

Government Gazette

OF

WESTERN AUSTRALIA

(Published by Authority at 3.30 p.m.)

No. 19]

PERTH: FRIDAY, 18 MARCH

[1983

**NOTICE TO SUBSCRIBERS.
"GOVERNMENT GAZETTE".
EASTER HOLIDAYS.**

IT is hereby notified for public information that the "Government Gazette" for Easter week will be published on THURSDAY, 31 MARCH 1983, in lieu of Good Friday.

All notices for publication must be in the hands of the Government Printer before 3.00 p.m. on TUESDAY, 29 MARCH 1983.

WILLIAM C. BROWN,
Government Printer.

Town Planning and Development Amendment
Act 1980.

PROCLAMATION

WESTERN AUSTRALIA, } By His Excellency Rear-Admiral Sir Richard John
To Wit: } Trowbridge, Knight Commander of the Royal
RICHARD } Victorian Order, Knight of Grace of the Most
TROWBRIDGE, } Venerable Order of the Hospital of St. John of
Governor. } Jerusalem, Governor in and over the State of
[L.S.] } Western Australia and its Dependencies in the
Commonwealth of Australia.

PURSUANT to section 2 of the Town Planning and Development Amendment Act 1980, I, the Governor, acting with the advice and consent of the Executive Council, do hereby fix the day on which this proclamation is published in the *Government Gazette* as the day on which section 10 of the Town Planning and Development Amendment Act 1980 shall come into operation.

Given under my hand and the Public Seal of the said State, at Perth, this 8th day of March, 1983.

By His Excellency's Command,
D. C. PARKER,
Minister for Planning.

GOD SAVE THE QUEEN !!!

AT a Meeting of the Executive Council held in the Executive Council Chambers, at Perth, this 8th day of March, 1983, the following Orders in Council were authorised to be issued:

Local Government Act 1960-1982.

ORDERS IN COUNCIL.

WHEREAS by section 288 of the Local Government Act 1960-1982, it shall be lawful for the Governor, on request by a Council of a Municipal District, by Order published in the *Government Gazette* to declare any lands reserved or acquired for use by the public or used by the public as a street, way, public place, bridge or thoroughfare, under the care, control, and management of the Council, or lands comprised in a private street, constructed and maintained to the satisfaction of the Council, or lands comprised in a private street, of which the public has had uninterrupted use for a period of not less than ten years, as a public street and if the Council thinks fit, that the Governor shall declare the width of carriageway and footpaths of the public street; and whereas the Councils mentioned in the schedule hereto have requested that certain lands named and described in the said schedule, which have been reserved for streets within the said Councils, be declared public streets: Now, therefore, His Excellency the Governor, by and with the advice and consent of the Executive Council, doth hereby declared the said lands to be public streets and such land shall, from the date of this Order, be absolutely dedicated to the public as streets within the meaning of any law now or hereafter in force.

Schedule.

Town of Cottesloe.

L. & S. Corres. 2529/981 (R.6844).

Road No. 16952. A strip of land 3.04 metres wide, commencing at the southern side of Geraldine Street and extending as delineated and coloured brown on Land Titles Office Plan 2371 southward along the western boundary of Lot 34 of Cottesloe Suburban Lot 29 (Land Titles Office Plan 2371) to terminate at the northern boundary of Cottesloe Suburban Lot 37 (portion Class "A" Reserve No. 3235).

(Public Plan Perth 2 000 7.20.)

Shire of Albany.

L. & S. Corres. 944/981 (R.6688).

Road No. 16850 (Sydney Street). A strip of land 20.12 metres wide, commencing at the southern side of a surveyed road (Target Road) at the northeastern corner of Lot 1 of Plantagenet Location 221 (Land Titles Office Plan 307) and extending as delineated and coloured brown on Land Titles Office Plan 307 southward along the eastern boundaries of that lot and Lots 2 to 41 (inclusive) and onward to terminate at the northeastern side of Road No. 15550 (North Road).

(Public Plans Albany and Environs 1:2 000 11.06 and 11.07.)

R. D. DAVIES,
Clerk of the Council.

Forests Act 1918.

ORDER IN COUNCIL.

Forests File 17/79; Lands File 3983/27, V5.

WHEREAS by the Forests Act 1918, it is provided that the Governor may by Order in Council dedicate any Crown lands as State Forests within the meaning and for the purpose of that Act: Now therefore, His Excellency the Governor with the advice and consent of the Executive Council doth hereby dedicate the area described in the schedule hereto as an addition to State Forest No. 22 within the meaning and for the purposes of the said Act.

