

ONLINE PROPERTY MAPS SEARCH GENERAL PROPERTY INFORMATION *How-to Guide*

This How-to Guide is designed to assist customers in using the Online Property Maps to search general property information such as the zoning, density code or Special Control Area/s, by providing clear, step-by-step instructions.

What does the 'zoning' of a parcel of land mean?

In land use planning, the term 'scheme area' refers to the geographic region covered by a local planning scheme. For example, under the current framework, the *City of Busselton Local Planning Scheme No. 21* applies across the Busselton region.

The 'scheme area' is divided into various 'zones', each with its own set of rules, policies, and regulations that guide land use, development, and subdivision within those designated areas.



Example of designated zone areas on the Scheme map

In summary, zoning is like colouring different areas on a map to indicate how land can be used. It establishes statutory planning controls that determine the specific purposes for which land in each zone can be developed or utilised.

Why do I need to know the zoning of my property?

Understanding the zoning of your property is important because it determines what land uses are permitted, any restrictions that may apply, and future development potential.

Having this knowledge helps you navigate restrictions, identify opportunities for future use, and ensure your plans comply with local regulations. Ultimately, it is key to making informed decisions about buying, developing, or subdividing your property.

All Communications to:

T (08) 9781 0444
E city@busselton.wa.gov.au

Locked Bag 1 Busselton WA 6280
www.busselton.wa.gov.au

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What are the various zones?

Examples of zones designated on the Scheme map include, but are not limited to Residential, Rural Residential, Tourism, Light Industry, Rural and Service Commercial.

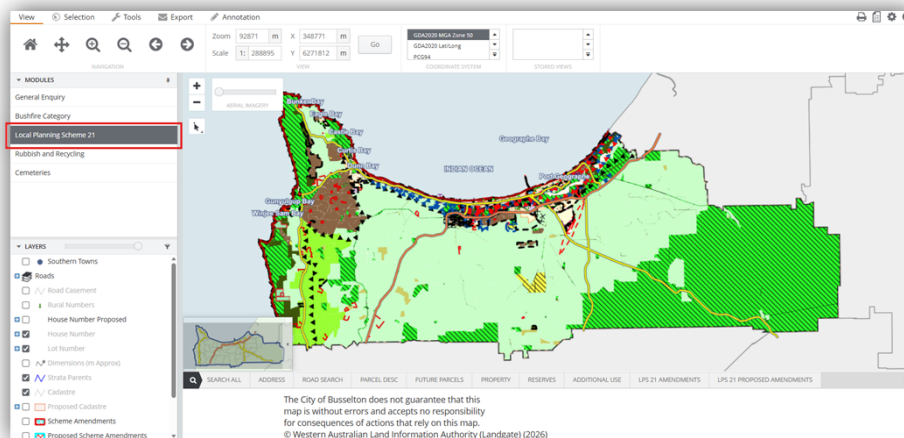
How to determine the zoning and other general information of a property?

The zoning and other general property information of a property can be found on the City's Online Property Maps via the following link:

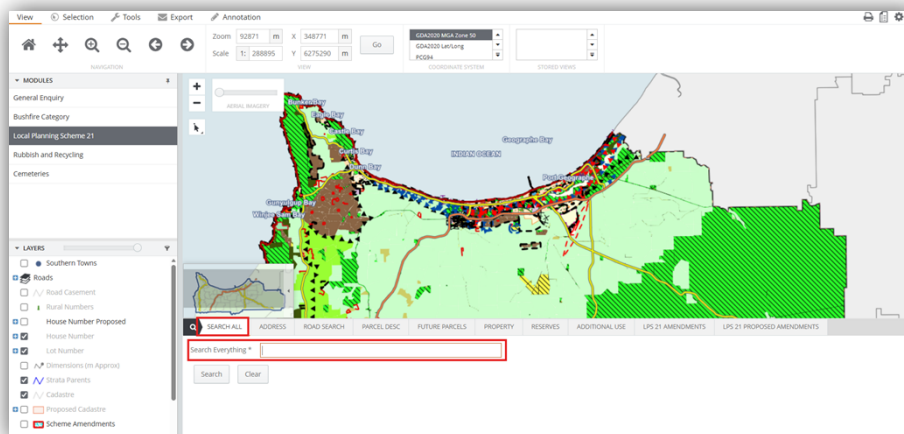
<https://cob.spatial.t1cloud.com/spatial/intramaps/?configId=e8bd0f8d-7007-483f-9188-5c33f346717e&project=Public>

To search a property:

- Open **Mapping Services**.
- Select **I Agree**, then **Continue** on the Disclaimer.
- Under **Modules** select **Local Planning Scheme No. 21**.



