

PART III - ZONES

3.1 CATEGORIES

The zones on the Scheme Maps have the following categories:

- (a) Residential
 - i. Residential
 - ii. Urban Development
 - iii. Transient Workforce Accommodation
- (b) Commercial
 - i. Town Centre
 - ii. Commercial
 - iii. Tourism
 - iv. Mixed Business
 - v. City Centre
- (c) Industrial
 - i. Strategic Industry
 - ii. Industry
 - iii. Industrial Development
- d) Rural
 - i. Rural
 - ii. Rural Residential

3.2 ZONING TABLE

3.2.1 The zoning table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme area in the various zones. The permissibility of any development is determined by cross reference between the list of uses on the left side of the zoning table and the list of zones at the top of the zoning table.

3.2.2 The symbols used in the zoning table have the following meanings:

- P the use is permitted by the Scheme
- AA the use is not permitted unless the Council has granted planning approval
- SA the use is not permitted unless the Council has granted planning approval after giving notice in accordance with clause 4.3
- IP the use is not permitted unless the use to which it is put is incidental to the predominant use as decided by Council
- X a use that is not permitted by the Scheme

3.2.3 Notwithstanding the provisions of clause 3.2.2, development may only be permitted within the Urban Development and Industrial Development Zones where:

- (a) a Development Plan has been adopted for the subject land and the development is in accordance with the plan; or
- (b) Council has resolved that a Development Plan is not required.

ZONING TABLE		Residential	Urban Development	Transient Workforce Accommodation	Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Industrial Development	Rural	Rural Residential	City Centre			
														Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation
RESIDENTIAL			Development and use of land to be in accordance with an endorsed Development Plan														
1	Aged or Dependent Persons Dwelling	AA		AA	AA	AA	AA	X	X	X		AA	SA	X	X	X	X
2	Ancillary Accommodation	AA		X	X	X	X	X	X	X		X	AA	X	X	X	X
3	Caravan Park	X		SA	SA	X	AA	X	X	X		SA	X	X	X	X	X
4	Caretaker's Dwelling	IP		IP	AA	AA	IP	IP	X	AA		IP	IP	X	X	X	X
5	Grouped Dwelling	P		AA	AA	AA	AA	X	X	X		AA	AA	X	X	X	X
6	Home Business	AA		X	AA	AA	AA	X	X	X		P	AA	AA	AA	AA	AA
7	Home Occupation			X	AA	AA	AA	X	X	X		P	AA	AA	AA	AA	AA
8	Hotel	X		AA	AA	AA	AA	X	X	X		SA	X	SA	SA	AA	P
9	Motel	X		AA	AA	AA	AA	X	X	X		SA	SA	SA	SA	AA	AA
10	Multiple Dwelling	SA		SA	SA	SA	SA	X	X	X		X	X	AA	AA	AA	AA
11	Park Home Park	X		SA	SA	X	AA	X	X	X		SA	X	X	X	X	X
12	Residential Building	AA		AA	AA	AA	AA	X	X	X		AA	AA	X	SA	X	X
13	Rural Settlement	X		X	X	X	X	X	X	X		AA	SA	X	X	X	X
14	Short Stay Accommodation	X		X	AA	X	AA	X	X	X		IP	SA	AA	AA	AA	P
15	Single House	P		P	AA	AA	AA	AA	X	X		AA	P	X	X	X	X
16	Tourist Resort	X		X	AA	X	P	X	X	X		SA	X	X	SA	SA	SA
17	Transient Workforce Accommodation	SA		P	SA	SA	SA	AA	AA	X		AA	SA	X	X	X	X
INDUSTRY			Development and use of land to be in accordance with an endorsed Development Plan														
18	Abattoir	X		X	X	X	X	X	X	AA		AA	X	X	X	X	X
19	Aerodrome	X		X	X	X	X	X	X	X		AA	X	X	X	X	X
20	Agriculture	X		X	X	X	X	X	X	X		P	AA	X	X	X	X
21	Intensive Agriculture	X		X	X	X	X	X	X	AA		AA	AA	X	X	X	X
22	Harbour Installation	X		X	X	X	X	X	P	AA		X	X	X	X	X	X
23	Hire Service (Industrial)	X		X	X	X	X	AA	X	P		X	X	X	X	X	X
24	Industry – Extractive	X		X	X	X	X	X	IP	AA		AA	X	X	X	X	X
25	Industry – General	X		X	X	X	X	X	X	P		X	X	X	X	X	X
26	Industry - Light	X		SA	X	X	X	AA	X	P		X	X	X	X	X	X
27	Industry – Noxious	X		X	X	X	X	X	SA	AA		X	X	X	X	X	X
28	Industry – Rural	X		X	X	X	X	X	X	AA		P	SA	X	X	X	X
29	Industry – Service	X		SA	X	X	X	P	X	P		X	X	X	SA	X	X
30	Industry - Resource Processing	X		X	X	X	X	X	P	SA		SA	X	X	X	X	X
31	Road Freight Terminal	X		X	X	X	X	X	AA	AA		SA	X	X	X	X	X
32	Stockyard	X		X	X	X	X	X	X	AA		P	X	X	X	X	X
33	Storage Facility/Depot/Lay Down Area	SA		X	X	X	X	AA	AA	P		AA	X	X	X	X	X
COMMERCE			Development and use of land to be in accordance with an endorsed Development Plan														
34	Animal Establishment	X		X	SA	AA	X	AA	X	AA		AA	X	X	X	X	X
35	Display Home	AA		X	X	X	X	X	X	X		X	X	X	X	X	X
36	Dry Cleaning Premises	X		IP	X	AA	AA	P	X	AA		AA	X	P	P	IP	IP
37	Market	X		X	P	P	AA	X	X	AA		X	SA	P	AA	P	SA
38	Motor Vehicle and/or Marine Repair	X		X	AA	AA	X	AA	IP	P		IP	X	X	X	X	X
39	Motor Vehicle and/or Marine Sales & Hire	X		X	AA	AA	AA	P	X	P		X	X	X	SA	X	X
40	Motor Vehicle and/or Marine Service Station	X		X	SA	SA	SA	SA	IP	AA		SA	X	SA	AA	X	X
41	Motor Vehicle and/or Marine Wrecking	X		X	X	X	X	X	X	P		X	X	X	X	X	X
42	Motor Vehicle Wash	X		IP	AA	AA	AA	AA	IP	P		X	X	IP	SA	X	X
43	Office	X		IP	P	P	IP	AA	IP	IP		IP	X	AA	P	AA	IP

