

## Review of Land Use Permissibilities in the Scheme

Use class permissibilities:

P – Permitted      D – Discretionary (subject to Planning Consent)

X – Not permitted      A – Discretionary, subject to formal advertising

Zone / Use Class	Residential	Regional Centre	Centre	Local Centre	Service Commercial	Tourism	Light Industry	General Industry	Rural	Viticulture and Tourism	Rural Residential	Rural Landscape	Conservation	Bushland Protection	COMMENTS
Abattoir	X	X	X	X	X	X	A	D	A	X	X	X	X	X	No change proposed as part of this Amendment.
Aged Persons Home	D	A	A	X	X	X	X	X	AX	X	X	X	X	X	Lack of accessibility to services in the 'Rural' zone (eg. lack of pathways), resulting in reliance on vehicles. This land use should ideally be located in close proximity to town and neighbourhood centres, to be located close to public transport routes and health and community services for the benefit of the residents.
Agriculture – Extensive	X	X	X	X	X	X	X	X	P	P	A	D	D	D	No change proposed as part of this Amendment.
Agriculture – Intensive	X	X	X	X	X	X	X	X	P	P	X	X	X	X	No change proposed as part of this Amendment.
Amusement Parlour	X	P	P	P	DX	D	DX	DX	X	X	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' and industrial zones.
Ancillary Accommodation Ancillary Dwelling	P	D	D	D	X	X	X	X	P	P	P	D	D	D	Change title to 'Ancillary Dwelling' (throughout Scheme) for consistent terminology with the Residential Design Codes. Note that there is no definition for this land use within the Scheme as it is defined by the R-Codes.
Animal Establishment	X	X	X	X	X	X	X	X	D	D	A	A	X	X	No change proposed as part of this Amendment.
Animal Husbandry – Intensive	X	X	X	X	X	X	X	X	D	D	X	X	X	X	No change proposed as part of this Amendment.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
<b>Aquaculture</b>	X	X	X	X	X	X	D	D	D	D	A	A	A	X	No change proposed as part of this Amendment.
<b>Art Gallery</b>	X	D	D	D	X	D	X	X	D	D	A	X	X	X	Existing land use requires inclusion into the Zoning table.
<b>Bed and Breakfast</b>	D	D	D	D	X	P	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.
<b>Brewery</b>	X	A	A	A	AX	A	D	D	A	A	X	X	X	X	Proposed to become prohibited within the 'Service Commercial' zone given the required buffer distances established by the Environmental Protection Authority and the proximity of this zone to residential areas. Full discussion on the proposal associated with this land use, including the introduction of a new provision, is provided within the Officer Report.
<b>Bulky Goods Showroom</b>	X	PD	PD	PD	PD	X	D	X	X	X	X	X	X	X	To align the intended operation of the land use with the Local Planning Strategy, so as to avoid retail leakage from the Busselton City Centre. In combination with other proposed modifications to the Scheme associated with this land use, full discussion of which is provided for within the Officer Report.
<b>Bus Depot</b>	X	X	X	X	D	X	D	D	DX	X	X	X	X	X	A land use, often including servicing of vehicles, that is better located in industrial zones and to protect the amenity of rural areas, particularly the entries into the urban areas.
<b>Caravan Park</b>	A	X	X	X	X	D	X	X	A	A	X	X	X	X	No change proposed as part of this Amendment.
<b>Caretaker's Dwelling</b>	X	X	X	X	X	D	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Car Park</b>	X	D	D	D	D	X	D	D	X	X	X	X	X	X	Enabling car parks on the periphery of the Centres allows for more development options within the core of the Centres themselves. Amendment 40 proposes to include this land use within Additional Use 'A74' (Schedule 2). Further detail is provided within the Officer Report.
<b>Cinema/Theatre</b>	X	D	D	D	DX	X	X	X	X	X	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' and industrial zones.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
<b>Chalet</b>	X	X	X	X	X	D	X	X	D	D	X	A	A	X	No change proposed as part of this Amendment.
<b>Child Care Premises</b>	A	D	D	D	D	A	X	X	D	A	A	X	X	X	No change proposed as part of this Amendment.
<b>Club Premises</b>	X	D	D	D	D	D	X	X	A	A	X	X	X	X	No change proposed as part of this Amendment.
<b>Community Purpose</b>	A	P	P	P	D	D	D	D	D	A	A	X	X	X	No change proposed as part of this Amendment.
<b>Consulting Rooms</b>	A	P	P	P	P	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Convenience Store</b>	X	P	P	P	<del>DX</del>	D	<del>DX</del>	<del>DX</del>	X	X	X	X	X	X	This use essentially caters for a small supermarket, a retail use that would not be appropriate in the 'Service Commercial' and industrial zones. The 'Local Centre' zone, of which there are several small sites scattered within the urban areas would be the ideal location for a convenience store.
<b>Corner Shop</b>	A	P	P	P	<del>PX</del>	X	<del>DX</del>	<del>DX</del>	A	A	A	X	X	X	As with a 'Convenience Store', this use essentially caters for a retail use that would not be appropriate in the 'Service Commercial' and industrial zones. Furthermore, the definition requires this use to be attached to a dwelling, which is not permitted within these zones.
<b>Educational Establishment</b>	A	P	P	P	D	X	D	D	D	D	D	X	X	X	No change proposed as part of this Amendment.
<b>Exhibition Centre</b>	X	A	A	A	<del>AX</del>	A	X	X	A	A	X	X	X	X	Considered to be a land use typically with a social aspect that should be located within the main centres, to encourage pedestrian access, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
<b>Factory Unit Building</b>	X	X	X	X	D	X	P	P	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Fuel Depot</b>	X	X	X	X	X	X	<del>PD</del>	<del>PD</del>	X	X	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as proximity to bushfire prone areas and appropriate separation distances.
<b>Funeral Parlour</b>	X	D	D	D	D	X	D	X	X	X	X	X	X	X	No change proposed as part of this Amendment.

