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No. 58]

PERTH: TUESDAY, 6th AUGUST

[1963

TOWN PLANNING AND DEVELOPMENT ACT, 1928-1962.

Department of Town Planning,
Perth, 31st August, 1963.

THE Minister for Town Planning, acting pursuant to the powers conferred on him by the Town Planning and Development Act, 1928-1962, hereby makes the regulations set forth in the schedule hereunder.

J. E. LLOYD,
Town Planning Commissioner.

Schedule.

Regulations.

Citation.

1. These regulations may be cited as the Town Planning Regulations, 1963.

Revocation.

2. The Town Planning Regulations, 1930, published in the *Government Gazette* on the 23rd January, 1931, are as from the commencement of these regulations hereby revoked.

Interpretation.

3. In these regulations unless the context requires otherwise—

“Board” means the Town Planning Board constituted under the Act;
“clerk of the council” means a town clerk or a shire clerk, as the case requires, of a municipality;

“Scheme” means a town planning scheme;

“the Act” means the Town Planning and Development Act, 1928 (as amended);

words and expressions used in these regulations have when so used the same respective meanings as are given to them in and for the purposes of the Act.

Resolution to Prepare or Adopt a Scheme.

4. (1) The resolution of a local authority to prepare or adopt a Scheme for any land within its municipal district shall be in the Form No. 1 in Appendix "E" to these regulations.

(2) A local authority that passes a resolution referred to in subregulation (1) of this regulation shall within twenty-eight days after passing that resolution forward to the Minister—

- (a) a copy of the resolution certified by the clerk of the council; and
- (b) a map marked "Map No. 1", signed by the clerk of the council, on which is delineated the area of land proposed to be included in the Scheme.

(3) The resolution of two or more adjoining local authorities to prepare or adopt a joint Scheme in respect of land that is situated partly within the municipal district of each local authority shall be in the Form No. 1A in Appendix "E" to these regulations.

(4) Where two or more adjoining local authorities pass a resolution referred to in subregulation (3) of this regulation, each local authority shall within twenty-eight days after the passing of that resolution forward to the Board—

- (a) a copy of the resolution certified by the clerk of the council; and
- (b) a map marked "Map No. 1", signed by the clerk of the council, on which is delineated the area of land proposed to be included in the Scheme.

(5) The Board shall examine the copy of the resolution and the map forwarded pursuant to this regulation and submit the same to the Minister together with its recommendation as to approval or otherwise of the resolution.

Approval and Notice of Resolution.

5. (1) When a resolution referred to in regulation 4 of these regulations has been approved by the Minister, the Board shall as soon as practicable publish once in the *Government Gazette*, in the Form No. 2 in Appendix "E" to these regulations, notice of the passing of the resolution and of the approval of the Minister, and no such resolution shall be of any force or effect unless and until the Minister has approved thereof and notice has been published in accordance with this subregulation.

(2) Upon publication in the *Government Gazette* of the notice referred to in subregulation (1) of this regulation, the Board shall forward to the local authority a copy of the notice so published and thereupon the local authority shall publish that notice once in a newspaper circulating in the district of the local authority and give a copy of that notice to every adjoining local authority and every public authority likely to be affected by the Scheme.

Scheme in Respect of Crown Land.

6. (1) Where in pursuance of the powers conferred by section 19 of the Act the Board prepares a Scheme in respect of Crown land, the provisions of these regulations shall, so far as the same are consistent and applicable, apply to the Board as though it were a local authority that had resolved to prepare a Scheme.

(2) The resolution of the Board to prepare a Scheme in respect of Crown land shall be in the Form No. 1B in Appendix "E" to these regulations.

Scheme by Order of Minister.

7. Where in pursuance of section 18 of the Act the Minister orders a local authority to prepare or adopt a Scheme, the provisions of these regulations shall, so far as the same are consistent and applicable, apply to the Scheme prepared or adopted by the local authority in compliance with that order as though that local authority had passed a resolution to prepare, or as the case may be, adopt a Scheme and the resolution had been approved by the Minister.

Preparation of Scheme.

8. (1) A Scheme shall comprise a map or set of maps marked "Map No. 2" and designated a Land Use Map, a map or set of maps marked "Map No. 3" and designated a Scheme Proposals Map, and a Scheme Text, save in the case of an amending Scheme which shall comprise only such of the above documents as are necessary to convey the intent and reasons for the amending Scheme, all of which shall be prepared and completed in accordance with the provisions and comply with the requirements of these regulations.

(2) The local authority shall prepare a Base Map of the Scheme area and such map shall be used in the preparation of a Land Use Map and a Scheme Proposals Map and any other information map required to be prepared relative to the Scheme. Such Base Map shall be drawn to an appropriate scale approved by the Board.

Land Use Map.

9. (1) Every Land Use Map shall be prepared in triplicate together with such additional copies as the Board may require, each map (if more than one) comprising the same being numbered consecutively.

(2) The survey of the Scheme area from which a Land Use Map has been drawn and prepared shall be certified by the clerk of the council as correct on a date not more than six months prior to the Scheme being lodged with the Board for recommendation to the Minister.

(3) Every Land Use Map shall show thereon the following particulars:—

- (a) All lots and boundaries, together with the lot and location number or title references, and position of streets, together with the names thereof, such names to be those which have been correct within six months immediately prior to the Scheme being lodged with the Board.
- (b) Lots and locations, with or without buildings thereon and being used for any purpose, coloured or left uncoloured in accordance with standard notation as detailed in Appendix "B" to these regulations to denote the use for which the land is used.
- (c) Land owned by the local authority and Crown land and reserves, together with the purpose for which such areas are reserved and used.
- (d) Contours.

(4) The Minister may in any particular case, if he thinks fit, direct or approve the omission of any of the particulars specified in subregulation (3) of this regulation, or may require such additional information to be supplied as he considers necessary.

Scheme Proposals Map.

10. (1) Every Scheme Proposals Map shall be prepared in triplicate together with such additional copies as the Board may require, each map (if more than one) comprising the same being numbered consecutively, and shall delineate the locality and the extent of the various components of the scheme.

(2) Where applicable every Scheme Proposals Map shall show thereon the following matters:—

- (a) Proposed zoning, indicated by standard notation as detailed in Appendix "B" to these regulations.
- (b) All lots, reserves, streets and ways proposed to be established.
- (c) Any proposed widening, deviation, or other alterations of any existing reserve or street.
- (d) In the case of development schemes or schemes involving the alteration of boundaries, and when construction is involved, the existing and proposed ground levels.
- (e) Any other matters as the Minister may require.

Scheme Text.

11. (1) A Scheme Text shall be prepared generally in conformity with the required portions of the Model Text as set out in Appendix "A" to these regulations.

