:

- a) To designate land for future development as an activity centre.
- b) To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.
- c) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.
- d) To provide a focal point for accommodating a broad range of land uses to meet the community's district needs for goods and services, community facilities, entertainment and leisure, education, health and tourism, consistent with the centre's level of the activity centre hierarchy as outlined in the applicable State planning policy.
- e) To provide for a pedestrian-dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces.
- f) To provide a focus for integrated and well-designed high-density housing and mixed used development.
- g) To provide for a diverse range of housing options to meet the needs of the community.
- h) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles.
- i) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
- j) To provide a heritage and arts precinct for a relaxing and contemplative place on the banks of the Murray River with a strong landscape theme that provides a setting for Pinjarra's heritage assets and sensitively designed cultural facilities.
- k) To ensure development reflects the character and identity of Pinjarra.

22. Insert a new clause 6.18 which reads:

6.18 Mixed Use zone

6.18.1 The objectives of the Mixed Use zone are:

- a) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.
- b) To allow for the development of a mix of varied but compatible land uses such as housing, offices, amusement centres and eating establishments which do not

generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.

- c) To establish a frame to the Centre Zone that provides for a transition in activity between the Centre and the broader residential areas of Pinjarra by providing streets with a diverse range of complementary uses that enable people to work and reside in the same location or live affordably within a five to ten-minute walk from the primary business and employment centre.
- d) To provide for a diverse range of housing options to meet the needs of the community.
- e) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles.
- f) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
- g) To ensure development reflects the character and identity of Pinjarra.

23. Insert a new clause 6.19 which reads:

6.19 Restricted Uses

6.19.1 The Table sets out –

- (a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and
- (b) the conditions that apply to that restricted use.

Table 2
Restricted uses for land in Scheme area

No.	Description of land	Restricted use	Conditions
RU1	Portions of lots 117 – 119, 191 and 809 James Street, Lot 503 Forrest Street and portions of Lot 106 Carey Street and Lots 103, 502 and 801 Forrest Street, Pinjarra	P Uses: <ul style="list-style-type: none"> • Home Occupation • Home Office • Single House D Uses: <ul style="list-style-type: none"> • Home Business • Ancillary Dwelling • Family Day Care • Cottage Industry 	

6.19.2 Despite anything contained in the Zoning Table, land that is specified in the Restricted Uses Table may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

24. Renumber Table II NON-RESIDENTIAL DEVELOPMENT STANDARDS to Table 3 NONRESIDENTIAL DEVELOPMENT STANDARDS.

25. Insert a new Clause 7.3.1 c) as follows:

Notwithstanding the car parking requirements specified in Table 3 – Non-Residential Development Standards, where land is proposed to be developed in the Centre zone or Mixed Use Zone for a purpose specified in Table 3, the minimum number of car parking bays required, and the maximum number of carparking bays allowable, for the proposed development is to be determined in accordance with the applicable precinct structure plan.

26. Insert the following land use terms and definitions into 'Appendix 1 - Interpretations' in appropriate alphabetical order:

Amusement Parlour - means premises — (a)
that are open to the public; and
(b) that are used predominantly for amusement by means of amusement machines including computers; and
(c) where there are 2 or more amusement machines;

Art Gallery - means premises —
(a) that are open to the public; and
(b) where artworks are displayed for viewing or sale;

Betting Agency - means an office or totalisator agency established under the Racing and Wagering Western Australia Act 2003;

Cinema/Theatre - means premises where the public may view a motion picture or theatrical production;

Community Purpose - means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;

Convenience Store - means premises —

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area;

Exhibition Centre - means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;

Food Outlet - means premises, without a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten —

- a) without further preparation; and
- b) primarily off the premises.

Food Outlet with Drive-through Facility – means a food outlet designed or used for the sale and serving of goods direct to persons driving or seated in motor vehicles.

Liquor Store — Large - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of more than 300 m²;

Liquor Store — Small - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of not more than 300 m²;

Market means premises used for the display and sale of goods from stalls by independent vendors;

Nightclub means - premises the subject of a nightclub licence granted under the Liquor Control Act 1988;

Recreation – Private means premises that are —

- (a) used for indoor or outdoor leisure, recreation or sport; and
- (b) not usually open to the public without charge;

Restricted Premises - means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —

- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements;

Shop – Large – means premises greater than 1500m² NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

Shop – Small - means no greater than 1500m² NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

Small Bar - means premises the subject of a small bar licence granted under the Liquor Control Act 1988; ‘tavern’,

Tourist and Visitor Accommodation –

(a) means a building, or a group of buildings forming a complex, that —

- (i) is wholly managed by a single person or body; and
- (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
- (iii) may include on-site services and facilities for use by guests; and

- (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and
 - (b)** includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest’s stay by the owner or manager of the apartment or an agent of the owner or manager; but
 - (c)** does not include any of the following —
 - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
 - (ii) a caravan park;
 - (iii) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1); (vii) a road house;
 - (viii) workforce accommodation.
27. Delete the land use terms and interpretations ‘Ancillary Accommodation’, ‘Hotel’, ‘Park Home Park’, ‘Public Place of Worship’, ‘Private Club’ and ‘Showrooms’ in 'Appendix 1 - Interpretations', replace in appropriate alphabetical order with the following and update all occurrences of the replaced terms throughout the Scheme:
28. Replace the land use terms and interpretations ‘Ancillary Accommodation’, ‘Showrooms’, ‘Private Club’, ‘Hotel’, ‘Park Home Park’, ‘Public Place of Worship’, and ‘Showrooms’ in 'Appendix 1 - Interpretations', replace in appropriate alphabetical order with the following and update all occurrences of the replaced terms throughout the Scheme:

Ancillary Dwelling – means self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling’

Bulky Goods Showroom - means premises —

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes —
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;

- (ix) office equipment and supplies;
 - (x) babies' and children's goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools; or
- (b) used to sell by retail goods and accessories by retail if —
- (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

Club Premises - means premises used by a legally constituted club or association or other body of persons united by a common interest;

Hotel - means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises;

Park Home Park - means premises used as a park home park as defined in the Caravan Parks and Camping Grounds Regulations 1997 Schedule 8;

Place of Worship - means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

The Amendment is 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- It consistent with the applicable region planning scheme;
- It will have minimal impact on land in the scheme area that is not the subject of the amendment;
and
- It does not result in any significant environmental, social, economic or governance impacts on land in the scheme area

Dated this 20th day of December 2024.



CHIEF EXECUTIVE OFFICER

REPORT

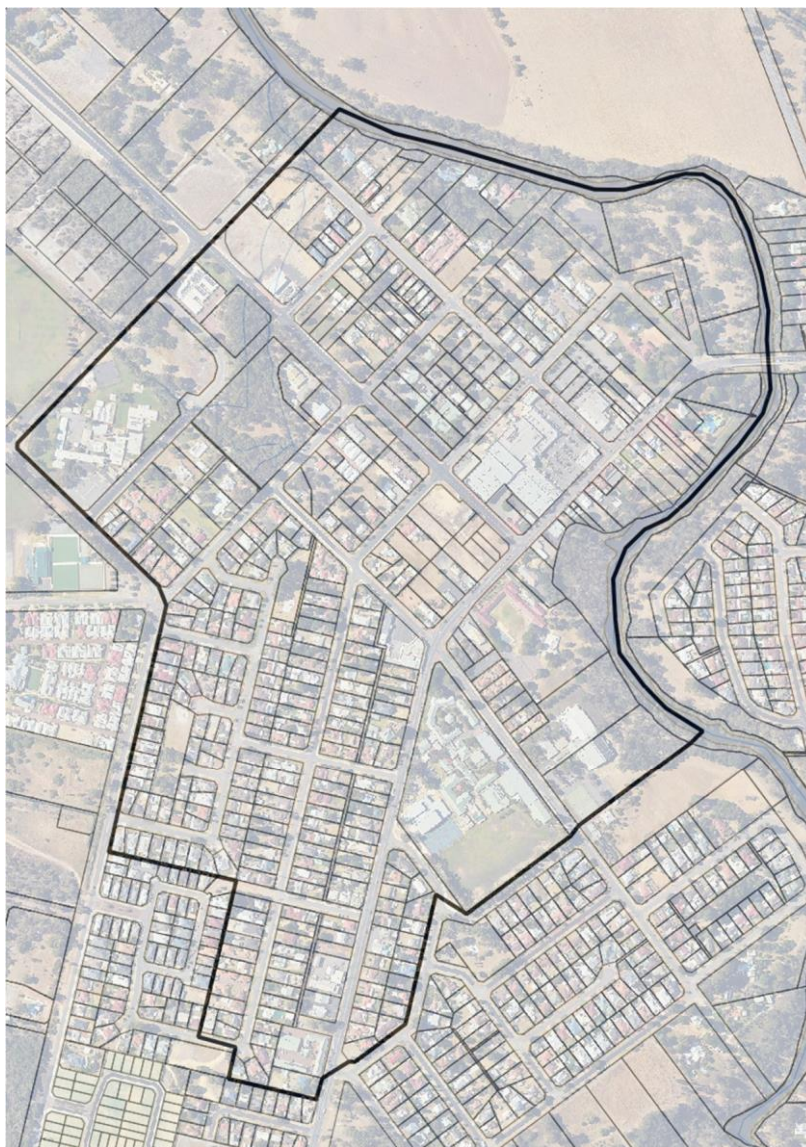
- | | |
|---|--|
| 1. LOCAL AUTHORITY | Shire of Murray |
| 2. DESCRIPTION OF TOWN PLANNING SCHEME: | Local Planning Scheme No. 4 |
| 3. TYPE OF SCHEME: | Local Planning Scheme |
| 4. SERIAL NO. OF AMENDMENT: | Amendment No. 322 |
| 5. PROPOSAL: | Initiating an Amendment to rezone various lots in Pinjarra to Centre, Mixed Use and providing a restricted use overlay to land in the Murray River Floodway. Also updating the scheme text to be more consistent with the Model Scheme Text. |