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<b>Garden Centre</b>	X	AX	AX	AX	A	X	D	X	D	D	AX	X	X	X	This use can have the potential to cause nuisance from dust, drift and noise (loaders, etc) associated with the storage of mulch and soils.
<b>Grouped Dwelling</b>	D	D	D	D	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Guesthouse</b>	X	D	D	D	X	D	X	X	A	A	A	A	A	X	No change proposed as part of this Amendment.
<b>Holiday Home (Multiple/Grouped Dwelling)</b>	A	A	A	A	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Holiday Home (Single House)</b>	D	D	D	D	X	X	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.
<b>Home Business</b>	D	P	P	P	X	X	X	X	P	P	P	A	A	A	No change proposed as part of this Amendment.
<b>Home Occupation</b>	P	P	P	P	X	P	X	X	P	P	P	P	P	P	No change proposed as part of this Amendment.
<b>Hospital</b>	A	D	D	D	D	X	X	X	A	A	X	AX	X	X	The small number (18) of lots zoned 'Rural Landscape' are all located in Bushfire Prone Areas. A 'Hospital' is a vulnerable land use under the bushfire planning framework and given these lots have only one road access, they would unlikely achieve compliance with the requirements. A 'Hospital' would therefore not be an appropriate use for this location. This proposed permissibility would also align with the other similar zones, 'Conservation' and 'Bushland Protection'.
<b>Hotel</b>	X	A	A	A	AX	A	X	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
<b>Industry</b>	X	X	X	X	X	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Industry – Cottage</b>	X	X	X	X	X	D	X	X	P	P	A	D	A	A	No change proposed as part of this Amendment.
<b>Industry – Extractive</b>	X	X	X	X	X	X	A	A	A	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Industry – Light</b>	X	X	X	X	D	X	P	P	X	X	X	X	X	X	No change proposed as part of this Amendment.