(2) Every Scheme Text shall include all use classes shown in Table No. 1 appended to clause 3.2 of Appendix "A" to these regulations, except that those classes may, if the local authority so desires, be further divided into sub-classes.

Scheme Report.

12. (1) The local authority shall in respect of the Scheme prepare three copies of a Scheme Report which shall contain an analysis of the investigations and surveys made during the preparation of the Scheme, and an explanation of the proposals.

(2) Every Scheme Report shall so far as is practicable set forth the information contained therein in the same order as is specified in the outline of subject matters appearing in Appendix "C" to these regulations.

Adoption of Scheme by Local Authority.

13. (1) On completion of the preparation of the Scheme documents pursuant to the provisions of these regulations, the local authority shall adopt the proposed Scheme in accordance with the Act and evidence of such adoption shall be endorsed on the Scheme documents and signed by the mayor or president, as the case may be, of the local authority and by the clerk of the council.

(2) Two copies of the Scheme and all documents in support and forming part thereof shall be submitted to the Board, and thereupon the Board shall examine the Scheme and those documents and recommend to the Minister that he give or withhold preliminary approval to the Scheme or that he give such preliminary approval subject to such modifications to the Scheme as are specified.

Preliminary Approval by Minister.

14. (1) The Minister shall consider the proposed Scheme and the recommendations made by the Board in respect thereto pursuant to regulation 13 of these regulations and may—

- (a) give his preliminary approval to the Scheme with or without modification; or
- (b) refuse to give his preliminary approval to the Scheme.

(2) The Minister shall notify the Board of his decision in respect to the Scheme and the Board shall thereupon forthwith give notice in writing of that decision to the local authority.

(3) The Board shall retain one copy of the Scheme for its own use and record and shall return the other copy to the local authority.

Advertisement of Scheme.

15. (1) Where the Minister has given preliminary approval to the Scheme under regulation 14 of these regulations, the local authority shall become a responsible authority under the Act and shall in the manner required by subregulation (3) of this regulation advertise notice of the Scheme in the Form No. 3 in Appendix "E" to these regulations and shall give such other form of notice as the Minister may require.

(2) The responsible authority shall make available for inspection by the public during office hours—

- (a) at the office of the responsible authority; and
- (b) at the office of the Board,

a copy of the Scheme and supporting documents, and where the responsible authority is not the council of a municipality, there shall be made available at the office of any municipality affected by the Scheme a copy of that part of the Scheme that relates to land within that municipality.

(3) The advertisement required to be made pursuant to subregulation (1) of this regulation shall be effected by publication by the Board of the notice referred to in that subregulation once in the *Government Gazette* and the Board shall forward to the responsible authority a copy of the notice so published and thereupon the responsible authority shall publish the notice

once a week for three consecutive weeks in a newspaper circulating in the district where the land the subject of the Scheme is situated and shall also display a copy of the notice in a prominent place in the offices of the responsible authority.

(4) The responsible authority shall give to every public authority affected by the Scheme a notice in writing in the Form No. 3 in Appendix "E" to these regulations.

(5) The responsible authority shall, in the notice advertised or given pursuant to this regulation, describe the purpose of the Scheme, state the times and places where the Scheme may be inspected, and specify a date on or before which objections in respect of the Scheme may be made, which date shall be not less than three months from the date of publication of the advertisement in the *Government Gazette* pursuant to this regulation, but subject however, in the case of an Amending Scheme, to regulation 25 of these regulations.

Objections to Scheme.

16. (1) A person desirous of objecting to the Scheme may do so by giving to the responsible authority notice in writing signed by him of his objection or objections to the Scheme which notice shall be in or to the effect of Form No. 4 in Appendix "E" to these regulations.

(2) The person making an objection to the Scheme shall state in his notice of objection whether he makes his objection as the owner or occupier of property within the area of the responsible authority, or as the representative of a body corporate, or in some other capacity.

Consideration of Objections.

17. (1) As soon as practicable after the objection period has expired, the responsible authority shall proceed to consider all objections to the Scheme and in respect of each objection shall determine whether it shall be upheld either wholly or in part and the Scheme modified accordingly or whether it shall be rejected.

(2) After its determination of the objections to the Scheme pursuant to this regulation, the responsible authority shall in accordance with such determination pass a resolution either—

- (a) that the Scheme be adopted with or without modification as so determined; or
- (b) that the Scheme be not proceeded with.

Submission of the Scheme to the Board.

18. (1) After having adopted a Scheme pursuant to regulation 17 of these regulations, the responsible authority shall within twenty-eight days after such adoption submit to the Board one copy of the Scheme without any modification thereto as under that regulation may have been determined upon by the responsible authority, together with a schedule of the objections made to the Scheme, a record of the determinations made by the responsible authority in respect thereof, and particulars of the modifications (if any) to the Scheme determined upon by the responsible authority.

(2) The schedule of objections together with the comments and determinations of the responsible authority shall be submitted in the Form No. 5 in the Appendix "E" to these regulations and shall be accompanied by such relevant maps, plans, specifications and particulars as may be necessary.

Board to Submit Scheme to Minister.

19. The Board shall examine the Scheme together with any objections and the comments and determinations of the responsible authority in respect thereof and shall submit its recommendations to the Minister.

Approval of Scheme by Minister.

20. The Minister shall consider the recommendations of the Board made pursuant to the provisions of regulation 19 of these regulations, and shall—

- (a) approve the Scheme subject to the preparation of final documents for signature and subject to such modifications and on such conditions as he may require; or
- (b) refuse to approve the Scheme,

and notice of the decision of the Minister shall be given in writing by the Board to the responsible authority.

Modification of Scheme as Required by Minister.

21. (1) Upon being notified that the Minister has approved the Scheme under regulation 20 of these regulations, the responsible authority shall prepare three copies of the Scheme for final approval and shall comply with any modifications or conditions required by the Minister under that regulation, and in the case of joint planning schemes shall also prepare such additional copies as the Board may require.

(2) The copies of the Scheme Proposals Map required to be prepared by this subregulation shall be marked "Approved Planning Scheme Map No. 4".

Endorsement of Scheme.

22. The three copies of the Scheme for final approval shall be endorsed by the responsible authority with its Common Seal and be lodged with the Board, and the Board shall thereupon further endorse those copies and submit the same to the Minister for endorsement by him of final approval.

Advertisement of Approved Scheme.

23. After endorsement by the Minister of final approval of the Scheme, the Board shall publish once in the *Government Gazette* a notice substantially in the Form No. 6 in Appendix "E" to these regulations of the Minister's approval and the Scheme Text and shall also forward a copy of such notice to the responsible authority. The responsible authority shall forthwith publish once in a newspaper circulating in the district where the land the subject of the Scheme is situated, a copy of such notice and shall also display a copy of the notice in a prominent place in the offices of the responsible authority.