1.0 Introduction

The purpose of this Scheme Amendment is to rezone land located covered by the Pinjarra Precinct Structure Plan (PPSP) to the Centre Zone, mixed use zone, including a Restricted Use overlay on land zoned Rural and to include suitable provisions in the text of the Local Planning Scheme No.4 (LPS4).

The Pinjarra Activity Centre (PAC) is identified as a secondary centre under the State's Planning Framework, consequently it is required to be covered by a commensurate planning framework, including a Precinct Structure Plan (PSP). The PPSP is being prepared concurrently with this amendment. Therefore, the amendment will provide an appropriate centre-based zoning, and a number of provisions require the preparation of, and give status to, a PSP.

A Restricted Use overlay is being provided over land that is impacted by the Murray River floodway and regionally significant vegetation. This will allow the continued residential enjoyment of the land whilst prohibiting land uses that can impact the Murray River and residential amenity.



1. Land covered by the draft PPSP

2.0 Background

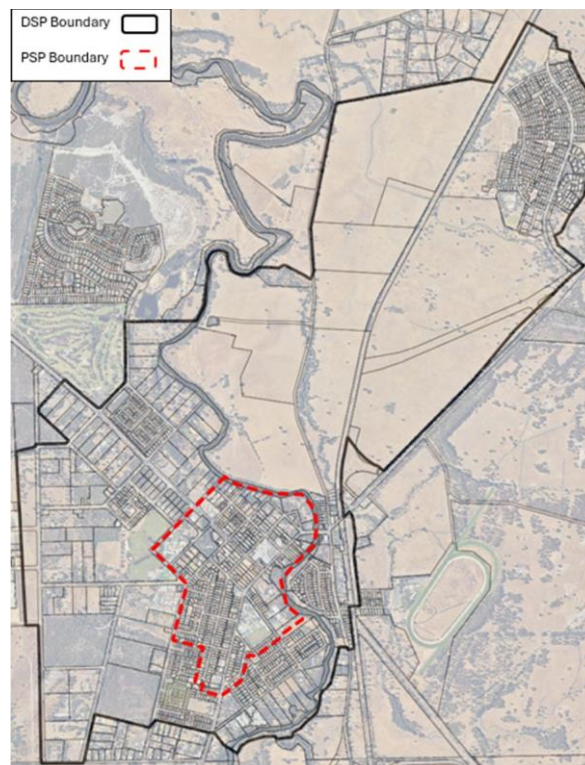
In 2017 the Shire of Murray Council endorsed the Pinjarra Town Centre Revitalisation Strategy and draft Activity Centre Plan (2017 Plan). This Plan established a vision for the growth of the town, as follows:

Vision:

Pinjarra is distinct and important place and destination within the Peel Region, a place where people want to live, work, meet, relax and visit. It is a town that is known for its culture of innovative thinking and its business, employment and community networking opportunities. The Town Centre's historic, country character and strong connection to the Murray River is reflected in landscaping, street art and building design. Contemporary development creates a buzzing, yet relaxed atmosphere and access around the town and along the riverfront is easy, convenient and supported by a high-quality pedestrian path network and public transport that frequently connects Pinjarra with Mandurah and other key destinations within and outside the region.

Consideration of the 2017 Plan was deferred by the WAPC in 2019 pending resolution of various issues, including issues relating to the major road network, drainage management and the extent of future urban land. It was also requested that the document be split into a District Structure Plan for the broader Pinjarra locality and a revised Activity Centre Plan (now known as a Precinct Structure Plan) for the town centre.

In December 2024 the draft Pinjarra Planning Framework (PPF) was endorsed by Council for the purpose of public engagement. The PPF includes a District Structure Plan (DSP) for the broader Pinjarra townsite, a PSP for the town centre and this amendment to LPS4. The PPF will deliver a contemporary planning framework to guide future zoning, subdivision and development of Pinjarra.

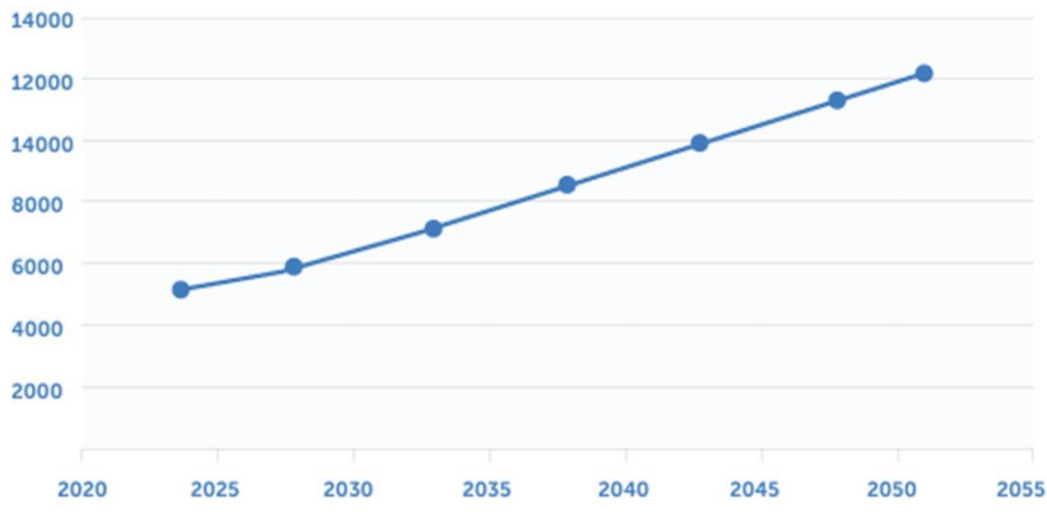


2. Boundaries of draft DSP and draft PPSP

2.1 People

2.1.2 Population

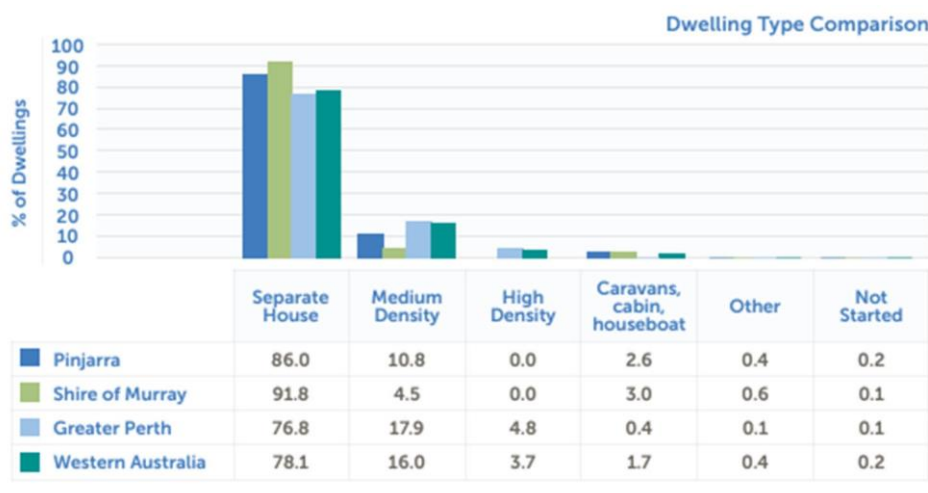
The Shire of Murray has experienced strong population growth in the 15 years to 2023, increasing by around 50% to 19,252 people. The average annual growth rate was 3.2%, which is higher than the Greater Perth average annual growth rate of 2.2% over the same period. Continued strong population growth is forecast with the population set to nearly double to 37,794 people by 2038 and to nearly double again to 71,820 people by 2051. This will include a population of approximately 12,289 within the broader Pinjarra area.



