



# Allowed Land Uses

Zoning for your property can be found using Online Maps on the Shire of Esperance website: <https://maps.esperance.wa.gov.au/>. Simply search the property address, click on Planning under Modules and you will find the Zoning details on the right-hand side.

If you are unsure of about property zoning, or would like to speak to someone further about Allowed Land Uses, give Planning Services a call on 9071 0674 and we'll be happy to discuss the details with you.

There are 12 Zones in the Shire of Esperance:

1. Residential
2. Rural
3. Rural Residential
4. Rural Small-holdings
5. Rural Townsite
6. Light Industry
7. General Industry
8. Commercial
9. Local Centre
10. Mixed Use
11. Tourism
12. Private
13. Community Purposes

Once you know your zoning check the table below for the Use you are proposing.

| <b>The symbols used in the zoning table have the following meanings —</b> |  |
|---|--|
| <b>P</b>  | means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme;  |
| <b>I</b>  | means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme; |
| <b>D</b>  | means that the use is not permitted unless the local government has exercised its discretion by granting development approval;   |
| <b>A</b>  | means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions                              |
| <b>X</b>  | means that the use is not permitted by this Scheme   |

# Allowed Land Uses

| USES                                | ZONES       |       |                   |                     |                |                |                  |            |              |           |         |                            |
|-------------------------------------|-------------|-------|-------------------|---------------------|----------------|----------------|------------------|------------|--------------|-----------|---------|----------------------------|
|                                     | 1           | 2     | 3                 | 4                   | 5              | 6              | 7                | 8          | 9            | 10        | 11      | 12                         |
|                                     | Residential | Rural | Rural Residential | Rural Smallholdings | Rural Townsite | Light Industry | General Industry | Commercial | Local Centre | Mixed Use | Tourism | Private Community Purposes |
| Abattoir                            | X           | A     | X                 | X                   | X              | X              | A                | X          | X            | X         | X       | X                          |
| Aged care facility                  | A           | X     | X                 | X                   | A              | X              | X                | X          | X            | X         | X       | X                          |
| Aged or dependent persons' dwelling | D           | X     | X                 | X                   | D              | X              | X                | X          | X            | X         | X       | X                          |
| Agriculture – Extensive             | X           | P     | X                 | D                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Agriculture – Intensive             | X           | D     | X                 | A                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Amusement parlour                   | X           | X     | X                 | X                   | X              | X              | X                | D          | A            | A         | D       | D                          |
| Ancillary dwelling                  | P           | D     | D                 | D                   | D              | X              | X                | X          | X            | X         | X       | X                          |
| Animal establishment                | X           | D     | A                 | A                   | A              | X              | X                | X          | X            | X         | X       | X                          |
| Animal husbandry – intensive        | X           | D     | X                 | A                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Art gallery                         | I           | D     | A                 | X                   | A              | X              | X                | D          | A            | A         | D       | D                          |
| Bed and breakfast                   | D           | D     | D                 | D                   | D              | X              | X                | X          | X            | X         | D       | X                          |
| Betting agency                      | X           | X     | X                 | X                   | X              | X              | X                | D          | A            | A         | X       | A                          |
| Brewery                             | X           | D     | A                 | A                   | A              | D              | D                | I          | A            | A         | X       | X                          |
| Bulky goods showroom                | X           | X     | X                 | X                   | X              | D              | X                | D          | D            | D         | X       | X                          |
| Caravan park                        | X           | A     | X                 | A                   | A              | X              | X                | X          | X            | X         | D       | X                          |
| Caretaker's dwelling                | X           | I     | X                 | X                   | I              | I              | X                | X          | X            | X         | X       | X                          |
| Car park                            | X           | X     | X                 | X                   | D              | X              | X                | D          | D            | D         | D       | D                          |
| Child care premises                 | A           | X     | X                 | X                   | A              | X              | X                | D          | D            | D         | X       | D                          |
| Cinema/theatre                      | X           | X     | X                 | X                   | X              | X              | X                | D          | D            | D         | D       | X                          |
| Civic use                           | A           | D     | D                 | D                   | A              | D              | D                | D          | D            | D         | D       | D                          |
| Club premises                       | X           | A     | X                 | A                   | D              | D              | X                | D          | D            | D         | X       | D                          |
| Commercial vehicle parking          | D           | D     | A                 | D                   | D              | D              | D                | X          | X            | X         | X       | X                          |
| Community purpose                   | X           | X     | X                 | X                   | A              | D              | D                | D          | D            | D         | X       | D                          |
| Consulting rooms                    | A           | X     | X                 | X                   | D              | X              | X                | D          | D            | D         | X       | X                          |