Schedule.

Canning Locations 520, 567, 640 and 3386 comprising areas of 75.676 2 hectares, 7.056 7 hectares, 2.023 4 hectares and 80.937 2 hectares respectively.

(Public Plans Kelmscott S.W and S.E 1:25 000.)

R. D. DAVIES,
Clerk of the Council.

Premier's Department,
Perth, 16 March 1983.

IT is hereby notified for public information that His Excellency the Governor has approved of the following temporary allocation of portfolios during the absence from the State of the Hon. M. J. Bryce, M.L.A. from Saturday, 12 March 1983 to Saturday, 19 March 1983, both dates inclusive.

The Hon. D. C. Parker to be Acting Minister for Economic Development and Technology.

R. D. DAVIES,
Under Secretary,
Premier's Department.

Premier's Department,
Perth, 11 March 1983.

IT is hereby notified for public information that His Excellency the Governor has approved of the following temporary allocation of portfolios during the absence from the State of the Hon. Peter Dowding, M.L.C. from Sunday, 13 March 1983 to Sunday, 20 March 1983, both dates inclusive.

The Hon. Julian Grill, M.L.A. to be Acting Minister for Mines, and Fuel and Energy.

R. D. DAVIES,
Under Secretary,
Premier's Department.

Premier's Department,
Perth, 16 March 1983.

IT is hereby notified for public information that His Excellency the Governor in Executive Council has been pleased to approve of the administration of Departments, Statutes and Votes being placed under the control of the respective Ministers as set out hereunder.

R. D. DAVIES,
Under Secretary,
Premier's Department.

Schedule.

MINISTER FOR CONSUMER AFFAIRS.

Departments and Authorities:

Finance Brokers Supervisory Board
Insurance Brokers Licensing Board
Land Valuers Licensing Board

Statutes:

Finance Brokers Control Act
General Insurance Brokers and Agents Act
Land Valuers Licensing Act

MINISTER FOR EMPLOYMENT, PLANNING AND ADMINISTRATIVE SERVICES, AND MINISTER ASSISTING THE MINISTER CO-ORDINATING ECONOMIC AND SOCIAL DEVELOPMENT.

Employment and Administrative Services:

Departments and Authorities:

Department of Employment and Administrative Services Registrar General's Office

Statutes:

Age of Majority Act
Anglican Church of Australia Act
Anglican Church of Australia (Swanleigh Land and Endowments) Act
Auction Sales Act
Censorship of Films Act
Change of Names Regulation Act
Charitable Collections Act
Confederation of W.A. Industry (Inc.) Act
Debt Collectors Licensing Act
Declarations and Attestations Act
Discharged Servicemen's Badges Act
Disposal of Uncollected Goods Act
Indecent Publications and Articles Act
Industrial Training Act
Inquiry Agents Licensing Act
Kalgoorlie Country Club (Inc.) Act
Pawnbrokers Act
Perth and Tattersalls Bowling and Recreation Club (Inc.) Act
Presbyterian Church Act
Prevention of Cruelty to Animals Act
Registration of Births, Deaths and Marriages Act
Registration of Identity of Persons Act
Sale of Tobacco Act
St. Catherines Hall, Greenough Act
Secondhand Dealers Act
State Hotels (Disposal) Act
Street Collections (Regulation) Act
Sunday Entertainments Act
Uniting Church in Australia Act
War Relief Funds Act

Western Australia.

FINANCE BROKERS CONTROL ACT 1975.

(Sections 24 and 27.)

Application for Finance Brokers Licence by Individual.

To: The Registrar, Finance Brokers Supervisory Board:

I, IAN DOUGLAS KNIGHT, of 2 Harrow Street, Mt. Hawthorn, hereby apply for a Finance Brokers Licence under the Finance Brokers Control Act 1975. My address for service of notices in respect of this application is 20 Lyall Street, South Perth.

Dated this 11th day of March, 1983.

Signed I. D. KNIGHT.

Appointment of Hearing.

I hereby appoint 30 March 1983 at 9 o'clock in the forenoon as the time for hearing the foregoing application at the Offices of the Finance Brokers Supervisory Board, 184 St. George's Terrace, Perth.

C. A. FITZGERALD,
Registrar, Finance Brokers
Supervisory Board.

Objection to the granting of this licence shall be in the approved form and may be served on the applicant and the Registrar at any time prior to seven days before the date appointed for the hearing.