Deposit of Statutory Scheme.

24. The Board having advised the responsible authority of the final approval of the Minister, the following shall take effect:—

- (a) The Scheme shall be effective from the date of publication in the *Government Gazette* of the notice of the Minister's approval and of the Scheme Text.
- (b) One copy of the Statutory Scheme shall be deposited with each of the following:—
 - (i) The Minister.
 - (ii) The Board.
 - (iii) The Responsible Authority.
- (c) If required by the Board, two additional certified copies of the Approved Planning Scheme Map No. 4 shall be lodged for submission to the Land Titles Office.
- (d) The copy of the statutory Scheme deposited with the Minister shall be paramount.

Amending Scheme.

25. An amending Scheme shall conform to these regulations except that the Minister may decide that a proposed Amending Scheme is of a minor nature, in which case the Minister may reduce the period during which objections may be lodged specified in regulation 15 of these regulations to a period of not less than twenty-one days from the date of first advertisement.

Compensation.

26. Where pursuant to the provisions of the Act a claim is made for compensation thereunder, such claim may be in the Form No. 7 in Appendix "E" to these regulations.

Scheme Interpretation.

27. In every Scheme Text the words and expressions used therein shall, unless the context requires otherwise, have when so used the respective meanings given to them in Appendix "D" to these regulations.

Appendix "A."

MODEL SCHEME TEXT.

(Minimum Standard) for other than Redevelopment Schemes.

The City/Town/Shire of.....
Town Planning Scheme No.....

The.....City/Town/Shire Council, under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act, 1928 (as amended), hereby makes the following Town Planning Scheme for the purpose of—

- (a) setting aside land for future public use as reserves;
- (b) controlling land development by zoning;
- (c) other matters authorised by the enabling Act.

Part I.—Preliminary.

- 1.1 This Town Planning Scheme may be cited as the City/Town/Shire ofTown Planning Scheme No..... (.....area) hereinafter called "the Scheme" and shall come into operation on the publication of notice of the Minister's final approval thereof in the *Government Gazette*.
- 1.2 The Scheme shall apply to the whole of the land set out in the maps in the Appendices hereto.
- 1.3 (Include where necessary.)
The Town Planning Scheme for..... which was published in the *Government Gazette* on the.....day ofand subsequently from time to time amended is hereby revoked (for the area detailed in clause 1.2 above).
- 1.4 The responsible authority for carrying out the Scheme is the Council of the City/Town/Shire of.....except that where land is defined in the Scheme Map as "Regional Reservation" the responsible authority shall be deemed to be the..... and the provision of the.....scheme shall apply to such reservations.
- 1.5 In the Scheme the planning area is divided into reserves and zones.
The basic types of reserves are:—
Public Open Space.
Public Purposes.
Communications.
Special.
Commonwealth.
The basic types of zones are:—
Residential.
Commercial.
Industrial.
Rural.
- 1.6 Arrangement of Scheme:
The Scheme is divided into the following Parts and Appendices:—
Part I: Preliminary.
Part II: Reserved Land.
Part III: Zones.
Part IV: Non-conforming Uses.
Part V: Finance and Administration.
The remaining documents of the Scheme are appended as follows:—
1. Land Use Map marked "Map No. 2".
2. Planning Proposals Map marked "Map No. 3" or Approved Planning Scheme Map marked "Map No. 4" (as the case may be).
The Scheme Report is also appended.

1.7 Interpretation:

In this Scheme the terms used will have the respective interpretations set out in Appendix "D" of the Town Planning Regulations, 1963, unless otherwise specified by this Scheme.

Note:—Part II of 1.6 may be expanded to cover the development of reserves, and to specify control for reserves vested in a public authority.

Part II.—Reserved Land.

Reservation of Land and Development Thereof.

- 2.1 (a) Land set aside under this Scheme for the purposes of a reservation is deemed to be reserved for the purposes indicated on the approved Planning Scheme Map.
- (b) Except as otherwise provided in this Part a person shall not carry out any development on land reserved under this Scheme, other than the erection of a boundary fence, without first applying for and obtaining the written approval of the Responsible Authority.
- (c) In giving its approval the Responsible Authority shall have regard to the ultimate purpose intended for the reserve, and shall in the case of land reserved for the purposes of a public authority confer with that authority before giving its approval.
- (d) No provision of this Part shall prevent the continued use of land for the use for which it was being lawfully used immediately prior to the Scheme having the force of law, or the repair and maintenance of buildings or works lawfully existing on the land.
- 2.2 (a) Where a Responsible Authority refuses approval for the development of land reserved under the Scheme on the ground that the land is reserved for public purposes, or grants approval subject to conditions, the owner of the land may, if the land is injuriously affected thereby, claim compensation for such injurious affection.
- (b) Any claim for such compensation shall be lodged at the office of the Responsible Authority not later than six months after the date of the decision of the Responsible Authority refusing approval or granting it subject to conditions that are unacceptable to the applicant.
- (c) In lieu of paying compensation the Responsible Authority may purchase the land affected by the decision of the Responsible Authority at a price not exceeding the value of the land at the time of refusal of approval or of the grant of approval subject to conditions.

Part III—Zones.

- 3.1 Table No. 1 appended to Clause 3.2 of this Part indicates the several uses permitted by this Scheme in the various zones, such uses being determined by cross reference between the list of "Use Classes" on the left-hand side of the Table and the list of "Zones" on the top of that Table.
- 3.2 The symbols used in the cross reference in Table No. 1 appended to this clause have the following meanings:—

"P" = A use that is permitted as of right under the provisions of this Scheme.

"AA" = A use that is not permitted unless approval is granted by the Responsible Authority.

"IP" = A use that is not permitted unless such use is incidental to the predominant use as decided and approved by the Responsible Authority.

"X" = A use that is not permitted.

Note.—Where a special zone is restricted to one use only, it may be excluded from the columns in Table No. 1 and its use determined from the Map.

Table No. 1.