3. Population Growth to 2051

2.1.3 Housing

The predominant housing type in the Shire of Murray is detached dwellings, with 91.8% of households residing in separate homes. Pinjarra has a slightly lower proportion of households in detached dwellings (86%). This figure is significantly higher than greater Perth and the State where only three quarters of homes are detached. Of the single dwellings in Pinjarra only 10.8% are at a medium density. No higher density residential development exists either within the town centre or the broader Shire.

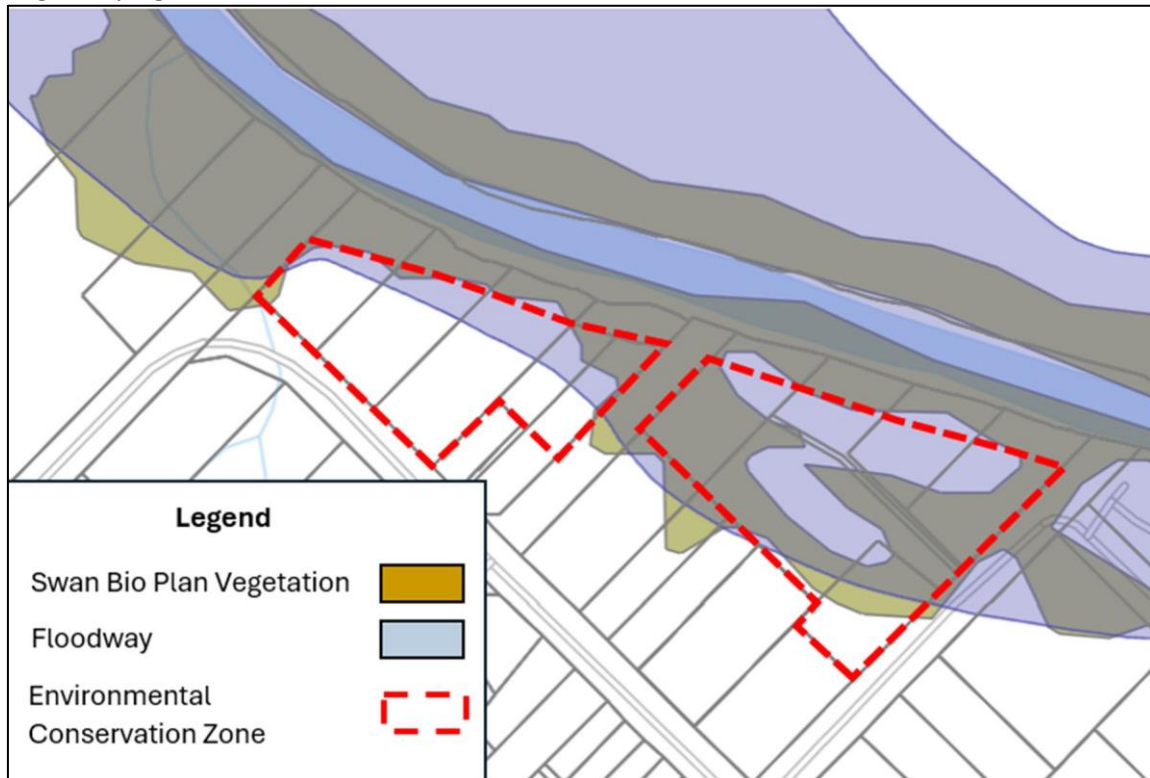


4. Comparative Dwelling Types

Currently, the average household size in Pinjarra is 2.39 people this is projected to fall to 2.35 by 2051. Approximately 25% of households in Pinjarra are lone person households and 28% are couples without children.

2.2 Environmental

The land shown on figure 5 below is impacted by the Murray River Flood way and vegetation mapped as regionally significant.



5. Environmental Attributes

2.3 Aboriginal and European Heritage

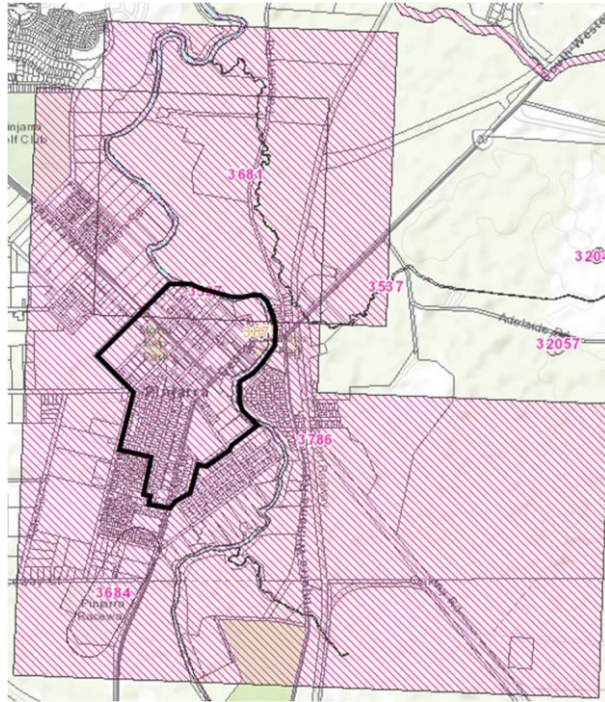
The Shire has a rich cultural heritage. Its abundant waterways and resultant plentiful food supply gave rise to a long aboriginal occupation of the area, and it was one of the first areas of European settlement in the state, dating back to the establishment of the town of Pinjarra in the early 1830s.

With the significant growth pressure expected over the next 30 years, the Shire recognises the need to identify and protect those places of heritage value in planning for this growth.

2.3.1 Aboriginal Cultural Heritage

Archaeological evidence and oral tradition confirm that Aboriginal people have inhabited the Swan Coastal Plain and the adjoining Darling Scarp for over 40,000 years. Ethnographic and historical documents highlight the importance of wetlands to Noongar land use patterns, ceremonial cycles and mythological tracks.

The PAC is bounded by the Murray River which is listed as Waugal – ceremony/mythological (3681) it also contains land subject to the Pinjarra Massacre (3786).



6. Aboriginal Cultural Heritage Sites Map

These have been assessed as being sites protected by the Aboriginal Heritage Act 1972 (AHA) and appear on the Register of Places and Objects. The remaining sites are yet to be formally assessed and may also be Aboriginal sites that are protected under the AHA. The value of these places to Aboriginal people warrants them being protected from unsympathetic development.

Any disturbance to Aboriginal sites requires Ministerial consent in accordance with Section 18 of the Aboriginal Heritage Act 1972.

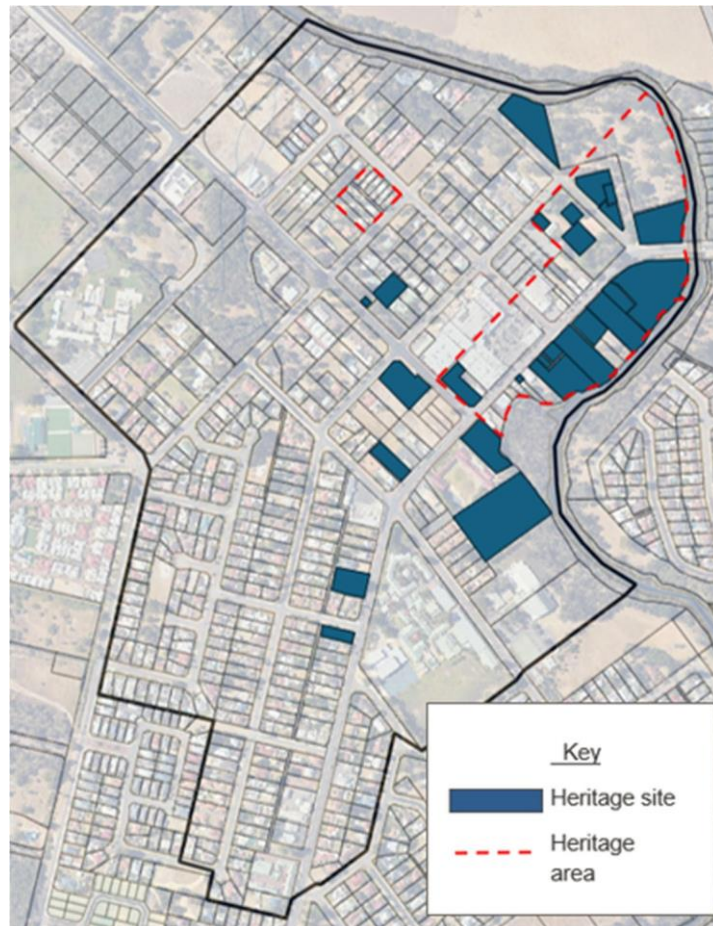
2.3.2 European Heritage

The Shire has historically been a small, generally farming community experiencing relatively slow growth, however as the metropolitan urban front edges further south and road and rail infrastructure in the region has improved, the Shire has come under growth pressure.