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<b>Industry – Primary Production</b>	X	X	X	X	X	X	D	D	D	D	X	X	X	X	No change proposed as part of this Amendment.
<b>Liquor Store – Large</b>	X	PD	PD	PD	X	X	X	X	X	X	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as operating hours and potential impact on neighbouring landowners.
<b>Liquor Store – Small</b>	X	P	P	PD	X	X	X	X	X	X	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as operating hours and potential impact on neighbouring landowners.
<b>Lunch Bar</b>	X	X	X	X	D	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Marina</b>	X	D	D	D	D	D	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Marine Filling Station</b>	X	D	D	D	D	D	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Market</b>	X	D	D	D	DX	A	DX	DX	DX	DX	AX	X	X	X	Being essentially a retail use, 'Market' is proposed to be removed from zones such as the 'Service Commercial' zone, and industrial and rural zones, which would not normally be considered appropriate for accommodating retail uses.
<b>Medical Centre</b>	A	P	P	P	D	X	DX	DX	X	X	X	X	X	X	Not consistent with zone objectives, this land use is more appropriately placed close to the main centres to enable better access to other complementary services as well as public transport.
<b>Mining Operations</b>	X	X	X	X	X	X	A	A	A	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Motel</b>	X	A	A	A	AX	D	X	X	X	X	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
<b>Motor Vehicle, Boat or Caravan Sales</b>	X	<del>DX</del>	<del>DX</del>	<del>DX</del>	<del>PD</del>	X	<del>PD</del>	<del>PD</del>	X	X	X	X	X	X	Locating this land use within the main centres would be contrary to the continued strategic aims of the City, through the LPS and the Scheme, toward the creation of pedestrian friendly and vibrant Centres, including the activation and beautification of street frontages. This land use is usually associated with large areas of hard stand, fencing and associated servicing of vehicles. It is rarely an attractive or unintrusive land use. For this reason, it is also proposed that the use should become a 'D' use in the 'Service Commercial' and industrial zones to enable full consideration of the relevant issues and potential impacts ahead of any development approval.
<b>Motor Vehicle Repair</b>	X	X	X	X	D	X	<del>PD</del>	P	X	X	X	X	X	X	Strengthening requirements to enable the consideration of relevant issues (particularly noise) through a Development Application, given that this use has been known to impact on neighbouring properties, particularly when in close proximity to residential dwellings.
<b>Motor Vehicle Wash</b>	X	X	X	D	D	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Multiple Dwelling</b>	D	D	D	D	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Nightclub</b>	X	A	A	X	X	A	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Office</b>	X	P	P	P	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Park Home Park</b>	A	X	X	X	X	D	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
<b>Place of Worship</b>	A	D	D	D	D	X	D	X	A	A	A	X	X	X	No change proposed as part of this Amendment.
<b>Produce Sales</b>	X	X	X	X	X	X	X	X	D	D	A	A	A	X	No change proposed as part of this Amendment.
<b>Reception Centre</b>	X	D	D	D	<del>DX</del>	D	X	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
<b>Recreation Establishment</b>	X	X	X	X	X	D	X	X	D	D	X	A	A	X	No change proposed as part of this Amendment.

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Recreation – Private	X	D	D	D	D	D	D	X	D	A	A	A	A	X	No change proposed as part of this Amendment.
Repurposed Dwelling	D	D	D	D	X	X	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.
Research Establishment	X	D	D	D	D	X	D	D	D	X	X	X	X	X	No change proposed as part of this Amendment.
Residential Building	A	<del>X</del> D	<del>X</del> D	X	X	D	X	X	A	A	X	X	X	X	This proposed change is in line with the changes brought to the Scheme through Amendment No. 1 (gazetted 4 August 2017), which enabled mixed use development within the CBDs. The use class 'Residential Building' includes backpacker hostels, youth hostels and womens' refuge, all of which would be ideally located within these zones.
Resource Recovery Centre	X	X	X	X	X	X	X	A	X	X	X	X	X	X	No change proposed as part of this Amendment.
Restaurant/Cafe	X	P	P	P	<del>D</del> X	D	X	X	D	D	A	X	X	X	Considered to be a land use typically with a social aspect that should be located within the main centres, to encourage pedestrian access, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
Restricted Premises	X	D	D	D	<del>D</del> X	X	X	X	X	X	X	X	X	X	Being essentially a retail use, 'Restricted Premises' is proposed to be removed from the 'Service Commercial' zone, a zone that would not normally allow for retail uses.
Rural Holiday Resort	X	X	X	X	X	D	X	X	X	A	X	X	X	X	No change proposed as part of this Amendment.
Rural Pursuit/Hobby Farm	X	X	X	X	X	X	X	X	P	P	A	A	X	X	No change proposed as part of this Amendment.
Second-hand Dwelling	D	D	D	D	X	X	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.