- Click the **Search All** tab at the bottom of the screen and enter the property address in the **Search Everything** field.



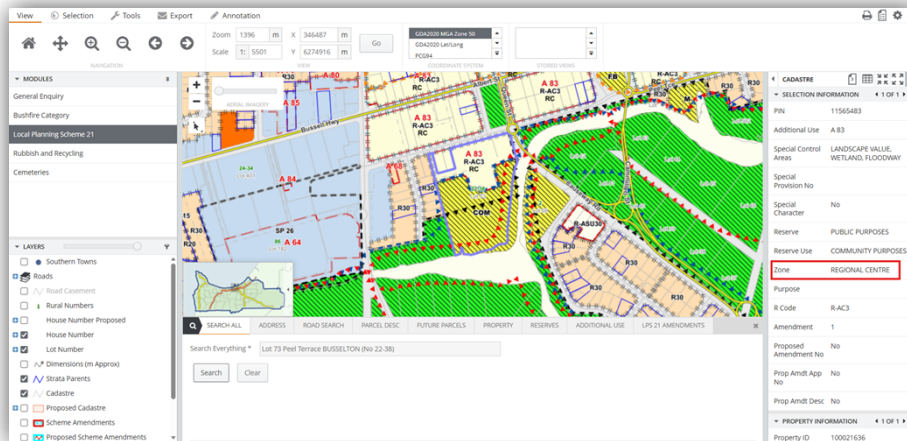
- The **Zone** of the property is provided on the right-hand side of the screen.

All Communications to:

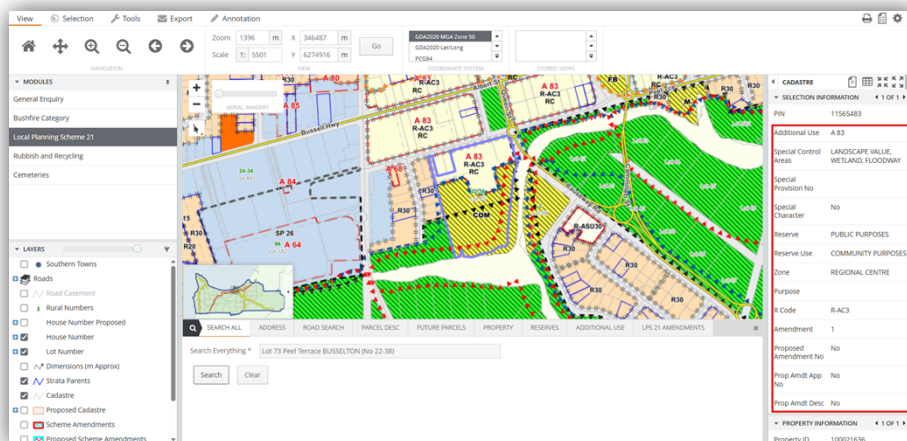
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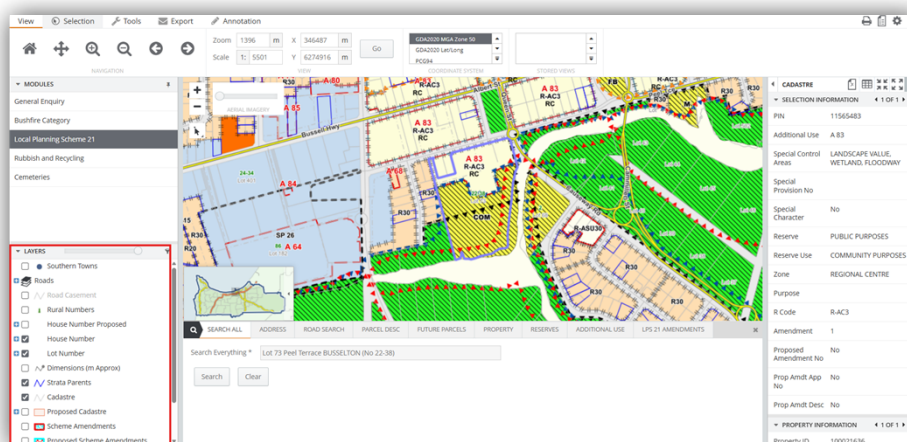
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- Other general property information is also available on the right-hand side of the screen, including but not limited to **Density Code**, **Special Control Areas**, **Special Provision Areas**, **Special Character Areas**, **Additional Use** etc...