Two heritage areas are identified within the Pinjarra town site, the Pinjarra Heritage Area (George St) (P8785) and Pinjarra (West) Heritage Area (along James and Forrest Streets) (P24395), which are subject to provisions within the PPSP that guide streetscape and development outcomes including building form, signage and adaptive reuse.

The following highlights the range of State Heritage Listed State Heritage Listed Sites:

- 1798 – Edenvale Group, R36706 – Lot 316 George Street, Pinjarra
- 1749 – Pinjarra Post Office, Lot 216 George Street, Pinjarra
- 1748 – Pinjarra Court House, 22 George Street, Pinjarra
- 1758 – Masonic Hall, 1922 Pinjarra Road, Pinjarra



7. European Heritage Sites Map

The amendment proposes to include a concentration of these heritage sites within the heritage and arts sub zone.

2.4 Commercial Context

To understand the existing economic context and the requirements to support the future retail and commercial requirements of the population growth Pracys has prepared a Local Activity Centre and Employment Strategy for the Shire of Murray as a whole.

The PAC's existing shop retail floorspace is approximately 10,151m². It is estimated that this will increase to 12,636m² by 2038 and to 39,447m² by 2051. The PAC's existing non-retail centre floorspace is 20,893 m². This is estimated to grow to 25,498m² by 2038 and then to an overall 75,749m² by 2051. These figures are seen as conservative based on the current performance of the Shire's centres. As Pinjarra expands and densifies as well as amenity levels improve, it is likely that it will become more attractive to residents and other users and more expenditure will be retained locally.

The proposed amendment will facilitate the provision of an appropriate planning framework that can accommodate this growth.

3.0 Amendment Type

As per Part 5 of the Regulations, there are several amendment types: basic, standard and complex. These are defined in Part 5, Division 1, Regulation 34.

Regulation 35(2) requires the local government to specify in its resolution to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

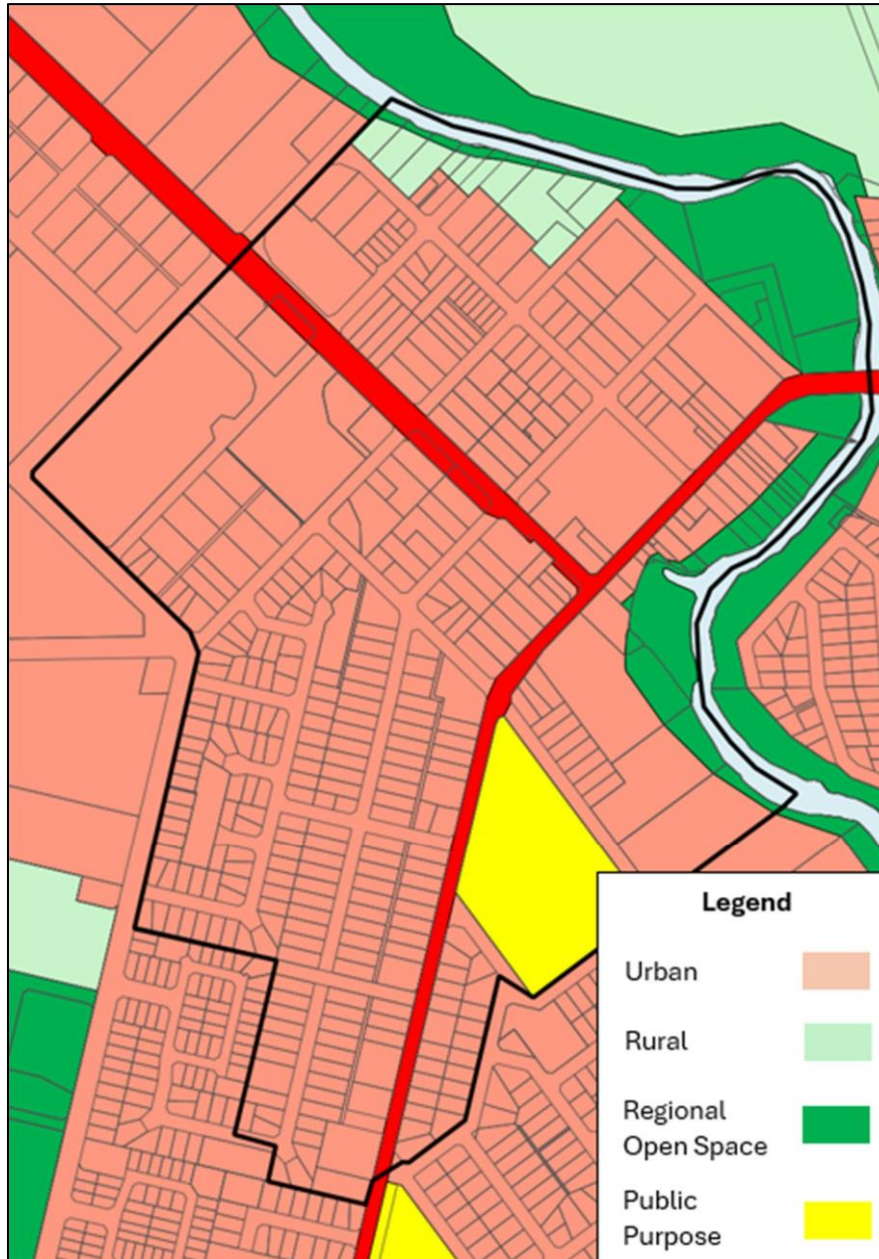
This proposed amendment is a 'standard' amendment, under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it is

- consistent with the applicable region planning scheme;
- will have minimal impact on land in the scheme area that is not the subject of the amendment;
and
- does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

4.0 Town Planning Context

4.1 Peel Region Scheme

The subject land is zoned 'Urban' and 'Rural' under the provisions of the *Peel Region Scheme* ('PRS'). The land proposed to be zoned Centre and Mixed Use is consistent with the underlying 'Urban' zoning and the land proposed to be contain a restricted use overlay is consistent with the underlying 'Rural' Zoning of the PRS.