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														Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation
COMMERCE (continued)																	
44	On-site Canteen	X	Development and use of land to be in accordance with an endorsed Development Plan	IP	X	X	X	X	IP	IP	Development and use of land to be in accordance with an endorsed Development Plan	IP	X	X	X	X	X
45	Outdoor Display	X		X	AA	AA	X	P	X	P		AA	X	AA	AA	AA	AA
46	Reception Centre	X		IP	AA	AA	IP	X	X	X		X	X	AA	SA	P	AA
47	Restaurant	X		IP	P	P	P	X	X	X		IP	X	AA	AA	P	P
48	Restricted Premises	X		X	SA	SA	X	SA	X	X		X	X	SA	SA	SA	SA
49	Shop	X		IP	P	P	IP	AA	X	IP		X	X	P	P	P	AA
50	Showroom	X		X	AA	AA	X	P	X	P		X	X	AA	P ¹	X	X
51	Take-away Food Outlet	X		AA	P	P	AA	X	X	AA		AA	X	P	P	P	IP
52	Vehicle Store	X		X	AA	AA	X	P	X	P		SA	X	X	X	X	X
53	Warehouse	X		X	SA	AA	X	P	IP	AA		X	X	X	X	X	X
HEALTH, WELFARE AND COMMUNITY SERVICES																	
54	Car park	IP		AA	AA	AA	AA	AA	IP	X		X	X	AA	AA	SA	IP
55	Child Care Premises	SA		AA	AA	AA	IP	SA	X	X		IP	SA	AA	AA	X	IP
56	Community Use	SA		X	AA	AA	AA	X	X	X		X	IP	AA	P	AA	AA
57	Consulting Rooms	X		IP	AA	AA	X	AA	X	X		X	X	AA	P	X	X
58	Corrective Institution	X		X	X	X	X	X	X	X		SA	X	X	X	X	X
59	Education Establishment	X		IP	X	X	X	X	X	X		X	X	SA	AA	IP	IP
60	Emergency Services	X		X	AA	AA	X	AA	AA	AA		X	X	AA	AA	X	X
61	Funeral Parlour	X		X	AA	AA	X	AA	X	AA		X	X	X	X	X	X
62	Hospital	X		X	AA	AA	X	X	X	X		X	X	X	SA	X	X
63	Juvenile Detention Centre	X		X	X	X	X	X	X	X		SA	X	X	X	X	X
64	Medical Centre	X		X	AA	AA	X	AA	X	X		X	X	AA	P	X	X
65	Nursing Home	AA		X	AA	AA	X	X	X	X		X	X	X	X	X	X
66	Place of Public Meeting, Assembly or Worship	SA		IP	AA	AA	IP	X	X	X		AA	AA	AA	P	AA	IP
67	Minor Utility Installation	SA		AA	AA	AA	AA	AA	P	P		P	AA	AA	AA	AA	AA
68	Utility Installation	AA		AA	AA	AA	AA	AA	AA	AA		AA	AA	AA	AA	AA	AA
69	Veterinary Centre	X		X	AA	AA	X	AA	X	AA		AA	X	SA	SA	X	X
ENTERTAINMENT, RECREATION AND CULTURE																	
70	Equestrian Centre	X		X	X	X	SA	X	X	X		SA	X	X	X	X	X
71	Entertainment Venue	X		X	SA	SA	SA	SA	X	SA		SA	X	AA	AA	P	P
72	Marina	X		X	AA	AA	P	X	X	AA		X	X	X	X	X	X
73	Private Recreation	X		IP	AA	AA	P	AA	X	X		AA	X	AA	P	P	AA
74	Public Recreation	AA		AA	P	P	P	X	X	X		AA	AA	P	P	P	P
75	Tavern	X		X	AA	AA	AA	X	X	X		SA	X	AA	AA	P	AA

- Note:
1. Showrooms are not permitted on land abutting Dampier Road.
 2. All uses are prohibited on Lot 3815 Welcome Road containing the Catholic Church with the exception of Place of Public Meeting, Assembly or Worship; Private Recreation; and Public Recreation which are 'P' and a Car Park which is an 'IP' use.