# Allowed Land Uses

| USES                               | ZONES       |       |                   |                     |                |                |                  |            |              |           |         |                            |
|------------------------------------|-------------|-------|-------------------|---------------------|----------------|----------------|------------------|------------|--------------|-----------|---------|----------------------------|
|                                    | 1           | 2     | 3                 | 4                   | 5              | 6              | 7                | 8          | 9            | 10        | 11      | 12                         |
|                                    | Residential | Rural | Rural Residential | Rural Smallholdings | Rural Townsite | Light Industry | General Industry | Commercial | Local Centre | Mixed Use | Tourism | Private Community Purposes |
| Convenience Store                  | X           | X     | X                 | X                   | A              | A              | X                | P          | D            | D         | A       | X                          |
| Corrective institution             | X           | A     | X                 | X                   | X              | X              | A                | X          | X            | X         | X       | X                          |
| Dry cleaning premises / laundromat | X           | X     | X                 | X                   | X              | D              | D                | D          | D            | D         | X       | X                          |
| Educational establishment          | A           | A     | X                 | A                   | A              | X              | X                | A          | A            | A         | X       | A                          |
| Exhibition centre                  | X           | D     | A                 | A                   | D              | X              | X                | D          | D            | D         | A       | D                          |
| Family day care                    | I           | I     | I                 | I                   | I              | X              | X                | I          | X            | X         | X       | I                          |
| Fast food outlet                   | X           | X     | X                 | X                   | D              | X              | X                | D          | D            | D         | X       | X                          |
| Fuel depot                         | X           | D     | X                 | X                   | A              | D              | D                | X          | X            | X         | X       | X                          |
| Funeral parlour                    | X           | X     | X                 | X                   | A              | A              | D                | A          | X            | X         | X       | X                          |
| Garden centre                      | X           | D     | X                 | D                   | X              | D              | D                | X          | A            | A         | X       | X                          |
| Grouped dwelling                   | D           | X     | X                 | X                   | X              | X              | X                | D          | D            | X         | X       | X                          |
| Holiday accommodation              | X           | A     | X                 | X                   | A              | X              | X                | D          | X            | X         | D       | X                          |
| Holiday house                      | A           | D     | A                 | D                   | A              | X              | X                | X          | X            | X         | P       | X                          |
| Home business                      | A           | D     | D                 | D                   | D              | X              | X                | D          | X            | X         | D       | D                          |
| Home occupation                    | D           | P     | D                 | D                   | D              | X              | X                | P          | X            | X         | P       | D                          |
| Home office                        | I           | I     | I                 | I                   | I              | X              | X                | I          | X            | X         | I       | I                          |
| Home store                         | X           | D     | X                 | A                   | A              | X              | X                | X          | X            | X         | X       | X                          |
| Hospital                           | X           | X     | X                 | X                   | X              | X              | X                | D          | X            | X         | X       | D                          |
| Hostel                             | A           | A     | X                 | X                   | X              | X              | X                | X          | X            | X         | A       | A                          |
| Hotel                              | X           | X     | X                 | X                   | A              | X              | X                | D          | X            | X         | A       | X                          |
| Industry                           | X           | I     | X                 | X                   | X              | X              | P                | X          | X            | X         | X       | X                          |
| Industry – Cottage                 | X           | D     | D                 | D                   | A              | X              | X                | X          | X            | X         | X       | X                          |
| Industry – Extractive              | X           | D     | X                 | A                   | X              | X              | D                | X          | X            | X         | X       | X                          |
| Industry – light                   | X           | I     | X                 | X                   | X              | P              | P                | X          | X            | X         | X       | X                          |
| Liquor store – large               | X           | X     | X                 | X                   | X              | D              | X                | D          | A            | A         | A       | X                          |
| Liquor store – small               | X           | X     | X                 | X                   | A              | D              | X                | P          | D            | D         | D       | X                          |