Western Australia.

FINANCE BROKERS CONTROL ACT 1975.

(Sections 24 and 29.)

Application for Finance Brokers Licence
by Corporate Body.

To: The Registrar, Finance Brokers Supervisory Board: MAGNUM FINANCE PTY. LTD. hereby applies for a Finance Brokers Licence under the Finance Brokers Control Act 1975. The address for service of notices in respect of this application is 20 Lyall Street, South Perth.

Dated this 11th day of March, 1983.

Signed I. D. KNIGHT,
Director.

Appointment of Hearing.

I hereby appoint 30 March 1983 at 9 o'clock in the forenoon as the time for hearing the foregoing application at the Offices of the Finance Brokers Supervisory Board, 184 St. George's Terrace, Perth.

C. A. FITZGERALD,
Registrar, Finance Brokers
Supervisory Board.

Objection to the granting of this licence shall be in the approved form and may be served on the applicant and the Registrar at any time prior to seven days before the date appointed for the hearing.

FIRE BRIGADES ACT 1942 (AS AMENDED).

IN accordance with the provisions of the Fire Brigades Act 1942 (as amended), and the Regulations thereunder, I hereby declare the following candidate duly elected as a member of the Western Australian Fire Brigades Board for a period of the unexpired portion of the vacant position, until 1 January 1984.

To represent the Insurance Companies carrying on business within the State—

Quinlan, Stuart John.

11 March 1983.

D. A. COATES,
Chief Electoral Officer,
Returning Officer.

PAWNBROKERS ACT 1860-1948.

Chief Secretary's Department,
Perth, 15 March 1983.

CSD 84/70.

IT is hereby notified for general information in accordance with the provisions of section 5 of the above Act, that the following persons have been granted a Pawnbroker's licence for the year ending 31 December 1983.

Name; Licence No.; Address.

Broughton, Maxwell Robert; 433; 24 Embleton Avenue,
Bayswater.

Eldridge, John Smith; 386; 408 Morrison Road, Swan
View.

Franzen, Ilse Cora; 431; 127 William Street, Perth.

Grys, Joseph; 428; 134 William Street, Perth.

Masters, Lindsay Norman; 429; 656 Albany Highway,
East Victoria Park.

Pearce, Francis William; 432; 142 Murray Street,
Perth.

Sinclair, James David; 480; 60 South Terrace,
Fremantle.

Smith, Christopher Robert; 430; 859 Albany Highway,
East Victoria Park.

Smith, Christopher Robert; 427; 883 Hay Street, Perth.

W. J. SAVELL,
Acting Director.

WESTERN AUSTRALIAN TROTTING ASSOCIATION
RULES OF TROTTING.

Notice of Amendment.

NOTICE is hereby given that at a meeting of the Committee of the Western Australian Trotting Association held at Gloucester Park, East Perth on 4 March 1983 it was resolved by an absolute majority of the Committee as follows:—

That Rule 371 be amended by the deletion of the ninth paragraph thereof and the substitution therefor of the following:—

371. The Advisory Members shall be two members of the Committee who shall be appointed by the Committee and shall be so appointed for a term of one (1) year. An Advisory Member shall be eligible for re-appointment. Each appointment or re-appointment of an Advisory Member shall be for a term of one (1) year. At the time of appointing the Advisory Members the Controlling Body shall appoint two deputies. In the event that:—

- (i) an Advisory Member decides that he is unable or unwilling to sit on the hearing of an appeal one of the deputies shall take the place of the Advisory Member;
- (ii) the Advisory Members decide that they are unable or unwilling to sit on the hearing of an appeal then the deputies shall take the place of the Advisory Members; or
- (iii) it is not possible under the foregoing provisions to provide Advisory Members or deputies for the hearing of an appeal then any other Member of Committee shall be qualified to fill the casual vacancy on the Tribunal.

Dated this 4th day of March, 1983.

E. C. MANEA,
President,
Western Australian
Trotting Association.

CORRIGENDUM.**HEALTH ACT 1911 (AS AMENDED).**

Public Health Department,
Perth, 10 March 1983.

P.H.D. 175/80 Ex. Co. 0476.

THE following correction is made to the notice of appointments made pursuant to section 11 of the Health Act 1911 (as amended) on page 647 of *Government Gazette* No. 13 of 25 February 1983.