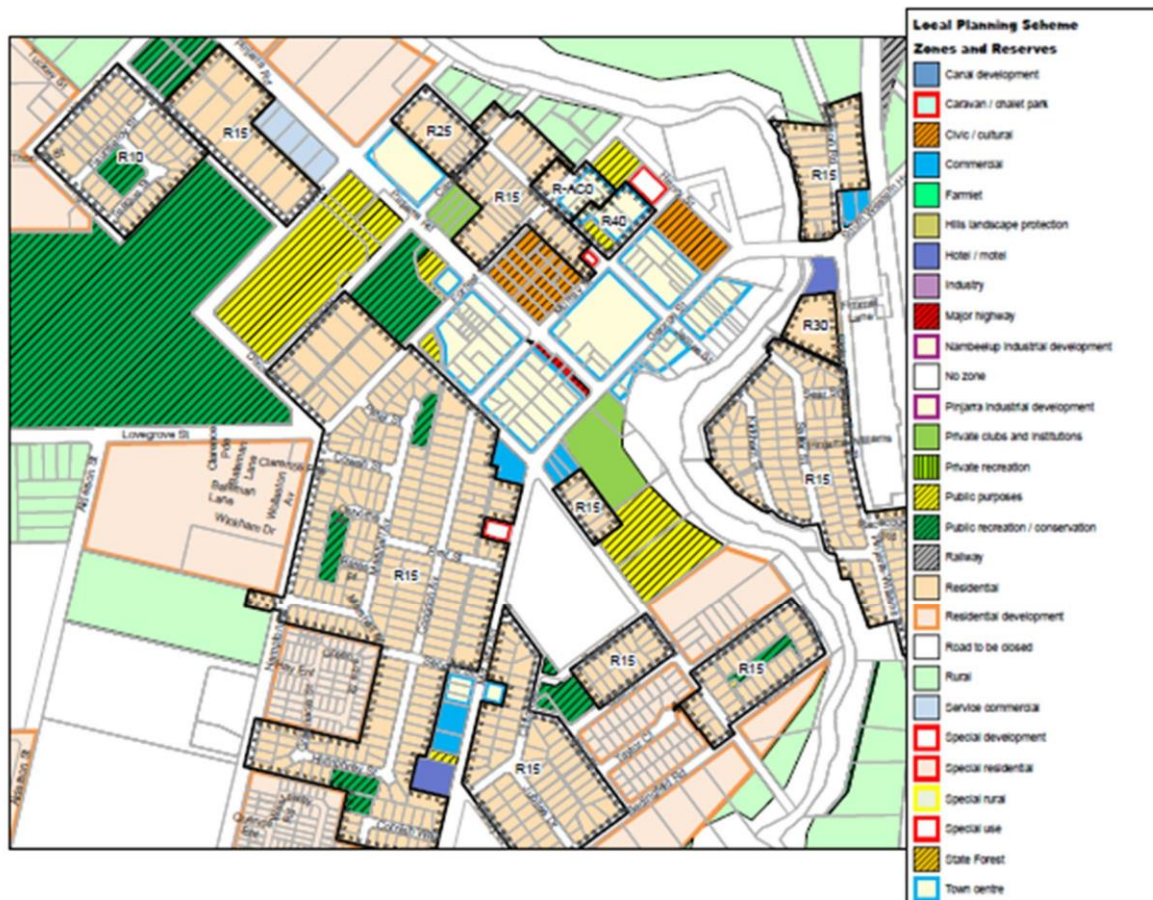


8. PRS Zoning

4.2 Shire of Murray Local Planning Scheme No. 4

The subject land is zoned Town Centre, Residential, Rural, Public Purposes Reserve, Special Use, Civic/Cultural Reserve, Private Clubs and Institutions, Commercial, Major Highway Reserve, Hotel/Motel

under the *Shire of Murray Local Planning Scheme No.4*. It has R-Codings ranging from the R15 to R-AC0.



9. LPS4 Zoning

4.3 Perth and Peel @ 3.5 Million

This document seeks to meet the target identified under *Directions 2031* and the *State Planning Strategy 2050*. The suite of documents includes the over-arching Perth and Peel @ 3.5 Million report and four planning frameworks for the Central, North-West, NorthEast and South Metropolitan Peel sub-regions.

Pinjarra is identified as a secondary centre as part of the strategy where the intent is to build on existing centres of community, retail and business activity. Key employment sectors will include retail trade, food and beverage services, education and public administration. Pinjarra will be supported by the Mandurah Ravenswood-Pinjarra high-priority transit corridor.

The subject land is identified as ‘Urban’ and “Rural” within the South Metropolitan Peel SubRegion. The proposed Amendment to the Scheme is consistent with the framework.

4.4 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure.

A bushfire hazard level assessment was undertaken in support of the PPSP which concluded that there is no ‘fatal flaw’ which would prevent further development within the study area. The Strategy and

recommendation strategically comply with the objectives of SPP3.7 and it is expected that any subsequent subdivision or development will comply with the Bushfire Protection Criteria.

4.5 State Planning Policy 4.2 – Activity Centres

SPP4.2 applies throughout the Perth and Peel regions to guide the preparation and review of local planning strategies, schemes and structure plans and development control within activity centres. Pinjarra is identified as a secondary centre under this Policy where a PSP is required to be prepared. This amendment requires the preparation of a PSP for the Pinjarra Secondary Centre and is therefore consistent with SPP4.2.

5.0 Proposal

The purpose of this Scheme Amendment is to amend LPS 4 by:

- (i) Rezoning land within the Pinjarra Activity Centre from various zones and reserves to the Centre Zone, Mixed Use Zone and including a Restricted Use Overlay on land zoned Rural;
- (ii) Recoding land within the Pinjarra Secondary Centre from R15, R25 and R40 to RAC0;
- (iii) Inserting additional Zones in Table I – Zoning Table being ‘Centre Zone’ and ‘Mixed Use’ Zone together with suitable use permissibilities;
- (iv) Inserting a new clause 6.17 – Centre Zone with a range of suitable provisions;
- (v) Inserting a new clause 6.18 – Mixed Use Zone with a range of suitable provisions;
- (vi) Inserting a new clause 6.19 dealing with Restricted Uses and adding a number of incompatible land uses that are to be restricted within the Rural Zone within the Pinjarra town centre;
- (vii) Adding and modifying a number of terms and interpretations;
- (viii) Adding a new clause to enable the number of car parking bays for the Pinjarra Secondary Centre to be in accordance with an applicable Precinct Structure Plan;
- (ix) Undertaking a number of textual modifications to reflect the new zones through the scheme text and better aligning with the Model Provisions; and (x) Updating the scheme maps to reflect all of the above.

6.0 Justification

6.1 Centre Zone

As a Secondary activity centre, the amendment will facilitate the delivery of a planning framework ensuring that the PAC will provides the range and intensity of activity necessary to support the growth anticipated for the town. Balancing the housing, employment, transport, education and community services and the infrastructure needed to support the projected growth requires a robust planning framework to establish a land use and development pattern for a compact, mixed use and walkable town. The amendment will facilitate this by:

- Requiring the preparation of a PSP, a contemporary planning framework to guide subdivision and development of the centre;
- Delivering a sufficient residential density to support the centre and accommodate the projected population growth for Pinjarra; and
- Providing a contemporary land use zoning table, reflecting a modern mainstreet based activity centre.

6.2 Mixed Use Zone

The Mixed Use zone will serve as the frame to the Centre Zone that provides for a transition in activity between the Centre and the broader residential areas of Pinjarra by providing streets with a diverse range of complementary uses that enable people to work and reside in the same location or live affordably within a five to ten-minute walk from the primary business and employment centre.

6.3 Restricted Use Overlay

The land proposed to be to contain a Restricted Use overlay is impacted by the Murray River Floodway and Swan Bio Plan vegetation. It is currently zoned rural under the LPS4, which contains a number of discretionary and permitted land uses that are incompatible with these environmental constraints, the sites residential character and amenity and the site's location abutting a secondary centre. A Restricted Use overlay will allow the continued residential use of the land whilst precluding incompatible land uses and protecting the environment values and residential amenity.

7.0 Conclusion

This Scheme Amendment will ensure that a contemporary planning framework is in place reflective of Pinjarra's status as a secondary centre. It will provide a land use zoning table that will drive appropriate town centre outcomes and requires the preparation of a PSP prior to the further subdivision and development.

The proposed Scheme Amendment is consistent with the relevant State and Local planning framework.

PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO ADOPT
AMENDMENT TO A LOCAL PLANNING SCHEME

SHIRE OF MURRAY
LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 322

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Include a Pinjarra Secondary Centre Boundary on the Scheme Maps aligned with the Pinjarra Precinct Structure Plan area boundary.
2. Transfer various landholdings within the Pinjarra Secondary Centre as shown on the amending maps from Town Centre, Residential, Public Purposes Reserve, Special Use, Civic/ Cultural Reserve, Private Clubs and Institutions, Commercial, Major Highway Reserve, Hotel/Motel to the Centre Zone and Mixed Use Zone.
3. Include a Restricted Use (RU1) overlay over land zoned Rural within the Pinjarra Secondary Centre bounded by Carey Street, Roe Avenue, James Street and Forrest Street as shown on the amending maps.
4. Remove the R15, R25, R40 residential density codes from various landholdings within the Pinjarra Secondary Centre and extend the R-AC0 residential density code to cover all Centre, Mixed Use and Residential zoned land within the Pinjarra Secondary Centre as shown on the amending maps.
5. Delete Clauses 2.3 – 2.6.
6. Delete Clauses 3.1 – 3.4
7. Renumber Clause 3.5 as 3.1.
8. Modify clause 5.1 by including 4. “Centre’ and 5. “Mixed Use” and renumbering the remainder of zones.
9. Delete the existing clauses 5.2.1 to 5.2.4 and replace them with the following:
 - 5.2.1 The permissibility of uses of land in the various zones in the Scheme area 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.
 - 5.2.2 The symbols used in the zoning table have the following meanings:

P	means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
I	means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;
D	means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
A	means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application

in accordance with clause 64 of the deemed provisions; X means that the use is not permitted by this Scheme.

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land.
 2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.
 3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a nonconforming use.
- 5.2.3 A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
- 5.2.4 The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table:
- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
 - (b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
 - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- 5.2.5 If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- 5.2.6 If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land:
- (a) a structure plan;
 - (b) a local development plan.
10. Renumber existing clauses 5.2.5 to 5.2.7 accordingly.
11. Replace all occurrences of the land use symbols in the zoning table, schedules 4, 5, 7, 10 and 12 and Appendix II from 'AA' to 'D'; 'SA' to 'A'; and 'IP' to 'I'.
12. Delete “* Refer Schedule III” from the key to columns’ for the Table 1 Zoning Table.
13. Include additional zones in the ‘key to columns’ for the Table 1 Zoning Table being ‘4. Centre’ and ‘5. Mixed Use’ and renumbering the remainder of zones.