# Allowed Land Uses

| USES                                 | ZONES       |       |                   |                     |                |                |                  |            |              |           |         |                            |
|--------------------------------------|-------------|-------|-------------------|---------------------|----------------|----------------|------------------|------------|--------------|-----------|---------|----------------------------|
|                                      | 1           | 2     | 3                 | 4                   | 5              | 6              | 7                | 8          | 9            | 10        | 11      | 12                         |
|                                      | Residential | Rural | Rural Residential | Rural Smallholdings | Rural Townsite | Light Industry | General Industry | Commercial | Local Centre | Mixed Use | Tourism | Private Community Purposes |
| Lunch Bar                            | X           | X     | X                 | X                   | D              | D              | X                | D          | D            | D         | X       | X                          |
| Marina                               | X           | X     | X                 | X                   | X              | X              | X                | X          | X            | X         | A       | A                          |
| Marine filling station               | X           | X     | X                 | X                   | D              | D              | D                | X          | X            | X         | X       | X                          |
| Market                               | X           | X     | X                 | X                   | A              | D              | X                | D          | D            | D         | D       | X                          |
| Medical centre                       | X           | X     | X                 | X                   | A              | X              | X                | D          | D            | D         | X       | X                          |
| Mining Operations                    | X           | D*    | X                 | X                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Motel                                | X           | X     | X                 | X                   | A              | X              | X                | D          | A            | A         | D       | X                          |
| Motor vehicle, boat or caravan sales | X           | X     | X                 | X                   | D              | P              | P                | X          | X            | X         | X       | X                          |
| Motor vehicle repair                 | X           | X     | X                 | X                   | X              | D              | D                | X          | X            | X         | X       | X                          |
| Motor vehicle wash                   | X           | X     | X                 | X                   | D              | D              | D                | X          | X            | X         | X       | X                          |
| Multiple Dwelling                    | D           | X     | X                 | X                   | X              | X              | X                | D          | D            | X         | X       | X                          |
| Nightclub                            | X           | X     | X                 | X                   | X              | A              | X                | A          | X            | X         | A       | X                          |
| Office                               | X           | X     | X                 | X                   | D              | I              | I                | P          | D            | D         | X       | I                          |
| Outbuilding                          | I           | P     | I                 | P                   | I              | X              | X                | X          | X            | X         | X       | X                          |
| Park home park                       | X           | X     | X                 | X                   | X              | X              | X                | X          | X            | X         | D       | X                          |
| Place of worship                     | A           | A     | X                 | X                   | A              | A              | X                | A          | A            | A         | X       | D                          |
| Reception centre                     | X           | A     | X                 | A                   | D              | X              | X                | D          | D            | D         | D       | A                          |
| Renewable energy facility            | X           | D     | A                 | D                   | A              | D              | D                | D          | A            | A         | X       | X                          |
| Recreation – private                 | X           | D     | A                 | A                   | X              | D              | D                | D          | X            | X         | X       | D                          |
| Repurposed dwelling                  | X           | D     | A                 | D                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Residential building                 | D           | D     | D                 | D                   | D              | X              | X                | X          | X            | X         | X       | X                          |
| Resource recovery centre             | X           | A     | X                 | X                   | X              | X              | A                | X          | X            | X         | X       | X                          |
| Restaurant/café                      | X           | A     | X                 | A                   | D              | X              | X                | P          | D            | D         | A       | D                          |
| Restricted premises                  | X           | X     | X                 | X                   | X              | A              | D                | A          | X            | X         | X       | X                          |