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Service Station	X	X	X	D	D	X	D	D	AX	X	X	X	X	X	A contributor to 'ribbon development' along highways and therefore generally contrary to the recommendations of the LPS and provisions of the Scheme, the use 'Service Station' is not considered to be appropriate within the 'Rural' zone. Should a 'Service Station' be deemed necessary in a strategic location, a targeted Scheme Amendment could be undertaken to enable a merits based assessment for that individual site.
Shop	X	P	P	P	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Single House	P	D	D	D	X	X	X	X	P	P	P	P	P	P	No change proposed as part of this Amendment.
Small Bar	X	D	D	A	AX	D	AX	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' and 'Light Industry' zones.
Takeaway Food Outlet	X	AD	AD	A	A	A	X	X	X	X	X	X	X	X	The recent inclusion of the 'Drive Through Facility Control Area' into the Scheme would require any development application containing a drive-through facility to be advertised in accordance with clause 64 of the Deemed Provisions. Given that this use is considered an appropriate use for the Centres, a change to the permissibility from 'A' (discretionary, subject to advertising) to 'D' (discretionary) will help control the impost on smaller business owners (not utilising a drive-through facility) seeking to commence operation.
Tavern	X	A	A	A	AX	A	AX	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is contrary to the objectives of the 'Service Commercial' and 'Light Industry' zones.



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Trade Supplies	X	PD	PD	PD	PD	X	D	XD	X	X	X	X	X	X	'Trade Supplies' was introduced into the Scheme through Amendment No. 29, at the behest of the Minister, with permissibilities to mirror those of 'Bulky Goods Showroom'. However, this use is considered to be distinctly different from a 'Shop' or 'Bulky Goods Showroom' and is more suited to the 'Service Commercial' and industrial zones. It is therefore considered necessary that a Development Application be submitted to enable consideration of relevant issues.
Telecommunications Infrastructure	A	A	A	A	D	A	D	D	A	A	A	A	X	X	No change proposed as part of this Amendment.
Tourist Accommodation	X	D	D	D	X	D	X	X	X	A	X	X	X	X	No change proposed as part of this Amendment.
Transport Depot	X	D	D	D	D	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
Tree Farm	X	X	X	X	X	X	X	X	D	D	X	X	X	X	No change proposed as part of this Amendment.
Veterinary Centre	X	D	D	D	PD	X	D	X	A	A	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as potential noise impacts on neighbouring residential dwellings.
Warehouse/Storage	X	D	D	D	P	X	P	P	X	X	X	X	X	X	No change proposed as part of this Amendment.
Waste Disposal Facility	X	X	X	X	X	X	X	A	X	X	X	X	X	X	No change proposed as part of this Amendment.
Waste Storage Facility	X	X	X	X	X	X	X	A	X	X	X	X	X	X	No change proposed as part of this Amendment.
Wind Farm	X	X	X	X	X	X	X	X	A	A	X	X	X	X	No change proposed as part of this Amendment.
Winery	X	DA	DA	DA	DX	A	PD	XD	D	D	X	AX	X	X	Proposed to become prohibited within the 'Service Commercial' zone given the required buffer distances established by the EPA and the proximity of this zone to residential areas. Full discussion on the proposal associated with this land use, including the introduction of a new provision, is provided within the Officer Report.