14. Delete the following uses and development classes from the Table 1 Zoning Table:
- Additional Accommodation
 - Aged or Dependent Persons Dwellings
 - Attached House
 - Motel
 - Licensed Restaurant
 - Liquor Store
 - Piggeries
 - Poultry Farms
 - Public Amusements
 - Retirement Village
 - Shop
 - Take Away Food outlet
 - Wine Shop
- 14.1 Delete all examples of where the aforementioned uses and development classes appear throughout the scheme including in Appendix 1 - Interpretations.
15. Replace the following uses and development classes in the Table 1 Zoning Table as follows:
- Ancillary Accommodation with Ancillary Dwelling
 - Showroom with Bulky Goods Showroom
 - Place of Public Worship with Place of Worship
 - Private Club with Club Premises
- 15.1 Replace all examples of where the aforementioned uses and development classes appear throughout the scheme.
16. Reorganise all uses and development classes in the Table 1 Zoning Table under the relevant sub-headings in alphabetical order.
17. Include the following new uses and development classes in the Table 1 Zoning Table under the relevant sub-headings in alphabetical order:

USES AND DEVELOPMENT CLASSES
TRAVELLING & VACATIONAL
Tourist and Visitor Accommodation
LICENSED PREMISES
Liquor Store – Large
Liquor Store – Small
Nightclub
Small Bar

COMMERCIAL
Amusement Parlour
Art Gallery
Betting Agency
Cinema / Theatre
Convenience Store
Exhibition Centre
Food Outlet
Food outlet with a Drive through Facility
Market
Recreation - Private
Restricted Premises
Shop - Large
Shop - Small
PUBLIC & COMMUNITY
Community Purpose

18. Update the Table 1 Zoning Table with the following symbols against the various uses and development classes:

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	1		23	23	
	N	P																							
RESIDENTIAL																									
Ancillary Dwelling	D	D	P	P	P	X	X	X	X	X	X	D	D	X	#	D	D	X	~	X		X		X	
Caretaker's Dwelling	X	X	X	D	D	X	X	I	I	D	D	D	X	P	#	I	X	X	~	I		I		I	
Grouped Dwelling	D	D	D	D	P	D	X	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X	
Home Business	D	D	D	D	D	D	D	X	X	X	X	D	D	X	#	D	D	D	~	X		X			
Home Office	P	P	P	P	P	P	P	X	X	X	X	P	P	X	X	P	P	P	P	X		X			
Home Occupation	D	D	D	P	P	D	D	X	X	X	X	D	D	X	#	D	D	D	~	X		X		X	
Multiple Dwelling	D	D	X	D	D	A	X	X	X	X	X	X	X	X	X	D	X	X	X	X		X		X	
Rural Worker's Dwelling	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	X	X		X		X	
Single House	P	D	P	D	P	D	D	X	X	I	I	P	P	I	#	P	P	P	~	X		X		X	
TRAVELLING & VACATIONAL																									
Bed & Breakfast Accommodation	A	A	D	D	D	D	D	X	X	X	X	A	A	X	#	A	X	X	~	X					
Camping Area	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X		X		X	
Caravan Park	X	X	X	X	X	X	X	X	X	X	X	D	X	P	#	A	X	X	~	X		X		X	
Chalet Park	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X		X		X	

REFERTCLAUSE5.2.6

PERMISSIBILITY OF LAND USES IN THIS ZONE IS DETAILED IN SCHEDULE 12

Lodging House	A	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X	X	X	
Park Home Park	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X	X	X	
Residential Hotel	X	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X	X	X	
Tourist and Visitor Accommodation	X	X	X	D	D	D	D	X	P	X	X	X	X	X	#	A	X	X	~	X	X	X	
LICENSED PREMISES																							
Hotel	X	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X	X	X	
Liquor Store – Large	X	X	X	P	X	X	X	X	X	X	X	X	X	X	#	D	X	X	~	D	X	X	
Liquor Store – Small	X	X	X	P	D	D	D	X	D	X	X	X	X	X	#	D	X	X	~	D			
Nightclub	X	X	X	A	X	X	X	X	X	X	X	X	X	X	#	X	X	X	~	X	X	X	
Small Bar	X	X	X	P	D	P	P	X	D	X	X	X	X	X	#	D	X	X	~	X	X	X	
Tavern	X	X	X	D	D	D	D	X	P	X	X	X	X	X	#	A	X	X	~	X	X	X	
Winery	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	X	X	X	I	
COMMERCIAL																							
Art Gallery	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X	X	X	

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		23	23
																					N	P		
Amusement Parlour	X	X	X	D	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Bank	X	X	X	P	P	P	P	D	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Betting Agency	X	X	X	D	X	D	D	X	D	X	X	X	X	X	#	D	X	X	~	X		X		X
Bulky Goods Showroom	X	X	X	X	X	P	D	D	X	X	X	X	X	X	#	D	X	X	~	P		A		X

Car, Caravan Hire	X	X	X	X	X	X	X	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X		
Car, Boat, Caravan & Agric. Equip Sales	X	X	X	X	X	P	P	D	X	X	X	X	X	X	#	X	X	X	~	D	X	X		
Car Park		D	X		D	D	D	P	P	P	P	P	P	D	X	P	#	D	X	X	~	P	D	I
Cinema / Theatre		X	X		X	P	D	P	P	X	X	X	X	X	X	#	D	X	X	~	X	X	X	
Consulting Room(s)	A	X	X	P	D	P	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X		
Convenience Store	X	X	X	P	P	P	P	X	I	I	I	I	X	D	#	D	X	X	~	X	X	X		
Dry Cleaning Agency	X	X	X	D	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	P	D	X		
Exhibition Centre	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X	X	X		
Food Outlet	X	X	X	P	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	D	D	X		
Food Outlet with a Drive Through Facility	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	D	X	X	~	D	D	X		
Funeral Parlour	X	X	X	D	D	A	A	D	X	X	X	X	X	X	#	A	X	X	~	P	D	X		
Garden Centre	X	X	X	X	X	A	A	X	X	X	X	A	X	X	#	A	X	X	~	D	X	P		
Hardware Outlet	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	D	X	X		
Hire Outlet	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	D	D	X		
Landscape Supplies	X	X	X	X	X	X	D	D	X	X	X	A	X	X	#	D	X	X	~	X	D	P		
Laundromat	X	X	X	D	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	X	D	X		
Market	X	X	X	P	P	P	P	X	X	X	X	I	X	X	#	D	X	X	~	X	X	X		
Medical Clinic	A	X	X	P	D	P	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X		

Office	X	X	X	P	P	P	P	I	X	X	X	X	X	X	#	D	X	X	~	I	I	X
Open Air Display	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	X	D	D
Recreation - Private	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X	X	X
Restaurant/Café	X	X	X	P	P	P	P	D	D	D	X	I	X	D	#	D	X	X	~	X	X	X
Restricted Premises	X	X	X	X	X	X	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Service Station/Petrol Filling Station	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	A	D	D
Shop - Large	X	X	X	P	X	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		23	23
																					N	P		
Shop - Small	X	X	X	P	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X		X	
Warehouse & Storage	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	I	D		P	
INDUSTRIAL																								
Abattoir	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X	X		A	
Alternative Energy Facility	X	X	X	X	X	X	X	D	X	X	X	A	X	X	#	X	X	X	~	X	D		D	
Cottage Industry	D	D	X	D	D	D	P	D	X	D	X	D	D	X	#	D	D	D	~	X	D		X	
Dry Cleaning Premises	X	X	X	D	D	D	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D		X	
Extractive Industry	X	X	X	X	X	X	X	X	X	X	X	A	X	X	#	X	X	X	~	X	X		X	
Factory Units	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D		D	
Fuel Depot	X	X	X	X	X	X	X	D	X	X	X	A	X	X	#	X	X	X	~	X	D		D	