# Allowed Land Uses

| USES                              | ZONES       |       |                   |                     |                |                |                  |            |              |           |         |                            |
|-----------------------------------|-------------|-------|-------------------|---------------------|----------------|----------------|------------------|------------|--------------|-----------|---------|----------------------------|
|                                   | 1           | 2     | 3                 | 4                   | 5              | 6              | 7                | 8          | 9            | 10        | 11      | 12                         |
|                                   | Residential | Rural | Rural Residential | Rural Smallholdings | Rural Townsite | Light Industry | General Industry | Commercial | Local Centre | Mixed Use | Tourism | Private Community Purposes |
| Road house                        | X           | X     | X                 | X                   | A              | D              | D                | A          | X            | X         | X       | X                          |
| Rural produce store               | X           | I     | X                 | X                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Rural home business               | X           | D     | A                 | D                   | A              | X              | X                | X          | X            | X         | X       | X                          |
| Rural pursuit/hobby farm          | X           | P     | D                 | P                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Second-hand dwelling              | D           | D     | D                 | D                   | D              | X              | X                | X          | X            | X         | X       | X                          |
| Serviced apartment                | A           | X     | X                 | X                   | X              | X              | X                | A          | A            | A         | A       | X                          |
| Service station                   | X           | X     | X                 | X                   | D              | D              | D                | D          | D            | D         | A       | X                          |
| Shop                              | X           | X     | X                 | X                   | X              | X              | X                | P          | D            | D         | I       | X                          |
| Single bedroom dwelling           | D           | X     | X                 | X                   | D              | X              | X                | X          | X            | X         | X       | X                          |
| Single house                      | P           | P     | D                 | P                   | D              | X              | X                | X          | X            | X         | I       | D                          |
| Small bar                         | A           | X     | X                 | X                   | A              | X              | X                | D          | D            | D         | D       | A                          |
| Supermarket                       | X           | X     | X                 | X                   | X              | X              | X                | D          | A            | A         | X       | X                          |
| Tavern                            | X           | X     | X                 | X                   | A              | X              | X                | A          | A            | A         | A       | A                          |
| Telecommunications infrastructure | A           | P     | A                 | D                   | A              | P              | P                | P          | P            | P         | X       | P                          |
| Tourist development               | X           | X     | X                 | X                   | X              | X              | X                | A          | X            | X         | A       | X                          |
| Trade display                     | X           | X     | X                 | X                   | X              | D              | P                | X          | X            | X         | X       | X                          |
| Trade supplies                    | X           | X     | X                 | X                   | X              | D              | P                | X          | X            | X         | X       | X                          |
| Transport depot                   | X           | D     | X                 | A                   | A              | D              | P                | X          | X            | X         | X       | X                          |
| Tree farm                         | X           | D     | X                 | A                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Veterinary centre                 | X           | A     | X                 | X                   | A              | D              | D                | X          | X            | X         | X       | X                          |
| Warehouse/storage                 | X           | X     | X                 | X                   | D              | D              | P                | X          | X            | X         | X       | X                          |
| Waste disposal facility           | X           | X     | X                 | X                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Winery                            | X           | D     | D                 | D                   | X              | X              | X                | X          | X            | X         | X       | X                          |
| Workforce accommodation           | X           | D     | X                 | X                   | A              | X              | X                | X          | X            | X         | X       | X                          |

\* Mining operations covered by the *Mining Act 1978* is exempt from the requirement for development approval and will be determined in accordance with the *Mining Act 1978*

# Allowed Land Uses

