

# Information Sheet

## INDUSTRIAL & RESTRICTED BUSINESS ZONES



### IMPORTANT LINKS:

[Local Planning Scheme No. 21](#)

[Local Planning Policy 7: Commercial and Industrial Development Policy](#)

[Local Planning Policy 8: General Development and Process Standards Policy](#)

### WHAT IS THE INDUSTRIAL ZONE?

The objectives of the industrial zone is to encourage and facilitate employment-generating development which will contribute to the economic and social well-being of the City as well as provide for industrial, service and storage activities which, by nature of their operations, should be isolated from residential areas. Ideally land uses within the industrial zone should be industrial land uses, light industrial and non-industrial commercial activities that may reasonably be located in an industrial zone, but does not include a shop or office.

### WHAT IS THE RESTRICTED BUSINESS ZONE?

The objectives of the restrictive business zone are to make adequate provision for other commercial needs and opportunities not ideally located in the Town Centres within the City whilst having regard for the predominance of the Town Centres. Ideally land uses within the restrictive business zone should be relatively low-intensity commercial and retail uses. Low-intensity commercial and retail uses are categorised as low traffic-generating businesses but does not include high-turnover shops and offices.

### WHAT LAND USES ARE PERMITTED IN THE INDUSTRIAL AND RESTRICTED BUSINESS ZONE?

The **Local Planning Scheme – Table 1 Zoning Table** provides a full list of permitted land uses in different zones. The meanings of the different land uses are provided in the **Local Planning Scheme – Schedule 1 Interpretations**.

### WHAT ARE THE APPLICABLE DEVELOPMENT STANDARDS?

Development standards for the Industrial and Restricted Business Zones are provided in the **Local Planning Scheme** and any relevant **Local Planning Policy(s)**.

### DEVELOPMENT APPROVAL REQUIREMENTS

*Generally*, permitted land uses in the Scheme (identified 'P' in the Zoning Table) do not require Development Approval, however the planning approval is required for most uses within the Industrial and Restricted Business Zones. Please refer to the Commercial Development Application Checklist to ensure the submitted application is complete.

### OTHER APPROVAL REQUIREMENTS

Prior to commencement of any works, a building approval must be issued by the City. Building Services may be contacted directly on 9781 1732 to discuss the building application process.

Environmental Health Services may be contacted directly on 9781 0471 to discuss any required health approvals.

External referrals may also be required to various State Government agencies for comment including the Department of Environment and Conservation, Department of Water, Main Roads, Department of Indigenous Affairs and/or the Department of Environment, Water, Heritage and the Arts (DEWHA). These referrals will be undertaken as part of the Planning Approval process.

### ENQUIRIES

Enquiries may be directed to Planning and Development Services staff on 9781 1731, via email at [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au), or in person at the City Administration Building during office hours, Monday – Friday.

**\*\*Disclaimer\*\*** - *this information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.*