

Industrial Zone

Intention of the Industrial Zone

The Industrial Zone is intended to provide for the industrial development of the Kewdale Industrial Estate and the Redcliffe Industrial Estate.

The local government may approve a wide range of industrial activities within this zone subject to conditions designed to achieve a high standard of industrial environment.

When is a Development Approval Required?

Development approval is required for any of the following works:

- Internal alterations involving changes in floor areas or the usage of areas (e.g. changing a portion of existing warehouse into offices).
- Significant external changes, or changes to portions of buildings that are visible from a street or public place.
- A new development, building, structure or increase in floor area. This includes changing hardstand area to allow for a wash down bay.
- Change in land use (e.g. changing from a warehouse to a workshop).
- New hardstand areas (e.g. new car parking/loading areas/general bitumen areas).
- New fencing within the front setback area.

Land Uses

The City must be satisfied that proposed developments or land uses will not negatively impact on adjoining properties in relation to noise or other emissions.

The City of Belmont Local Planning Scheme No. 15 (LPS 15) is a legal document and stipulates the land uses that can be considered within the Industrial Zone. The zoning table (refer Attachment 1) details permitted uses and those uses which may be approved by the City. Most land uses listed in the zoning table have specific definitions under LPS 15.

The City may advertise a proposed land use, especially if the property is located near a residential area.

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

- 'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;
- 'D' means that the use is not permitted unless the local government has exercised its discretion by granting Development Approval;
- 'A' means that the use is not permitted unless the local government has exercised its discretion by granting Development Approval after giving special notice in accordance with the provisions contained in Clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2;
- 'X' means a use that is not permitted by the Scheme.

Site and Development Requirements

Site and development requirements for the Industrial Zone are set out in clause 4.13 of LPS 15. Vehicle parking and bicycle parking requirements for specific land use classes are set out in clauses 4.16 and 4.17 of LPS 15.

Crossovers

Developers should contact the City's Engineering Department to discuss proposed crossovers or changes to existing crossovers. Please note that Main Roads WA does not permit new crossovers onto Leach Highway and may require an alternative access arrangement.

Street Trees

Please be advised that street trees are City of Belmont assets and cannot be removed without the prior approval of the City.

Developers should ensure that crossovers do not interfere with street trees. Where a street tree requires removal for development, the costs will be borne by the owner. The City may require street trees to be replaced with a suitable species where removal is approved.

In many areas there is existing reticulation within the City's verge, therefore it is important to contact the City's Parks Department prior to any works involving the verge and before any removal of street trees.

Public Art

The City's Local Planning Policy No. 11 requires the provision of Public Art for new developments that are valued at over \$4.5 million in certain areas. The public art contribution is 1% of the estimated cost of development and may be provided in the form of public art on the relevant site, or the payment of cash-in-lieu to the City for use on public art in the public realm adjoining the site.

A copy of Local Planning Policy No. 11 can be viewed on the City's website.

General

If you intend to lease an existing building or develop a property, it is strongly recommended to contact the City's Information Officers in relation to zoning and permitted land uses.

Appointments can be made with a City Planning Officer if further technical advice is required, which can highlight issues that you may need to address as part of a new development application or a change of use application.

For a fee, the City offers a Preliminary Planning Advice service, which can identify any issues to be addressed and indicate whether a proposal could be supported, prior to lodging a formal development application. A detailed application will allow the City to provide a comprehensive response.

The aim of the Preliminary Planning Advice service is to provide certainty to developers as to whether a proposal is likely to be approved or refused. It should be understood that this service is not intended to fast track the development application process.

If you have any queries on any information contained within this information sheet, please contact The City's Planning Department on 9477 7222.

Disclaimer: This information Sheet should be read in conjunction with the City's Local Planning Scheme, relevant Local Planning Policies and Western Australian Planning Commission planning bulletins and policies (where applicable).