* Use Classes.	Zones.				
	A—Residential.	B—Shop and Local Business.	C—Service Industry.	D—Hotel.	E—Service Station.
1. Dwellings	P	X	X	X	X
2. Flats	AA	AA	X	X	X
3. Duplex House	AA	X	X	X	X
4. Residential Buildings	AA	X	X	X	X
5. Home Occupation	P	X	X	X	X
6. Caretaker's House	P	X	X	X	X
7. Health Centre / Consulting Rooms	AA	P	X	X	X
8. Shops	X	P	X	X	X
9. Showrooms	X	AA	X	X	X
10. Offices	X	P	X	X	X
11. Professional Offices	X	P	X	X	X
12. Civic Buildings	X	X	X	X	X
13. Public Worship	AA	X	X	X	X
14. Public Assembly	AA	X	X	X	X
15. Public Amusement	X	X	X	X	X
16. Educational Establishments	AA	X	X	X	X
17. Sports Grounds	AA	X	X	X	X
18. Outdoor Recreation	P	X	X	X	X
19. Hospitals	X	X	X	X	X
20. Institutional Buildings	X	X	X	X	X
21. Institutional Homes	X	X	X	X	X
22. Reformative Institutions	X	X	X	X	X
23. Light Industry	X	X	X	X	X
24. General Industry	X	X	X	X	X
25. Service Industry	X	X	P	X	X
26. Hazardous Industry	X	X	X	X	X
27. Noxious Industry	X	X	X	X	X
28. Extractive Industry	X	X	X	X	X
29. Motor Repair Station	X	X	X	X	X
30. Service Station	X	X	X	X	P
31. Car Park	X	P	X	X	X
32. Transport Depot	X	X	X	X	X
33. Car Sales Premises	X	X	X	X	X
34. Trade Display	X	X	X	X	X
35. Petrol Filling Station	X	X	X	X	X
36. Marine Filling Station	X	X	X	X	X
37. Fuel Depot	X	X	X	X	X
38. Fish Shops / Dry Cleaners	X	AA	X	X	X
39. Caravan Parks	X	X	X	X	X
40. Wireless or Television Building or Installation	AA	X	X	X	X
41. Cemeteries and Crematoria	X	X	X	X	X
42. Drive-In Theatre	X	X	X	X	X
43. Funeral Parlour	X	X	X	X	X
44. Motels	X	X	X	X	X
45. Hotels	X	X	X	P	X
46. Utility Installation	AA	AA	X	X	X
47. Zoological Gardens	X	X	X	X	X

* Any use not specifically listed in this Table shall be included either in the appropriate use class, or special use class at the discretion of the Local Authority.

N.B.—This Table is an example only. The symbols referred to in clause 3.2 of Model Text should be placed in the appropriate column and opposite the use class intended.

Part IV.—Non-Conforming Use of Land.

- 4.1 No provision of the Scheme shall prevent—
- (a) the continued use of any land or building for the purpose for which it was being lawfully used at the time of the coming into force of the Scheme; or
 - (b) the carrying out of any development thereon for which, immediately prior to that time, a permit or permits required under the Town Planning and Development Act, 1928 (as amended), or any other law authorising the development to be carried out had been duly obtained and was current.
- 4.2 (a) Where in respect of land reserved under Part II of the Scheme a non-conforming use exists or was authorised as mentioned in clause 4.1 of this Part on that land all or any erections alterations or extensions of the buildings thereon or use thereof shall not be carried out unless the approval of the Responsible Authority has been obtained in writing;
- (b) Where in respect of land zoned under Part III of the Scheme a non-conforming use exists or was authorised as mentioned in clause 4.1 of this Part on that land, buildings may be extended to the limits prescribed by the Uniform Building By-laws made under the Local Government Act, 1960 (as amended), or by any other by-laws made under that Act for the purpose of limiting the size, location and distance from boundaries and any other matter required by law for that class of use within the boundary of the lot or lots on which the use was carried on immediately prior to the coming into force of the Scheme.
- 4.4 Discontinuance of Non-Conforming Use.
- (a) Notwithstanding the preceding provisions of this Part, when a non-conforming use of any land or building has been discontinued, such land or building shall not thereafter be used other than in conformity with the provisions of the Scheme.
 - (b) The Responsible Authority may effect the discontinuance of a non-conforming use by the purchase of the affected property, or by the payment of compensation to the owner or the occupier or to both the owner and the occupier of that property, and may enter into an agreement with the owner for that purpose.

Part V—Finance and Administration.

- 5.1 Disposal of Land:
- The Responsible Authority may deal with or dispose of any land which it owns or which it has acquired pursuant to the provisions of the Scheme, in accordance with the Act and in conformity with the provisions of the Scheme, and for such purpose may make such agreements with other owners as it deems fit.
- 5.2 Compensation:
- Claims for compensation by reason of the Scheme other than for the purposes of Part II shall be made not later than six months from the date on which notice of approval of the Scheme is published in the *Government Gazette*, except in the case of reserved land where the provisions of Part II shall apply.
- 5.3 Entry to Premises:
- The Responsible Authority may by its engineer or other authorised officer enter at all reasonable times any building or land for the purpose of ascertaining whether the provisions of the Scheme are being observed.

5.4 Penalties:

Any person who fails to comply with any of the provisions of the Scheme is guilty of an offence and without prejudice to any other remedy given herein is liable to such penalties as are prescribed by the Act.

Approved by resolution of the Council of the City/Town/Shire ofat the ordinary meeting of the Council held on the.....day of.....19.....

.....
Mayor/President.

.....
Town/Shire Clerk.

This is the Scheme Text to be read in conjunction with the approved maps described in the Appendix hereto to which formal approval was given by the Hon. Minister for Town Planning on the.....day of.....19.....

Recommended—

.....
Chairman of the Town Planning Board.

Approved.

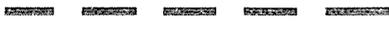
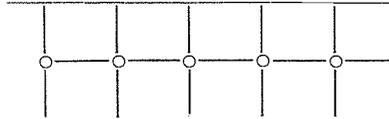
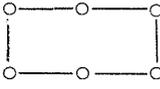
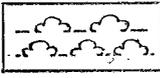
.....
Minister for Town Planning.

Appendix "B."

MAPS AND SYMBOLS.

The colour codes referred to in this notation are those of Messrs. Winsor & Newton's Town Planning colours. Should these be unobtainable, or, as an alternative, other forms of colour may be used provided they correspond in shade and are permanent.

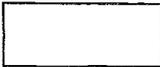
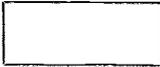
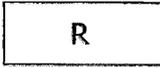
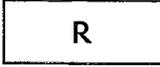
GENERAL.

Boundary of Scheme		Black.
Boundary of local authority (where other than boundary of Scheme)		Black.
Building line		Black Line.
Building set-back line		Black Line.
Restricted Areas (Security)		Black Line.
Mangroves		Black Line.
Reclamation Area		Diagonal black hatch over reserve or zone Colour.

RESERVES.

N.B.—Planning Scheme Map to show both Existing and Proposed Reserves.

Open Space Reserves.

Existing Parks and Recreation Areas (non restricted)		Green 2.
Proposed Parks and Recreation Areas (non restricted)		Green 2 border and diagonal hatch.
Existing Parks and Recreation Areas (restricted)		Green 2 with black letter (indicates purpose).
Proposed Parks and Recreation Areas (restricted)		Green 2 border and diagonal hatch, black letter.

N.B.—Areas to be named on the plans to indicate their precise existing or proposed uses. Tree and Garden symbols may be shown in detailed plans in Black Line.

Public Uses Reserves.

