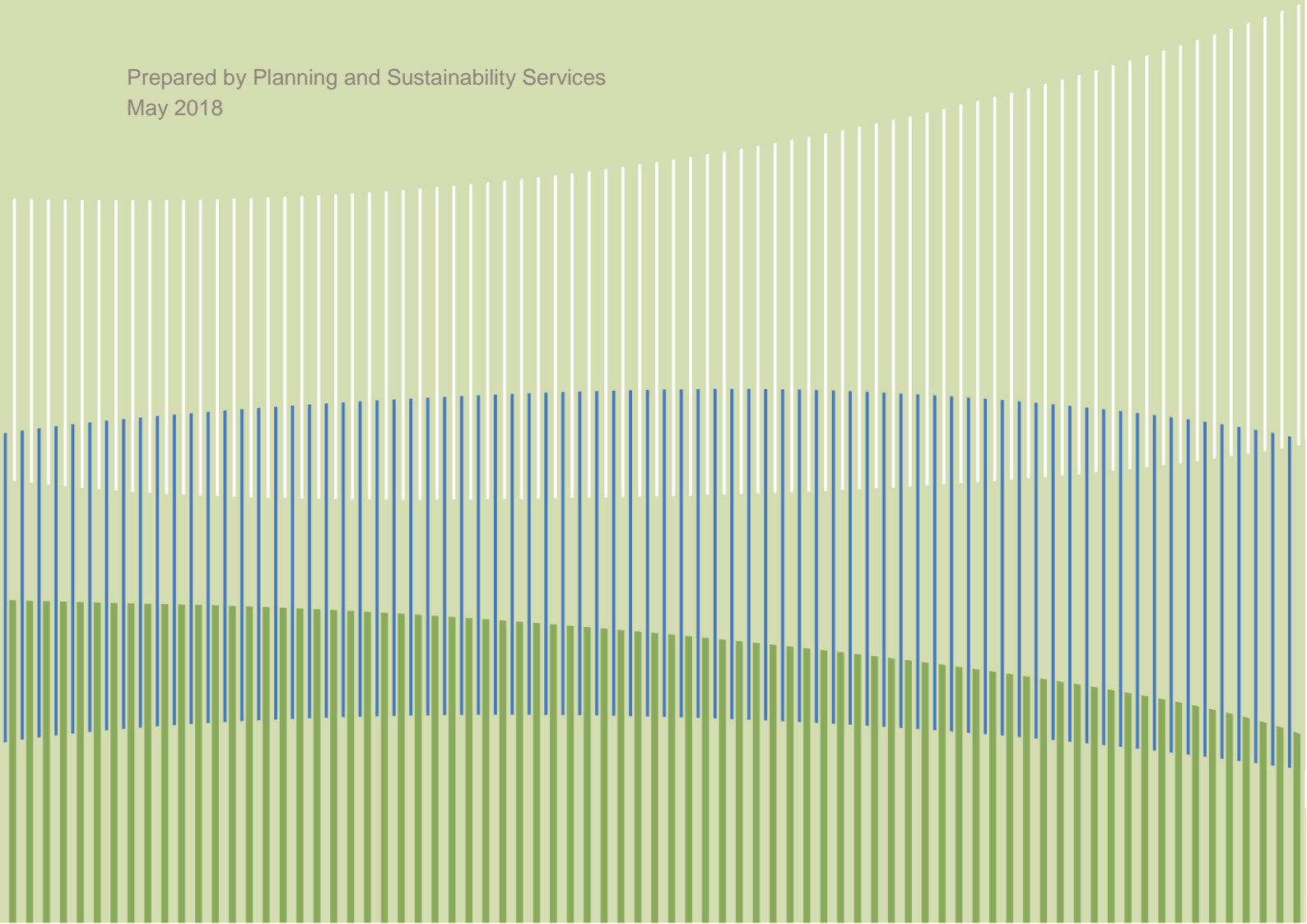


# Local Planning Policy

## Zone Objectives

Prepared by Planning and Sustainability Services  
May 2018



## Purpose

The purpose of this Policy is to outline the purpose and objective for each zone under the Shire of Murray Town Planning Scheme No 4.

## Interpretation

The following zone objectives shall apply to Town Planning Scheme No 4 for the purpose of interpreting the purpose of each zone -

### 1. Residential Zone

To promote a high quality residential environment by maintaining the quality and character of existing residential areas and providing for a range of residential densities and housing types throughout the Shire.

### 2. Canal Development Zone

To provide for the development of canal estates which have a high standard of amenity and have minimal impacts upon the environmental qualities of the area.

### 3. Special Residential Zone

To provide for residential accommodation on lots between 2,000m<sup>2</sup> and 2 hectares in area and to promote an attractive residential environment by the application of design and land use controls to enhance amenity, privacy, landscape value and safety.

### 4. Rural-Residential Zone

To provide the opportunity for residential living in a semi-rural atmosphere on lots ranging in size from 2 to 4 hectares and achieving a range of sizes and an average of 3 hectares, with appropriate controls to minimise clearing and encourage replanting of indigenous vegetation.

### 5. Hills Landscape Protection Zone

To create a unique rural lifestyle opportunity on larger hills lots ranging in size from 4 to 10 hectares, which is fully compatible with the environment and amenity characteristics of the Darling Range Escarpment.

### 6. Farmlet Zone

To allow for a range of lot sizes between 10 and 40 hectares within precincts identified in the Shire of Murray Local Rural Strategy to satisfy demand for equestrian/hobby farming lots.

### 7. Town Centre Zone

To encourage development of core cultural and commercial service centres, comprising major office developments, service and tourist facilities. A strong component of infill residential development will be encouraged to integrate with commercial development within the zone.

### 8. Commercial Zone

To provide for retail shopping, but also other associated non-bulky retail and local office uses that cater for the current and future residents of the Shire consistent with the Commercial Strategy.

### 9. Service Commercial Zone

To provide for a mix of non-retail business activities to service the community in planned and fully integrated locations.

### 10. Urban Development Zone

To provide for future residential and urban related development after comprehensive planning has been carried out in the relevant areas, resulting in an approved Outline Development Plan.

#### 11. Industry Development Zone

To provide for manufacturing industry, the storage and distribution of goods and associated uses which, by the nature of their operations, should be separated from residential areas.

#### 12. Light and Service Industry Zone

To provide for light and service industries and associated uses which are compatible with residential uses.

#### 13. Special Industry Zone

To provide for the establishment of special industrial uses, which may include offensive and potentially hazardous industrial and storage facilities.

#### 14. Rural Zone

To provide for the use of land for intensive and extensive agricultural pursuits and to protect the long term productive capacity of agricultural land from incompatible land uses, whilst allowing for small scale, tourist uses (ie. Chalets, Farmstay) in a Rural landscape.

#### 15. Caravan/Chalet Park Zone

To specifically provide for caravan parks and chalet parks in appropriate locations.

#### 16. Special Use Zone



To apply categories of land use which do not comfortably sit with any other zone. The use and development of land within the zone is restricted in accordance with Schedule 5 of the Scheme and is subject to compliance with the identified conditions.

### Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM01/263 – 26/7/2001	OCM01/367 – 29/11/2001	Adopted

1915 Pinjarra Road,  
Pinjarra WA 6208  
PO Box 21 Pinjarra WA 6208

T: 08 9531 7777  
F: 08 9531 1981  
mailbag@murray.wa.gov.au  
**www.murray.wa.gov.au**

 /ShireofMurray  
 @ShireofMurray