General Industry	X	X	X	X	X	X	X	P	X	X	X	X	X	X	#	X	X	X	~	X	D	D
Hazardous Industry	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X	A	X
Light Industry	X	X	X	X	X	X	X	P	X	X	X	X	X	X	#	X	X	X	~	X	D	P
Manure Facility	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X	A	D
Motor Vehicle Wrecking	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D	D
Noxious Industry	X	X	X	X	X	X	X	A	X	X	X	A	X	X	#	X	X	X	~	X	X	I
Rural Industry	X	X	X	X	X	X	X	D	X	X	X	D	X	X	#	X	X	X	~	X	D	P
Service Industry	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	A	D	P
Transport Depot	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X	D	D
PUBLIC & COMMUNITY																						
Boating Facility	X	X	D	X	X	X	X	X	X	X	X	X	X	X	#	X	X	X	~	X	X	
Child Care Premises	A	X	X	D	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X	X	X
Civic Building	X	X	X	P	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	D	X	X
Club Premises	X	X	X	P	D	D	X	X	X	P	D	X	X	X	#	D	X	X	~	D	X	X
Community Purpose	A	A	A	P	P	P	P	X	X	D	X	A	X	X	#	D	X	X	X	D	X	X
Educational Establishment	X	D	X	P	P	D	D	D	X	X	X	X	X	X	#	D	X	X	~	X	D	D
Family Day Care Centre *	D	D	D	D	D	D	D	X	X	X	X	D	D	X	#	D	X	X	~	X	X	X
Health Centre/Studio	X	X	X	D	D	D	D	D	X	D	I	X	X	X	#	A	X	X	~	P	D	X

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	1		23	23
	N	P																						
Infant Welfare Clinic	X	X	X	D	D	D	D	X	X	D	X	X	X	X	#	D	X	X	~	X		X		X
Place of Public Assembly	X	X	X	X	X	D	X	X	X	D	D	X	X	X	#	A	X	X	~	X		X		X
Place of Worship	A	X	X	D	D	D	D	X	X	D	X	X	X	X	#	A	X	X	~	X		X		X
Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	#	D	P	P	~	D		D		P
Research Centre	X	X	X	D	D	D	D	D	X	X	X	X	X	X	#	X	X	X	~	X		D		P
RURAL																								
Cattery	X	X	X	X	X	X	X	X	X	X	X	A	A	X	#	X	X	X	~	X		X		I
Intensive Agriculture	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	~	X		X		D
Kennels	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X	X	~	X		X		I
Research Centre - Rural	X	X	X	D	D	D	D	D	X	X	X	D	X	X	#	X	X	X	~	X		D		P
Rural Industry	X	X	X	X	X	X	X	D	X	X	X	D	X	X	X	X	X	X	~	X		D		P
Rural Produce Stalls	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	X	X	~	X		X		I
Rural Pursuit	X	D	X	X	X	X	X	X	X	X	X	P	D	X	X	A	D	D	~	X		X		D
Stables	X	X	X	X	X	X	X	X	X	X	X	D	D	X	X	A	P	X	~	X		X		I
Veterinary Centre	X	X	X	D	D	D	D	X	X	X	X	D	X	X	X	A	D	D	~	P		X		I
Veterinary Hospital	X	X	X	D	D	X	X	X	X	X	X	D	X	X	X	X	X	X	~	X		X		I

19. Delete clause number '5.2.4' from column 19 - N of the zoning table and replace with '5.2.6'.
20. Delete the second note following the zoning table which reads 'Any land use not listed in Table No. 1 - Zoning Table shall be considered by the Council in accordance with the "SA" procedures detailed by clause 5.2.2 of the Scheme.'
21. Amend Clause 6.12.1 as follows:

To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.
22. Insert a new clause 6.17 which reads:

6.19 Centre Zone

6.17.1 The objectives of the Centre Zone are:

 - a) To designate land for future development as an activity centre.
 - b) To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.
 - c) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.
 - d) To provide a focal point for accommodating a broad range of land uses to meet the community's district needs for goods and services, community facilities, entertainment and leisure, education, health and tourism.
 - e) To provide for a pedestrian-dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces.
 - f) To provide a focus for integrated and well-designed high-density housing and mixed used development.
 - g) To provide for a diverse range of housing options to meet the needs of the community.
 - h) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles.
 - i) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
 - j) To preserve the existing heritage and arts character on the banks of the Murray River with a strong landscape theme that provides a setting for Pinjarra's heritage assets and sensitively designed cultural facilities.
 - k) To ensure development reflects the character and identity of Pinjarra.
23. Insert Clause 6.17.2

All ground floor uses within the Centre zone are to provide active frontages to the street, generally in accordance with the Pinjarra Precinct Structure Plan.
24. Insert a new clause 6.18 which reads:

6.20 Mixed Use zone

6.18.1 The objectives of the Mixed Use zone are:

- a) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.
- b) To allow for the development of a mix of varied but compatible land uses such as housing, offices, amusement centres and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
- c) To establish a frame to the Centre zone that provides for a transition in activity between the Centre and the broader residential areas of Pinjarra by providing streets with a diverse range of complementary uses that enable people to work and reside in the same location or live affordably within the walkable catchment of the Pinjarra town centre.
- d) To provide for a diverse range of housing options to meet the needs of the community.
- e) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles.
- f) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
- g) To ensure development reflects the character and identity of Pinjarra.

25. Insert a new clause 6.19 which reads:

6.19 Restricted Uses

6.19.1 The Table sets out –

- a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and
- b) the conditions that apply to that restricted use.

Table 2
Restricted uses for land in Scheme area

No.	Description of land	Restricted use	Conditions
RU1	Portions of lots 117 – 119, 191 and 809 James Street, Lot 503 Forrest Street and portions of Lot 106 Carey Street and Lots 103, 502 and 801 Forrest Street, Pinjarra	P Uses: <ul style="list-style-type: none"> • Home Occupation • Home Office • Single House D Uses: <ul style="list-style-type: none"> • Home Business • Ancillary Dwelling • Family Day Care • Cottage Industry 	

6.19.2 Despite anything contained in the Zoning Table, land that is specified in the Restricted Uses Table may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

26. Renumber Table II NON-RESIDENTIAL DEVELOPMENT STANDARDS to Table 3 NONRESIDENTIAL DEVELOPMENT STANDARDS.

27. Insert a new Clause 7.3.1 c) as follows:

Where land is proposed to be developed for non-residential purposes within the Pinjarra Secondary Centre, as delineated on the scheme map, due regard should be given to the car parking requirements of the applicable precinct plan for this centre.

28. Insert a new Clause 7.7 Additional Site and Development Requirements for Areas Covered by Structure Plan, Precinct Structure Plan or Local Development Plan

7.7 Additional Site and Development Requirements for Areas Covered by Structure Plan, Precinct Structure Plan or Local Development Plan

7.7.1 Table 4 sets out the requirements relating to development that are included in structure plans, precinct structure plans and local development plans that apply in the scheme area.

7.7.2 The specific development standards set out under this Clause and the associated Table 4 prevail to the extent of any inconsistencies with any other standard or provision of the Scheme.

The Table sets out requirements relating to development that are included in structure plans, precinct structure plans and local development plans that apply in the Scheme area.

Table 4 – Additional requirements that apply to land in Scheme area

No.	Description of Land	Requirement
1.	Pinjarra Secondary Centre – as defined in the Pinjarra Precinct Structure Plan and as shown on the Scheme Map.	1) Subdivision and development of land is to be generally in accordance with the Pinjarra Precinct Structure Plan.

29. Insert the following land use terms and definitions into 'Appendix 1 - Interpretations' in appropriate alphabetical order:

Amusement Parlour - means premises —

- (a) that are open to the public; and
- (b) that are used predominantly for amusement by means of amusement machines including computers; and
- (c) where there are 2 or more amusement machines;

Art Gallery - means premises —

- (a) that are open to the public; and
- (b) where artworks are displayed for viewing or sale;

Betting Agency - means an office or totalisator agency established under the Racing and Wagering Western Australia Act 2003;

Cinema/Theatre - means premises where the public may view a motion picture or theatrical production;

Community Purpose - means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;

Convenience Store - means premises —

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area;

Exhibition Centre - means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;

Food Outlet - means premises, without a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten —

- (a) without further preparation; and
- (b) primarily off the premises.

Food Outlet with Drive-through Facility – means a food outlet designed or used for the sale and serving of goods direct to persons driving or seated in motor vehicles.

Liquor Store — Large - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of more than 300 m²;

Liquor Store — Small - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of not more than 300 m²;

Market means premises used for the display and sale of goods from stalls by independent vendors;

Nightclub means - premises the subject of a nightclub licence granted under the Liquor Control Act 1988;

Recreation – Private means premises that are —

- (a) used for indoor or outdoor leisure, recreation or sport; and
- (b) not usually open to the public without charge;

Restricted Premises - means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —

- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements;

Shop – Large – means premises greater than 1500m² NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

Shop – Small - means no greater than 1500m² NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

Small Bar - means premises the subject of a small bar licence granted under the Liquor Control Act 1988; ‘tavern’,

Tourist and Visitor Accommodation –

(a) means a building, or a group of buildings forming a complex, that —

- (i) is wholly managed by a single person or body; and
- (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
- (iii) may include on-site services and facilities for use by guests; and
- (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and

(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the

period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but

(c) does not include any of the following —

- (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
- (ii) a caravan park;
- (iii) hosted short-term rental accommodation;
- (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
- (v) a park home park;
- (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1); (vii) a road house;

- (viii) workforce accommodation.