Existing public use areas	.....		Yellow 1.
Proposed public use areas	.....		Yellow 1 border and diagonal hatch.

Areas to be named or to contain the following symbols:—

State:

Hospitals	.....	"H"
Primary School	.....	"PS"
High School	.....	"HS"
Technical School	.....	"TS"
University	.....	"U"
Teachers' Training College	.....	"TTC"
State Electricity	.....	"SEC"
M.W.S.S. & D. Department	.....	"WSD"

Commonwealth:

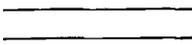
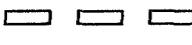
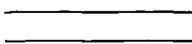
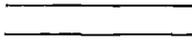
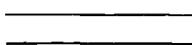
Post Office	"PMG"
Defence	"DD"
Other Commonwealth	"CC"

Special Uses:

Parking areas, etc.	"PK"
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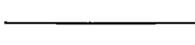
Communications Reserves.

Roads.

Existing minor made roads		Thin Black Line yellow brown 1.2.
Existing unmade roads	.....		Thin Black Line Yellow 1.4.
Proposed minor roads	.....		Yellow brown 1.4.
Existing controlled access highway	.....		Red 2.
Proposed new reservation for controlled access road	.....		Uncoloured with red 2 border.
Existing main roads	.....		Broad red 2 broken line.
Proposed new reservation for main road	.....		Thin red 2 broken lines.
New reservation for proposed regional road	.....		Blue 1 border.

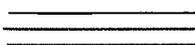
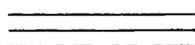
Communications Reserves—*continued.*

Roads—*continued.*

Existing regional road	.....		Blue 1.
Proposed major road route in principle only			Black dots.
Proposed road closure	.....		Black diagonal hatch.
Proposed road widening	.....		Thin, red 2 line.

N.B.—Traffic Islands, Median Strips, Verges, etc., may be shown within the road reserve in Black Line on detailed plans.

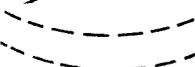
Railways.

Existing constructed railways (used)	.....		Grey 1.2 black line.
Existing constructed railways (unused)			Grey 1.2 black line and letters.
Existing railway reserves (unconstructed)			Grey 1.2.
Proposed railway reserves	.....		Grey 1.2 broken black line.

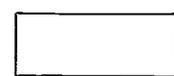
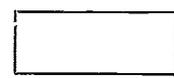
Ports.

Existing port installations	.....		Grey 1.2 black diagonal hatch.
Proposed port installations	.....		Grey 1.2 broken black diagonal hatch.

Waterways.

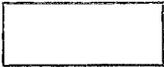
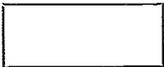
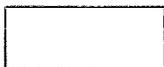
Existing waterways	.....		Blue 1.2 black line.
Proposed waterways	.....		Blue 1.2 broken black line.

Airways.

Existing airways ground facilities, including air strips			Yellow 1 with blue 1.2 border.
Proposed airways ground facilities, including air strips			Yellow 1 with blue 1.2 broken border.

N.B.—Name "D.C.A.", "R.A.A.F."

Special Reserves.

Existing State Forests	....	....	....	....		Yellow brown 1 with brown 1 border.
Proposed State Forests	....	....	....	....		Yellow brown 1 with broken brown 1 border.
Existing water catchment areas	....	....				Blue 1 dots.
Proposed water catchment areas	....	....				Blue 1 circles.
Existing civic and cultural areas	....	....				Orange 1.
Proposed civic and cultural areas	....	....				Orange 1 border and vertical hatch.

ZONES.

N.B.—Both existing and proposed zones (other than private institutions zone) to be shown as “proposed” on planning scheme map.

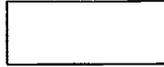
Private Clubs and Institutions Zone.

Existing private institutions	....	....	....			Yellow green 1.2.
Proposed private clubs and institutions	....					Yellow green 1.2 border and vertical hatch.

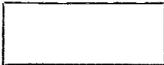
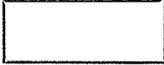
Areas to be named or to contain the following symbols:—

Golf Club	....	....	....	....	....	"GC"
Bowling Club	....	....	....	....	....	"BC"
Private Schools	....	....	....	....	....	"PC"
Religious Institutions	....	....	....	....	....	"RI"

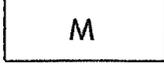
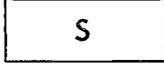
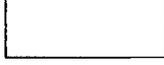
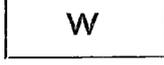
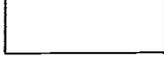
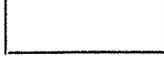
Places of Assembly.

Existing		Yellow green 1.2 with red 2 border.
Proposed		Yellow green 1.2 with broken red 2 border.
Places of Worship	....	....	....	....	....	"W"
Cinemas	....	....	....	....	....	"C"
Indoor Games	....	....	....	....	....	"G"
Theatres, etc.	....	....	....	....	....	"T"

Residential Zones.

Existing and proposed multi-storey flats (over three storeys)		Red brown 1.
Existing and proposed flats (up to and including three storeys)		Red brown 1.2 with red brown 1 border.
Existing and proposed residential zone		Red brown 1.2.
Deferred urban area		Red brown 1.3 with diagonal hatch.

Commercial Zones.

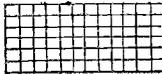
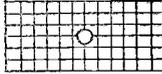
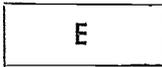
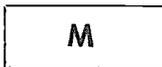
Shops and local business zone		Blue 2.
Central city area		Blue 2.3.
Existing and proposed markets		Blue 2.2 with black letter.
Existing and proposed showrooms		Blue 2.2 with black letter.
Existing and proposed offices		Blue 2.2 with blue 2 vertical hatch.
Existing and proposed warehouses		Grey 1.2 with black letter.
Proposed District Business Zone		Blue 2.2 with blue 2 border.
Proposed Restricted Commercial Zone		Blue 2.2 with blue 2 diagonal hatch.

(List A, B, C, etc.)

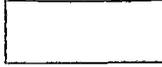
Industrial Zones.

Existing and proposed Service Industry		Blue 2 with red-purple 1.2 diagonal hatch.
Existing and proposed Light Industry		Red-purple 1.2 border with red-purple 1.2 diagonal hatch.
Existing and proposed General Industry		Red-purple 1.2.

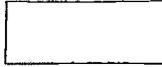
Industrial Zones—*continued.*

Existing and proposed Noxious Industry— Regional Special Industrial Area		Red-purple 1.2 with black cross hatch.
Existing and proposed Hazardous Industry		Red-purple 1.2 with black cross hatch, red 2 dot.
Existing and proposed Extractive Industry		Red-purple 1.2 border with black letter.
Existing and proposed Motor Transport Area		Red-purple 1.2 border with black letter.
Specified Industries		Red-purple 1.2 with black letter.
N.B.—Name "A", "B", "C", etc.		