Delete—

Vernon John Bruce
and insert—

Vernon Bruce John.

J. C. McNULTY,
Commissioner of Public Health.

**DISPOSAL OF UNCOLLECTED GOODS
ACT 1970.**

(Section 19 (1).)

Application under Part VI for an Order to sell or otherwise dispose of goods valued in excess of \$300.

In the Court of Petty Sessions at Midland.

Between Swan Tractors of 3 Edward Street, Bellevue, applicant, and Steven John Edward Bastian of Horan Way, Horrocks, respondent.

1. On the 1st day of May, 1982 the respondent entrusted to the applicant the following goods: Ford Marine Engine (Serial No. 582294) for reconditioning as per respondents instruction. Total Amount owing \$1 692.70. Inv. No. 1175.

2. The goods are of a value exceeding \$300.

3. The goods are ready for redelivery to the respondent who has failed to take delivery of them or to give directions for their redelivery despite notice to do so.

4. The applicant hereby applies for an order to sell or otherwise dispose of the goods in accordance with the Act.

Dated this 9th day of March, 1983.

(Signed) F. McHUTCHISON,
Applicant, or Applicant's Solicitor.
3 Edward Street, Bellevue.

POLICE ACT 1892-1981.

THE following unclaimed stolen and found property will be sold by public auction at the Property Tracing Section, Police Complex, Clarkson Road, Maylands, on Tuesday, 22 March 1983 at 9.00 a.m.

CONDITIONS OF SALE.

1. The highest bidder shall be the purchaser.
2. The Vendor shall have the right to bid by the Auctioneer or the Vendor's Agent for any lot offered.
3. The Auctioneer may, without giving any reason therefor, refuse to accept the bid of any person or persons and may decline the offer for any lot or withdraw any lot or lots from the sale.
4. Should any dispute arise as to any bid, the relevant lot or lots may at the option of the Auctioneer be put up again and resold.
5. No allowance or refunds will be made nor will any buyer be permitted to reject any lot on the ground that it is not correctly described in the Catalogue; the said lots are to be taken with all faults (if any) and will be at the Buyer's risk on the fall of the hammer.
6. All goods which have been paid for in full must be removed by the purchaser at the purchaser's expense by the close of the sale.
7. Time shall be the essence of the sale of any lot.

8. Whilst every care has been taken in the compilation of this Catalogue the Auctioneers and/or Vendors accept NO RESPONSIBILITY for any misdescription and make no warranty whatsoever.

Measurements and quantities shown are approximate and intended only as a guide to prospective purchasers.

9. Payment strictly on fall of hammer.

10. All intending purchasers must register their name and address with the clerk prior to the sale commencing. No bids will be accepted from persons who are not registered.

Bidding will only be by the numbers issued.

Lot; Particulars.

Bicycles.

- 1—Gents 27" Malvern Star, 10 speed.
- 2—Gents 27" Aussie, 10 speed.
- 3—Boys 20" Gordonson.
- 4—Childs Solid tyres, Rascal.
- 5—Gents 24" Pro Racer, 10 speed.
- 6—Boys Hard Tail, 20" BMX.
- 7—Gents Dragstar, No wheels.
- 8—Childs Solid tyres, Rascal.
- 9—Gents Odd Ball.
- 10—Girls 20" Roadmaster.
- 11—Boys Odd Ball, No rear wheel.
- 12—Boys 20".
- 13—Ladies 24" Gordonson.
- 14—Gents 27" 10 speed.
- 15—Boys 20" Parker.
- 16—Boys 20" Aussie, BMX.
- 17—Ladies 26" Indi 500.
- 18—Gents 27" Malvern Star, 10 speed.
- 19—Boys 20" Roadmaster BMX.
- 20—Gents 27" Tsunoda, 10 speed.
- 21—Gents 27" Sportsworld, 10 speed.
- 22—Gents 27" Bluebird, 10 speed.
- 23—Girls 20" Unic-Sport, 3 speed.
- 24—Boys BMX 20".
- 25—Boys 20" Bluebird, 5 speed.
- 26—Boys Indi 500, Odd Wheels, 5 speed.
- 27—Boys 20" Motioncraft BMX.
- 28—Boys 20" Dragstar.
- 29—Boys 24" Indi 500, 5 speed.
- 30—Ladies 27" Indi 500, 3 speed.
- 31—Ladies 26" Sprite.
- 32—Boys 20" BMX.
- 33—Gents 27", 5 speed.
- 34—Boys 20" Malvern Star, 3 speed.
- 35—Gents 27", 10 speed.
- 36—Boys 20" Dragstar.
- 37—Convertible, 20".
- 38—Ladies 27" Gordonson, 3 speed.
- 39—Gents Hanimex Sprint 27", 10 speed.
- 40—Gents Olympic, 27"
- 41—Gents 26".
- 42—Gents 27" Indi 500, 10 speed.
- 43—Boys Odd Ball, Indi 500, 5 speed.
- 44—Boys 24".
- 45—Convertible 24".
- 46—Boys 20" Repco, Spring Frame.
- 47—Girls 20" Malvern Star.
- 48—Ladies 26".
- 49—Boys 20".
- 50—Boys 20" Jaguar.
- 51—Boys 20" Aussie, no seat.
- 52—Boys 20" BMX.
- 53—Boys 20" Sprung Frame BMX.
- 54—Boys 20" Stingray BMX no rear wheel, damaged handlebar.
- 55—Girls 20" Scrambler.
- 56—Gents 27" 10 speed.
- 57—Boys 20" Odd front fork
- 58—Childs solid tyres, Yokohama.
- 59—Gents 27" Indi 500, 10 speed.
- 60—Gents 27" Malvern Star, 5 speed.
- 61—Gents 27" Indi 500.
- 62—Childs 10" Indi 500.
- 63—Girls 20" Aussie.
- 64—Boys 20".
- 65—Girls 20" Malvern Star.
- 66—Boys 20" BMX.
- 67—Gents 27" Aussie, 3 speed.