- Several layers are available on the left-hand side of the screen, which can be selected as required.



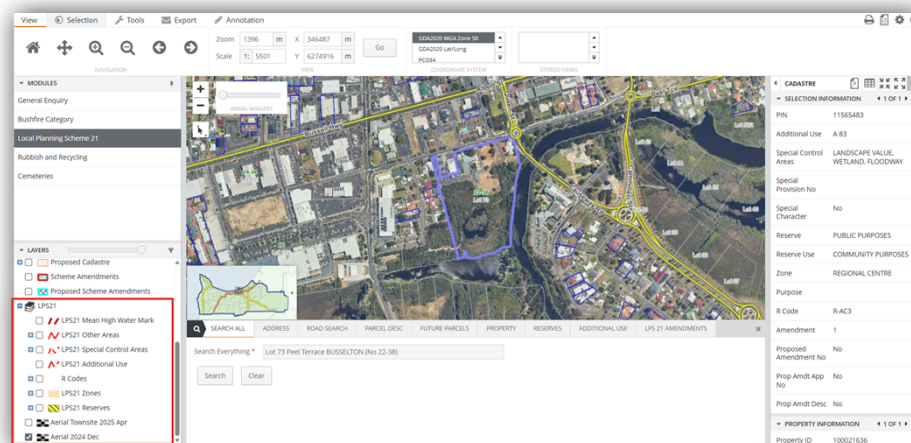
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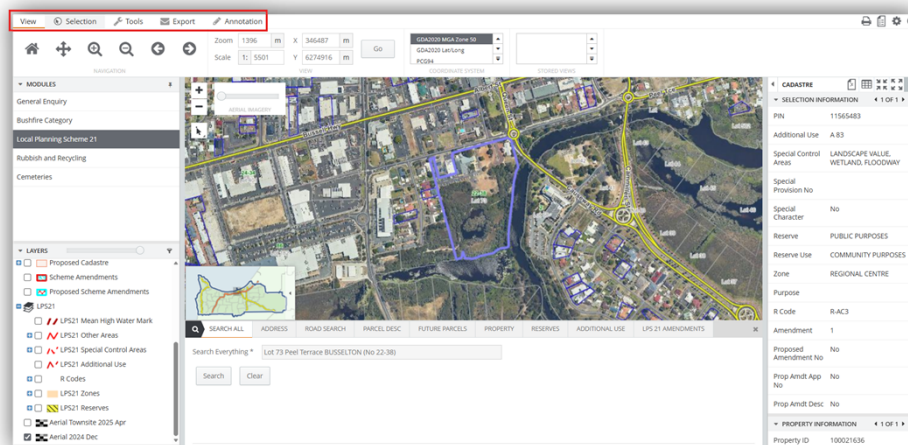
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- To view the aerial image, on the left-hand side of the screen, turn off all **LPS21** layers, and turn on **Aerial Image** layer as required.



- There are also several other functions available on the top **Tab** of the Online Property Maps, such as the ability **Annotate** or print a plan to scale using the **Export** function.



Further Assistance

If you need further help, contact Planning at (08) 9781 1731 or lodge an enquiry request online:

<https://www.busselton.wa.gov.au/council/report-an-issue-or-request-assistance>

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