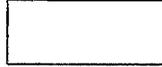
Rural Zone.

Existing and proposed General Rural Areas		Yellow green 1.2.
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Rural (Intensive Cultivation) Zone.

Existing and proposed intensive rural area		Yellow green 1.2 with green 2 diagonal hatch.
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Special Zones.

Existing and proposed hotels		Red brown 1.2 with blue 2 dot.
Existing and proposed motels		Red brown 1.2 with blue 2 border.
Existing and proposed liquid fuel depot		Red-purple 1.2 with red 2 border.
Existing and proposed service stations		Blue 2 with red 2 border.
Existing and proposed drive-in theatre		Blue 2 border with red 2 diagonal hatch.
Existing and proposed undertaker's premises		Blue 2.2 with thick black border.

N.B.—Zones not included in the above notation may be shown by appropriate additional colours and/or symbols.

Appendix "C."

SCHEME REPORT SUBJECT MATTER.

Part I.—Survey Analysis.

1. Population and housing, illustrate by means of graph and brief explanation.
2. Explanation of land use map in terms of principal uses, housing industry, open space, rural, etc.
3. Transport and communications.
4. Public utilities and services, etc.

Part II.—Scheme Proposals.

1. Explanation of plan proposals—zoning and reservations and reasons.

Part III.—Administration and Finance.

Appendix "D."

PLANNING SCHEME INTERPRETATIONS.

In any Scheme prepared in accordance with the Town Planning Regulations, 1963, unless the context requires otherwise—

- "amenity building" means a building or part of a building that employees or persons engaged in an industry or business use for their personal comfort, convenience or enjoyment of leisure as distinct from the work of the industry or business;
- "Board" means the Town Planning Board constituted under the Act;
- "building" shall have the same meaning as is given to it in and for the purposes of the Uniform Building By-laws;
- "building line" means the line between which and any public place or public reserve a building may not be erected except by or under the authority of an Act or in uniformity with the Uniform Building By-laws;
- "building set-back line" means a line fixed at a distance from the building line or where no building line exists the frontage between which line and the building line or frontage, as the case may be, no building and structures other than those specified by the terms of the Scheme may be erected.
- "car park" means a site or building used primarily for parking private cars or taxis whether as a public or private car park, but does not include any part of a public road used for parking or for a taxi rank, or any land or buildings on or in which cars are displayed for sale;
- "car sales" means a business carried on within roofed premises or in the open air, which exists solely to sell used cars as defined;
- "car sales yard" means business premises for the display and sale of cars, whether new or second-hand, but does not include a workshop;
- "caretaker's house" means a building used as a residence by the proprietor or manager of an industry carried on upon the same site or by a person having the care of the building or plant of the industry;

- “caravan park” means an area set aside for the parking of caravans in conformity with the Caravan and Camp Regulations, 1961, made pursuant to the provisions of the Health Act, 1911 (as amended), and the Local Government Model By-law (Caravan Parks) No. 2 made pursuant to the powers conferred by the Local Government Act, 1960 (as amended), and any amendments to those Regulations or to that Model By-law;
- “civic building” means a building designed, used or intended to be used by Government Departments, statutory bodies representing the Crown, or councils as offices or for administrative or other like purposes;
- “consulting rooms” means a building or part of a building (other than a building that is a hospital) used in the practice of his profession by a legally qualified medical practitioner or dentist, or by a physiotherapist, a masseur or a person ordinarily associated with a medical practitioner in the investigation or treatment of physical or mental injuries or ailments;
- “drive-in theatre” means an open air cinema that makes provision for the audience or spectators to view the entertainment while seated in motor vehicles;
- “duplex house” means a building comprising two dwellings, on ground level, each being complete and self-contained;
- “dwelling house” means a building used primarily for living purposes as one separate family unit; the term also includes such out-buildings and recreational uses and gardens as are ordinarily used therewith, but does not include a residential building or part of such a building;
- “educational establishment” means a school, college, university technical institute, academy or other educational centre, or a lecture hall, but does not include a reformatory institution or institutional home;
- “existing use” means use of any land or building for the purpose for which it was lawfully used immediately prior to the gazettal date of the Scheme, in accordance with the conditions set out in Part IV of Appendix “A”;
- “extractive industry” includes the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals or similar substance from the land, and also the manufacture of products from those materials when the manufacture is carried out on the land from which any of those materials is extracted or on land adjacent thereto;
- “flats” shall have the same meaning as is given to it in and for the purpose of the Uniform Building By-laws and includes single unit flats as described in by-law 403 of the Uniform Building By-laws;
- “floor area” shall have the same meaning as is given to it and for the purposes of the Uniform Building By-laws;
- “frontage” shall have the same meaning as is given to it in and for the purposes of the Uniform Building By-laws;
- “fuel depot” means a depot for storage or both sale of solid or liquid gaseous fuel, but does not include a service station;
- “gazettal date” means the date on which notice of the approval of the Minister to a planning scheme is published in the *Government Gazette*;
- “general industry” means any industry other than a hazardous, light, noxious, rural, extractive or service industry;
- “generating works” means a building or works used for the purpose of making or generating gas, electricity, or other form of energy for public consumption;
- “hazardous industry” means an industry which by reason of the processes involved or the method of manufacture, or the nature of the materials used or produced requires isolation from other buildings;

“health centre” means a maternal or x-ray centre, a district clinic, a masseur’s establishment, or a medical clinic;

“height” has the same meaning as is given to it in and for the purposes of the Uniform Building By-laws;

“hospital” means any building or part of a building, whether permanent or otherwise, in which persons are received and lodged for medical or surgical or maternity treatment or care;

“home occupation” means a business carried on with the permission of the responsible authority within a house or the curtilage of a house that—

- (a) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury or prejudicial affection due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, or waste products;
- (b) does not entail the employment of any person not a member of the occupier’s family, except in the case of a professional person;
- (c) does not occupy an area greater than 200 square feet;
- (d) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located; and
- (e) is restricted in advertisement to a sign not exceeding two (2) square feet in area;

“hotel” means premises the subject of a Publican’s General License, an Hotel License or a Wayside-house License granted under the provisions of the Licensing Act, 1911 (as amended), or of any Act in substitution for that Act, but does not include a motel;

“industry” means the carrying out of any process for and incidental to—

- (a) the making, altering, repairing or ornamentation, painting, finishing, cleaning, packing or canning, or adapting for sale, or breaking up or demolition of any article or part of any article;
- (b) the winning, processing or treatment of minerals;
- (c) the generation of electricity or the production of gas; and
- (d) the manufacture of edible goods for human or animal consumption, being a process carried on in the course of trade or business for gain, other than operations connected with—
 - (i) the carrying out of agriculture;
 - (ii) site works on buildings, works or land; and
 - (iii) in the case of the manufacture of goods referred to in subparagraph (d) above, the preparation on the premises of a shop of food for sale;

and includes, when carried out on land upon which the process is carried out and in connection with that process, the storage of goods, any work of administration or accounting, the sale of goods resulting from the process and the use of land for the amenity of persons engaged in the process;

“institutional building” means a building used or designed for use wholly or principally for the purpose of—

- (a) a hospital or sanatorium for the treatment of infectious or contagious diseases;
- (b) a home or other institution for care of State wards, orphans, or persons who are physically or mentally handicapped;
- (c) a penal or reformative institution;
- (d) a hospital for treatment or care of the mentally sick; or
- (e) any other similar use.

