

# INDUSTRIAL DEVELOPMENT

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## INDUSTRIAL DEVELOPMENT WITHIN THE CITY OF KARRATHA?

Wherever possible, industrial development should occur within planned industrial estates like Karratha Industrial Estate and Gap Ridge Industrial Estate. This is because industrial development typically has planning requirements and implications that are best addressed in a consolidated way.

There is a significant amount of state significant industrial development in the City of Karratha. Much of this development is subject to separate state level legislation (e.g. State Agreement Acts) and development control (Regional Improvement Schemes). While the City of Karratha should be consulted regarding industrial development proposals in these areas, they may be subject to separate decision making processes.

- The City of Karratha applies the same considerations to incidental industrial development and industrial development authorised under other legislation (e.g. *Mining Act 1978*) to avoid as much as possible, land use conflict and prejudicing future planning.

## IS APPROVAL REQUIRED?

	Health Services	Planning Services	Building Services
Is Approval Required?	✓ <i>** Refer to Environmental Health Approval below**</i>	✓ <i>** Refer to Planning Approval below**</i>	✓ <i>** Refer to Building Approval below**</i>

## ENVIRONMENTAL HEALTH APPROVALS

The following matters will need to be considered as part of any application for industrial development:

- Industrial properties with access to the reticulated sewer system must connect to it and will be required to comply with Water Corporation requirements.
- Industrial properties with no access to the reticulated sewer system must be provided with an on-site effluent disposal system. If there is no existing on-site effluent disposal system or a new system or upgrade is proposed, then an [application to install/construct an apparatus for the treatment and disposal of effluent](#) must be submitted prior to installation. All applications are submitted to the City of Karratha. For a system up to 540L/day, the application is assessed by the City of Karratha. For any system with a capacity greater than that, the application will be forwarded to the Department of Health.
- If there is already an existing effluent disposal system on site that you are not proposing to upgrade, then you should check whether it has the necessary approvals by contacting the Environmental Health team. If the system has no formal approval, then the same application form must be submitted to the City of Karratha. If an increase in effluent volume is expected but you are not proposing to upgrade the system, then the City of Karratha will require a plumber's report to confirm that the system has sufficient capacity to accept the increased volumes of wastewater.
- If the property does not have access to reticulated sewer system, then wash bay wastewater must be discharged to a separate approved on-site treatment and disposal system.

## PLANNING APPROVALS

When starting a new industrial business, it is important to match the land use with the most applicable land use definition(s) from local planning scheme and then check the permissibility of the land use(s) in the scheme.

To check the land use permissibility within the 'Industry' zone, refer to [Part 3.2 – Zoning Table of the City of Karratha Local Planning Scheme No. 8](#), or the relevant approved Structure Plan (e.g. [Gap Ridge Structure Plan](#)). If you need to check the land use definitions to see which definition(s) are most applicable, then refer to [Appendix 1 of the Planning Scheme](#).

If the proposed land use is a use that can be permitted, a development application will generally be required (noting that development comprises both 'works' and 'use' of land). The table below provides some examples of when development approval is required and when development approval is not required:

DEVELOPMENT APPROVAL REQUIRED	DEVELOPMENT APPROVAL NOT REQUIRED
<ul style="list-style-type: none"><li>• All new structures/ additions;</li><li>• Existing building – change of use or additional/ new use other than a permitted use in the industry zone;</li><li>• Site Works; and/or</li><li>• Existing building – increase in net lettable area (e.g. mezzanine).</li></ul>	<ul style="list-style-type: none"><li>• No new construction, works or change of use is proposed and land use is permitted land use;</li><li>• Existing building and no change of use;</li><li>• Maintenance and repair works; and/or</li><li>• Temporary works (occurring for less than 48 hours).</li></ul>

The above list is a general guide only. Certain circumstances may dictate that development approval is still required. Examples include development located in a bushfire prone areas, special control areas or heritage listed places.

You can obtain information regarding previous development approvals issued for the property by completing a [Development Approval Information Request](#).

If Development Approval is required, then an application for Development Approval form can be found [here](#), and the development application checklist can be found [here](#).

The following additional links will take you to the relevant statutory planning documents that must be used to guide plans to develop your property:

- [Local Planning Policy DP05 Industry Zone Development Requirements](#)
- [Local Planning Policy DP15 Gap Ridge Industrial Development Estate Guidelines General](#)
- [Local Planning Policy DP15 Gap Ridge Industrial Development Estate Guidelines Light Industrial](#)

## BUILDING APPROVALS

Almost all building works require a Building Permit, with the majority of works in industrial areas requiring the submission of an Application for Building Permit Certified. General information on how to submit a building application can be found [here](#).

Where a Building Permit has been issued for the works, there will be a subsequent requirement to obtain an Occupancy Permit prior to occupying and operating from the space.

## ADDITIONAL INFORMATION

If you would like additional information on industrial development, please contact:

City of Karratha, Planning Services

Phone: (08) 9186 8555

E-mail: [enquiries@karratha.wa.gov.au](mailto:enquiries@karratha.wa.gov.au)

Website: [Home | City of Karratha](#)

## DISCLAIMER

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