30. Delete the land use terms and interpretations 'Ancillary Accommodation', 'Hotel', 'Park Home Park', 'Public Place of Worship', 'Private Club' and 'Showrooms' in 'Appendix 1 - Interpretations', replace in appropriate alphabetical order with the following and update all occurrences of the replaced terms throughout the Scheme:

31. Replace the land use terms and interpretations 'Ancillary Accommodation', 'Showrooms', 'Private Club', 'Hotel', 'Park Home Park', 'Public Place of Worship', and 'Showrooms' in 'Appendix 1 - Interpretations', replace in appropriate alphabetical order with the following and update all occurrences of the replaced terms throughout the Scheme:

Ancillary Dwelling – means self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling'

Bulky Goods Showroom - means premises —

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes —
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;
 - (ix) office equipment and supplies;
 - (x) babies' and children's goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools; or
- (b) used to sell by retail goods and accessories by retail if —
 - (i) a large area is required for the handling, display or storage of the goods; or

- (ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

Club Premises - means premises used by a legally constituted club or association or other body of persons united by a common interest;

Hotel - means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises;

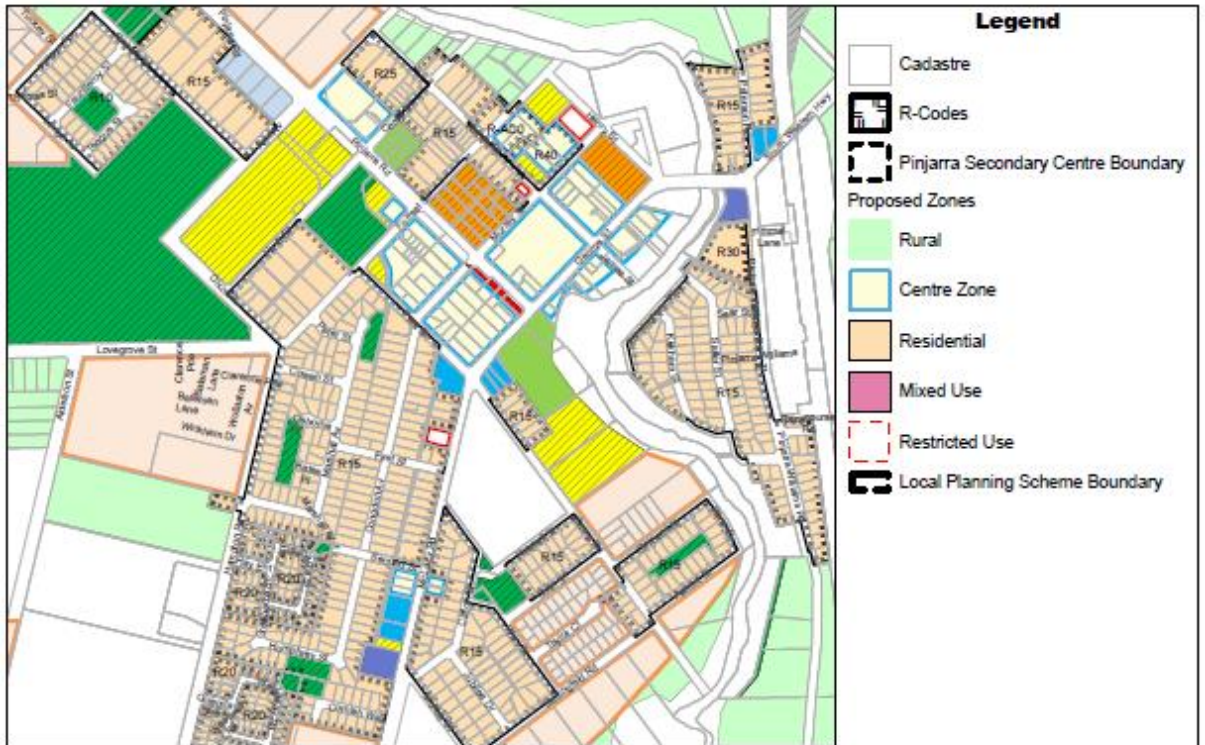
Park Home Park - means premises used as a park home park as defined in the Caravan Parks and Camping Grounds Regulations 1997 Schedule 8;

Place of Worship - means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

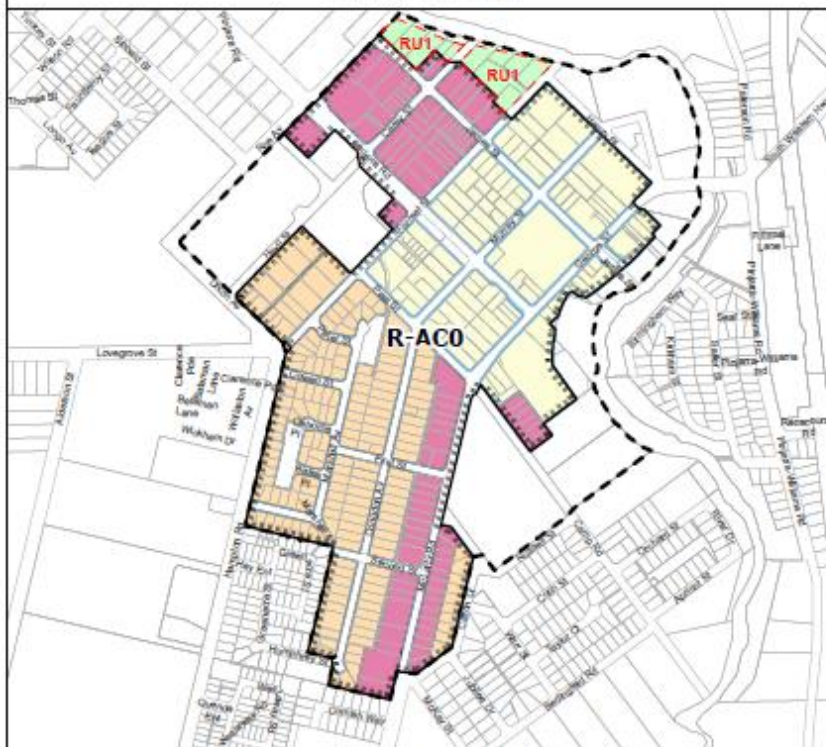
32. Insert a new Additional Use into Appendix II as follows

No	Description of Land	Additional Use	Conditions
5	Lots 112 and 113 James Street, Lot 502 Roe Avenue and Lot 6001 Pinjarra Road, Pinjarra	Shop – Large (A)	<ol style="list-style-type: none"> 1. Development should have an appropriate interface to adjacent residential areas and the public realm to be responsive to the character and context of the locality, in terms of height, bulk, scale, articulation and appearance. 2. All service areas are to be appropriately screened from the public realm to address visual and noise impacts 3. All tenancies fronting Pinjarra Road to be glazed to a minimum of 50% of the frontage below the verandah/awning line. 4. Development is to be supported by an approved Operational Noise Management Plan and Acoustic Report. 5. Development is to be supported by a landscape

			statement that includes a tree protection plan.
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Current Zoning



Proposed Zoning

- Legend**
- Cadastre
 - R-Codes
 - Pinjarra Secondary Centre Boundary
 - Proposed Zones**
 - Rural
 - Centre Zone
 - Residential
 - Mixed Use
 - Restricted Use
 - Local Planning Scheme Boundary



0 125 250 500 Meters

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Murray at the Ordinary Meeting of the Council held on the 19th day of December 2024.



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Murray at the Ordinary Meeting of the Council held on the 19th day of December 2024, proceed to advertise this Amendment.



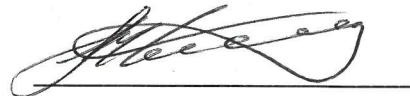
SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Murray at the Ordinary Meeting of the Council held on the 24th day of July 2025 and the Common Seal of the Shire of Murray was hereunto affixed by the authority of a resolution of the Council in the presence of:



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

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DELEGATED UNDER S.16 PLANNING AND DEVELOPMENT ACT 2005

DATE.....

Approval Granted

.....

MINISTER FOR PLANNING

DATE.....

**Shire of
Murray**




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