- “institutional home” means an institution for the care and maintenance of children, the aged, or the infirm, and includes a benevolent institution; but does not include a hospital or a mental institution;
- “land” includes air stratum titles, messuages, tenements and hereditaments and any estate in the land, and houses, buildings, works and structures, in or upon the land;
- “light industry” means an industry—
- (a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise; and
 - (b) the establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like service;
- “lot” has the meaning given to it in and for the purposes of the Act, and “allotment” has the same meaning;
- “marine filling station” means business premises for the storage and supply of liquid fuels and lubricants for marine craft, but in which no industry is carried on; but does not include a service station;
- “milk depot” means a depot to which milk is delivered for distribution to consumers but in which milk is not processed or pasteurised;
- “motel” means a building, group of buildings or place used or intended to be used to accommodate patrons in a manner similar to an hotel or boarding house but in which special provision is made for the accommodation of patrons with motor vehicles;
- “motor repair station” means premises used for or in connection with mechanical repairs and overhauls, including tyre recapping, retreading, panel beating, spray painting and chassis reshaping;
- “non-conforming use” means the use of land which, though lawful immediately prior to the coming into operation of this Scheme is not in conformity with the Scheme;
- “noxious industry” means an industry in which the processes involved constitute a noxious trade within the meaning of the Health Act, 1911 (as amended), but does not include fish shops or dry cleaning establishments;
- “office” means the conduct of administration, the practice of a profession, the carrying on of agencies, banks, typist and secretarial services and services of a similar nature or, where not conducted on the site thereof, the administration of or the accounting in connection with an industry;
- “open air display” means the use of land as a site for the sale of goods and equipment;
- “outdoor recreation” means the use of land for a public park, public gardens, foreshore reserve, or children’s playground, but not land used as sports grounds;
- “owner” in relation to any land includes the Crown and every person who, jointly or severally, whether at law or in equity—
- (a) is entitled to the land for any estate in fee simple in possession; or
 - (b) is a person to whom the Crown has lawfully contracted to grant the fee simple of the land; or
 - (c) is a lessee or licensee from the Crown; or
 - (d) is entitled to receive or is in receipt of, or, if the lands were let to a tenant, would be entitled to receive, the rents and profits thereof, whether as a beneficial owner, trustee, mortgagee in possession or otherwise;

- “petrol filling station” means business premises for the supply of petroleum products and automotive accessories;
- “plot ratio” has the same meaning as is given to it in and for the purposes of the Uniform Building By-laws;
- “private hotel” means residential premises in respect of which may be granted an hotel licence under the provisions of the Licensing Act, 1911 (as amended), or any Act in substitution for that Act;
- “professional offices” means any building constructed or used for the purpose of his profession by an accountant, architect, artist, author, barrister, chiropodist, consular official, dentist, doctor, engineer, masseur, nurse, physiotherapist, quantity surveyor, solicitor, surveyor, teacher (other than a dancing teacher or a music teacher), or town planner; and “professional person” has a corresponding interpretation;
- “public amusement” means the use of land as a theatre, a cinema, a dance hall, a skating rink or gymnasium, or for games;
- “public authority” means any corporation, board, commission, trust, or other body whether corporate or not, established or constituted by or under any Act for any public purpose, but does not include the council of a municipality;
- “place of public assembly” means any special place of assembly including grounds for athletics, all sports grounds with spectator provision, race-courses, trotting tracks, stadia, or show-grounds;
- “public utility” means any works or undertaking constructed or maintained by a public authority or municipality as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services to any users of buildings permitted by a planning scheme;
- “redevelopment” means revision or replacement of an existing land use according to a controlled plan;
- “reformatory institution” includes a penal institution;
- “religious purposes” refers to places of public worship, which expression includes buildings used primarily for the religious and social activities of a church, but does not include an institution for primary, secondary or higher education, or a residential training institution;
- “reserved land for public purposes” means any land referred to in Part II of Appendix “A”;
- “residential building” means a building, other than a dwelling house, designed for use for human habitation together with such out-buildings as are ordinarily used therewith, a residential flat building, a hostel, an hotel designed primarily for residential purposes and a residential club;
- “responsible authority” means the statutory body responsible for the preparation and administration of the Planning Scheme, as laid down in the Act or the Metropolitan Region Town Planning Scheme Act, 1959 (as amended);
- “rural industry” means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop, servicing plant or equipment used for rural purposes in the locality;
- “service industry” means a light industry carried on in premises having a retail shop front and in which goods may be manufactured only for sale on the premises, or a shop being used as a depot for receiving goods to be serviced by the industry;
- “service station” means business premises for the supply of petroleum products and automotive accessories and includes greasing, tyre repairs and minor mechanical repairs;
- “shop” means any premises whereon goods are kept exposed or offered for sale by retail, and includes a cafe and a restaurant and receiving depot; but does not include a bank, fuel depot, a market, service station, milk depot, marine store, timber yard, or premises used for the sale of motor and other vehicles, or premises used for any purpose falling within the definition of industry;

- “showrooms” means rooms in connection with wholesale warehousing or offices, and intended for the display of goods of a bulky character;
- “sports ground” means any land used for any sport; but does not include land within the curtilage of a dwelling, if not used commercially;
- “street alignment” has the same meaning as it has in and for the purposes of the Uniform Building By-laws;
- “the Act” means the Town Planning and Development Act, 1928 (as amended);
- “trade display” means the display of goods for advertisement as approved by the responsible authority;
- “transport depot” means land used for the garaging of road motor vehicles used or intended to be used for carrying goods for hire or reward or for any consideration, or for the transfer of goods (whether mediate or immediate) from one such motor vehicle to another of such motor vehicles, and includes maintenance and repair of vehicles;
- “Uniform Building By-laws” means the uniform building by-laws contained in the First Schedule to the Uniform General By-laws published in the *Government Gazette* on the 23rd June, 1961, and amended from time to time thereafter by notices published in the *Government Gazette*;
- “utility installation” means any building or works used or intended to be used by a government department, public authority, or local government authority; but does not include a building used wholly or principally as administrative or business premises or showrooms;
- “warehouse” means any building or enclosed land, or part of a building or enclosed land, used for storage of goods and the carrying out of commercial transactions involving the sale of such goods by wholesale;
- “zone” means a portion of the Scheme area shown on the map by distinctive colouring, hatching, or edging for the purpose of indicating the restrictions imposed by the Planning Scheme on the erection and use of buildings or the use of land, but does not include land reserved for public purposes.