Attachment 1

Extract of Table 1 – Zoning Table from Local Planning Scheme No. 15

ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Aged or Dependent Persons Dwelling	D	X	D	D	A	X	X	X	D	D
Amusement Facility	X	P	D	D	D	X	X	X	X	X
Amusement parlour	X	P	X	D	D	X	X	X	X	X
Ancillary Dwelling <small>AMD 11 GG 12/01/2021</small>	P	X	X	D	D	X	X	X	D	D
Art Gallery <small>AMD 21 GG 30/05/2025</small>	X	P	D	D	D	X	X	X	X	D
Auction Mart	X	X	X	A	D	D	X	X	X	X
Bed and Breakfast <small>AMD 11 GG 12/01/2021</small>	D	X	X	A	X	X	X	X	A	A
Betting Agency	X	P	D	D	D	X	X	X	X	D
Car Park	D	D	D	D	D	D	D	D	D	D
Caravan Park	X	X	X	X	X	X	X	X	X	X
Caretaker's Dwelling	X	X	D	D	D	D	X	P	D	D
Child Care Premises	A	D	D	D	D	D	X	D	A	A
Child Family Day Care	D	X	X	D	D	X	X	D	D	D
Cinema/Theatre <small>AMD 21 GG 30/05/2025</small>	X	D	X	X	X	X	X	X	X	X
Civic Use	D	D	D	D	D	D	X	X	D	D
Club Premises	X	D	D	D	D	D	X	D	X	X
Community Home	D	X	X	D	D	X	X	A	X	D
Consulting Rooms <small>AMD 21 GG 30/05/2025</small>	X	P	D	D	D	D	X	A	X	A
Convenience Store <small>AMD 21 GG 30/05/2025</small>	X	P	X	A	X	X	A	X	X	A
Corrective Institution	X	X	X	X	X	X	X	X	X	X
Dog Kennels	X	X	X	X	X	X	X	X	X	X
Dry-cleaning Premises	X	D	D	D	D	D	X	X	X	X
Educational Establishment <small>AMD 21 GG 30/05/2025</small>	A	A	D	D	D	X	X	D	D	X
Exhibition Centre	X	D	D	A	A	X	X	A	X	A
Fast Food Outlet/Lunch Bar	X	D	D	A	A	X	A	X	X	A
Fuel Depot	X	X	X	X	X	D	X	X	X	X
Funeral Parlour	X	X	X	D	D	D	X	X	X	X
Garden Centre	X	D	D	D	D	D	X	X	X	X
Grouped Dwelling	D	D	D	D	A	X	X	X	D	D
Health Centre <small>AMD 21 GG 30/05/2025</small>	X	P	X	D	D	D	X	X	X	X
Health Studio <small>AMD 21 GG 30/05/2025</small>	X	P	D	D	D	X	X	X	X	D
Holiday Accommodation	X	X	X	X	X	X	X	X	X	X
Home Business	D	D	P	P	D	X	X	X	D	D
Home Occupation	P	D	P	P	D	X	X	X	P	P
Home Store	A	X	X	D	D	X	X	X	A	D
Hospital	A	X	X	A	A	X	X	X	X	X
Hotel	X	D	X	D	A	X	X	X	X	A
Industry - General	X	X	X	X	X	D	X	X	X	X
Industry - Hazardous	X	X	X	X	X	X	X	X	X	X