- 68—Convertible, 20" Indi 500.
69—Girls 28" Philco.
70—Boys 27" Ricardo, 10 speed.
71—Boys 20" Dragstar Malvern Star.
72—Boys 20" Jaguar.
73—Gents 27" Blue Bird, 10 speed.
74—Gents 27" Indi 500.
75—Boys 20".
76—Gents 27" Blue Bird, 10 speed.
77—Girls 26" The West.
78—Boys 20".
79—Boys 20" Taipaw.
80—Girls 20" Malvern Star.
81—Boys 24" Grand Prix, 10 speed.
82—Childs 12½".
83—Boys 20" Dragstar.
84—Gents 27" Road King, 10 speed.
85—Boys 20" Hard Trail BMX.
86—Boys 20" Maxi.
87—Girls 20" Dragstar, no rear wheel.
88—Convertible, 16" no seat or handlebars.
89—Gents 27" Aussie Tourer, 10 speed, no seat.
90—Boys 20" Aussie.
91—Ladies 27" Swan Cycles, 10 speed.
92—Girls 20" All Pro.
93—Boys 20" Malvern Star, 3 speed.
94—Ladies 27" Aussie.
95—Boys Odd Ball, Malvern Star, 5 speed.
96—Gents 27" Blue Bird, 10 speed.
97—Boys 20" Scrambler.
98—Gents 27", 10 speed.
99—Boys Odd Ball, Indi 500, 5 speed.
100—Girls 24".
101—Girls 27".
102—Gents 26" Malvern Star, 10 speed.
103—Gents 26".
104—Gents 27" Aussie.
105—Boys 20" Dragstar.
106—Gents 27" Super Bluebird, 10 speed.
107—Girls 20".
108—Boys 20" Raleigh.
109—Gents 27" Myer.
110—Boys 24", no pedals.
111—Childs 16".
112—Boys 20" Rapallo BMX.
113—Girls 20" Aussie.
114—Girls 20" Comet.
115—Boys 20" Dragstar.
116—Boys 20" Moreida, no wheels.
117—Girls 20" Malvern Star.
118—Gents 27" Tsunoda Sports, 10 speed.
119—Girls 22" Gordonson, 3 speed.
120—Gents 27" Gordonson, 3 speed.
121—Boys 20" BMX.
122—Boys 20" BMX (frame, wheel and handlebars only).
123—Gents 27" Indi 500, 5 speed.
124—Girls 24" Taylor.
125—Boys 20" Aussie.
126—Girls 27" Indi 500.
127—Gents 27" Olympic.
128—Gents 27" Ceciol Walker, 10 speed.
129—Boys 20" Dragstar.
130—Boys 20" Dragstar.
131—Gents 27" Gordonson, 10 speed.
132—Gents 27" Jupiter, 5 speed.
133—Childs 16" Firebird.
134—Girls 20" Flash.
135—Boys 20" Cyclops.
136—Gents 27" Walkman.
137—Gents 27" Gordonson, 10 speed.
138—Boys 20" Dragstar.
139—Gents 27" Indi 500, 10 speed.
140—Boys 20" Fleet.
141—Gents 27", 10 speed.
142—Gents 27" Aussie, 10 speed, no rear wheel.
143—Gents 27" Indi 500, 10 speed.
144—Childs 16" West.
145—Gents 24" Roadmaster, 10 speed.
146—Boys 20" Scrambler, 1 pedal missing, damaged front forks.
147—Boys 20" Speed King, no front wheel, chain or pedals.
148—Girls 20" Gordonson.
149—Gents 27" Indi 500, 5 speed.
150—Boys 20" Dragstar, No. rear wheel.
151—Boys 20" Dragstar.
152—Convertible, 16" Malvern Star.
153—Boys 20" Dragstar.
154—Boys 20" Parker.
155—Boys 16" Oxford BMX.