Appendix “E.”

Forms.

Form No. 1.

Town Planning and Development Act, 1928 (as amended).

RESOLUTION DECIDING TO PREPARE A TOWN PLANNING SCHEME.

Lands wholly within the District of the Local Authority Preparing the Scheme.
(Name or Number of Town Planning Scheme.)

Resolved that the Council, in pursuance of section 7 of the Town Planning and Development Act, 1928 (as amended), prepare the above Town Planning Scheme with reference to an area situate wholly within the City/Town/Shire of.....and enclosed within the inner edge of *.....border on a plan now produced to the Council and marked and certified †.....under his hand dated the.....as “Map No. 1”.

Dated this.....day of.....19.....

(Town/Shire Clerk to the Council.)

* Insert colour used on plan.

† i.e., Town/Shire Clerk to Council, or other competent officer.

Form No. 1A.

Town Planning and Development Act, 1928 (as amended).

RESOLUTION DECIDING TO PREPARE A TOWN PLANNING SCHEME.

Lands extending outside the District of the Local Authority Preparing the Scheme.

(Name or Number of Town Planning Scheme.)

Resolved that the Council, in pursuance of section 7 of the Town Planning and Development Act, 1928 (as amended), prepare the above town Planning Scheme with reference to an area situate partly within the City/Town/Shire of and partly within the City/Town/Shire of and enclosed within the inner edge of a * border on a plan now produced to the Council and marked and certified by † under his hand dated the as "Map No. 1".

Dated this day of 19.....

(Town/Shire Clerk to the Council.)

* Insert colour used on plan.

† i.e., Town/Shire Clerk to Council, or other competent officer.

Form No. 1B.

Town Planning and Development Act, 1928 (as amended).

RESOLUTION DECIDING TO PREPARE A TOWN PLANNING SCHEME.

Lands within the District/s of the Local Authority/ies.

(Name or Number of Town Planning Scheme.)

Resolved that the Town Planning Board, in pursuance of section 19 of the Town Planning and Development Act, 1928 (as amended), prepare the above Town Planning Scheme with reference to an area situate within the City/s Town/s Shire/s of and enclosed within the inner edge of * border on a plan now produced to the Board and marked and certified by † under his hand dated the as "Map No. 1".

Dated this day of 19.....

(Board Secretary.)

* Insert colour used on plan.

† i.e. Board Secretary.

Form No. 2.

Town Planning and Development Act, 1928 (as amended).

ADVERTISEMENT OF RESOLUTION DECIDING TO PREPARE A TOWN PLANNING SCHEME.

(Name or Number of Town Planning Scheme.)

Notice is hereby given that the Council of on 19..... passed the following Resolution:—

(Here insert Resolution 1, or 1A.)

and that such resolution has been approved by the Hon. Minister for Town Planning.

Dated this day of 19.....

(Board Secretary.)

Form No. 3.

Town Planning and Development Act, 1928 (as amended).

NOTICE THAT A PLANNING SCHEME HAS BEEN PREPARED AND IS AVAILABLE FOR INSPECTION.

(Name or Number of Planning Scheme.)

Notice is hereby given that the (1)..... in pursuance of its powers under the Town Planning and Development Act, 1928 (as amended), has prepared a Planning Scheme (2)..... for the purpose of (3).....

All maps, plans, descriptions and other data fully setting out and explaining the Planning Scheme have been deposited at (4)..... and at the office of the Town Planning Department, Perth, and will be open for inspection without payment of any fee by all persons affected, between the hours of and on all days of the week except Saturdays, Sundays and Public Holidays, until and including (5) the day of 19..... Any persons affected by the Planning Scheme are required to set forth in writing all objections they may have, addressed to (6) on or before the (5)..... day of 19.....

(Town/Shire Clerk to the Council).

- (1) Insert name of Responsible Authority.
(2) Insert a description of the area included in the Planning Scheme.
(3) Describe shortly the purport of the Scheme.
(4) Insert address of place (or places) where planning scheme may be inspected.
(5) Insert date on which the exhibition period for documents ends.
(6) Insert Town or Shire Clerk and the name and official address of the Responsible Authority.

Form No. 4.

Town Planning and Development Act, 1928 (as amended).

NOTICE TO LOCAL AUTHORITY OF OBJECTION TO PLANNING SCHEME.

To the Clerk of the Council, of the City/Town/Shire of.....

Take Notice that I..... of....., in the State of Western Australia, do hereby object to the Town Planning Scheme proposed by your Council on the grounds set out hereunder in respect of the land hereinafter described.

Grounds of Objection:
.....
.....

Locality the subject of the Objection (sketch to be shown):
.....
.....

Description of Land (as in Certificate of Title):
Location No.:..... Lot No.:..... Plan No.:.....
or Diagram No.:.....
Certificate of Title: Volume..... Folio.....
Interest of Objector:.....
My address for correspondence and service of notices is:.....
Dated this..... day of..... 19.....

Objector.

Form No. 5.

Town Planning and Development Act, 1928 (as amended).

SCHEDULE OF OBJECTIONS TO.....

No.	Name/Address	Affected Property Lot No. Street, etc.	Grounds of Objection	Council's Recommendation

.....
Town/Shire Clerk.

Form No. 6.

Town Planning and Development Act, 1928 (as amended).

ADVERTISEMENT OF APPROVED SCHEME—*GAZETTE/PRESS.

City/Town/Shire of..... Town Planning Scheme.

T.P.B. (File No..... Vol.....)

It is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act, 1928 (as amended), that the Hon. the Minister for Town Planning approved the City/Town/Shire of..... Town Planning Scheme on the..... day of..... 19.....

(".....")

(.....)
President/Mayor of Local Authority.

(.....)
Shire/Town Clerk.

* N.B.—The Scheme Text will be published in the *Government Gazette* in accordance with Regulation 23.

Form No. 7.

Town Planning and Development Act, 1928 (as amended).

CLAIM FOR COMPENSATION.

To the Clerk

City/Town/Shire of

I/We

of

hereby claim compensation in the amount of(state amount claimed) in

respect of the land described hereunder and affected by Planning Scheme

made in

Description of land affected by the Planning Scheme:

City/Town/Shire of

Lot No. Street

Plan No. Location No.

Certificate of Title: Volume Folio

situated in the City/Town/Shire of

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(Signature of Claimant)

(Date)