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USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Industry - Light	X	X	X	D	D	D	X	X	X	X
Industry - Noxious	X	X	X	X	X	A	X	X	X	X
Industry - Service	X	X	X	D	D	D	X	X	X	X
Laundromat	X	P	D	D	D	D	X	X	X	X
Liquor Store – Small <i>AMD 21 GG 30/05/2025</i>	X	P	D	A	X	X	X	A	X	A
Liquor Store – Large	X	A	A	X	A	X	X	X	X	X
Logistics Centre	X	X	X	X	A	D	X	X	X	X
Lunch Bar	X	P	D	D	D	D	X	X	X	D
Massage Parlour <i>AMD 18 GG 11/01/2022</i>	X	D	D	A	D	D	X	X	X	X
Medical Centre <i>AMD 18 GG 11/01/2022</i>	X	D	D	D	D	D	X	X	X	A
Mining Operations	X	X	X	X	X	X	X	X	X	X
Mobile Phone Tower & Associated Facilities	X	D	D	D	D	D	X	D	X	A
Motel <i>AMD 21 GG 30/05/2025</i>	X	A	X	D	A	X	X	X	X	A
Motor Vehicle, Boat or Caravan Sales	X	X	X	X	X	D	X	X	X	X
Motor Vehicle Hire	X	X	X	X	X	D	X	X	X	X
Motor Vehicle Repair	X	X	X	A	D	D	D	X	X	X
Motor Vehicle Wash <i>AMD 21 GG 30/05/2025</i>	X	A	X	X	X	D	D	X	X	X
Motor Vehicle Wrecking	X	X	X	X	X	X	X	X	X	X
Multiple Dwelling	D	D	D	D	A	X	X	X	X	D
Night Club	X	A	X	A	A	D	X	X	X	X
Nursing Home <i>AMD 21 GG 30/05/2025</i>	D	D	X	D	A	X	X	X	X	A
Office	X	D	D	D	D	D	X	X	X	D
Open Air Display	X	X	X	X	X	D	X	X	X	X
Pet Day Care	X	A	X	A	A	D	X	X	A	X
Private Recreation <i>AMD 21 GG 30/05/2025</i>	X	D	X	D	D	D	X	D	X	A
Place of Worship	X	A	X	A	D	X	X	D	X	X
Public Amusement	X	D	A	D	D	X	X	D	X	X
Radio or TV Installation	D	D	D	D	D	D	X	D	D	X
Reception Centre <i>AMD 21 GG 30/05/2025</i>	X	A	X	A	D	X	X	D	X	X
Residential Building	D	X	X	D	A	X	X	X	D	D
Restaurant/Café <i>AMD 21 GG 30/05/2025</i>	X	P	D	D	D	X	X	X	X	D
Restricted Premises	X	D	D	D	D	X	X	X	X	X
Salvage Yard	X	X	X	X	X	X	X	X	X	X
Service Station	X	A	X	A	X	X	D	X	X	X
Serviced Apartments <i>AMD 21 GG 30/05/2025</i>	D	D	X	D	A	X	X	X	X	D
Shop <i>AMD 21 GG 30/05/2025</i>	X	P	D	X	X	X	X	X	X	D
Showroom	X	D	D	D	D	D	X	X	X	D
Single House	P	X	D	D	A	X	X	X	D	D
Small Bar	X	A	A	A	X	X	X	X	X	A
Stables	X	X	X	X	X	X	X	X	D	X

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USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct	
Studio <i>AMD 21 GG 30/05/2025</i>	X	D	X	D	D	D	X	X	D	D	
Trade Display	X	X	X	X	X	X	X	X	X	X	
Tavern	X	D	A	A	D	A	X	X	X	A	
Telecommunications Infrastructure	P	P	P	P	P	P	P	P	P	P	
Trade Supplies <i>AMD 13 GG 9/6/2020</i>	X	X	X	X	D	D	X	X	X	X	
Transport Depot	X	X	X	X	D	D	X	X	X	X	
Truck Stop	X	X	X	X	D	D	X	X	X	X	
Veterinary Centre	X	X	A	A	D	D	X	X	A	X	
Vet Consulting Rooms	X	D	D	D	D	D	X	X	D	X	
Vet Hospital	X	X	X	A	D	D	X	X	A	X	
Video Store	X	P	P	D	P	X	D	X	X	D	
Warehouse/Storage <i>AMD 22 GG 28/10/2025</i>	X	X	X	X	D	D	X	X	X	X	
Waste Storage Facility	X	X	X	X	X	A	X	X	X	X	