156—Gents 27" Austral.
157—Gents 20" Roadmaster.
158—Childs 16" Indi 500, 1 trainer wheel.
159—Gents 27" Peugeot, 5 speed, no seat.
160—Boys 20" Path climber.
161—Childs 16".
162—Gents 27" Road Chief, 10 speed.
163—Girls 20" Indi 500.
164—Boys 20".
165—Gents 27" Eagle Rider, 10 speed.
166—Gents 27" Indi 500, 10 speed.
167—Gents 24" Philco.
168—Boys 20".
169—Boys 20" Dragstar.
170—Boys 20".
171—Gents 27" Indi 500, 5 speed.
172—Girls, 20" Dragstar.
173—Girls 24".
174—Gents 27" Blue Bird, 3 speed.
175—Boys 20" BMX Hard Tail.
176—Boys 20" Indi 500.
177—Girls 20" Malvern Star.
178—Girls 20" Indi 500.
179—Girls 20" Fleet.
180—Boys Dragstar, odd wheels, 5 speed.
181—Childs 16" Olympic.
182—Girls 20" Blue Bird.
183—Boys 20" Dragstar.
184—Boys 20" Sport.
185—Boys 16" Austral.
186—Boys 20" Dragstar.
187—Gents 27" Roadmaster.
188—Boys 24" Indi 500, 5 speed.
189—Convertible, Dragstar, odd wheels.
190—Gents 27" Indi 500, odd wheels, 5 speed.
191—Boys 20" Jaguar BMX.
192—Gents 27", 10 speed.
193—Boys 20" Indi 500, odd wheels.
194—Girls 27" Indi 500, 3 speed.
195—Girls 20" Aussie, 3 speed.
196—Boys 20".
197—Gents 27" Swan, 10 speed, damaged.
198—20" frame and one wheel, one frame, sprocket and pedal arm, one clip carrier, carrier, two (2) reflectors, Five (5) frames, Five (5) wheels and tyres, 1 x 27" rim, 1 x 20" rim, 8 x handlebars, small quantity cycle parts. Boys 20" cycle, damaged. Boys 20" frame and parts, 20" wheel (rear), Ladies, 28" Cycle, Olympic, damaged, Boys 20" Road King, frame and parts, Boys 20" Supermax frame and cranks.
199—2 x bike frames, 1 x seat and sissi bar, 1 x mudguard, 2 x small bike parts, 2 x 20" wheels and tyres, 2 x 16" wheels and frame, 2 x 20" rims and tyres, handlebars, front forks, saddle and handbrakes. Boys 20" cycle in parts. Gents 27" Malvern Star frame, carrier and back pack, Chrome frame. Boys 20" frame, mudguards, 1 x tyre, 2 x tubes, locking chain, handlebars.
200—Holden Sedan HR Premier.
201—Honda XL 250 Motor cycle.
202—Kawasaki trail bike—parts missing.
203—Yamaha 100 Motor cycle.
204—Vespa scooter.
205—Kawasaki Z1000 Motor cycle.
206—112 red bricks solid.
207—Sylvania electric transformer, large aluminium light shade and fitting, 2 x 1 000 watt light globes, fluorescent light and fitting 2' long, 2 metal light shades 4' long, 1 wooden light fitting 4' long, 11 fluorescent light globes 4' long, electric timer.
208—Thermometer, watering can, sandwich bags, foil, plastic food masher, sheet foil, kitchen scales, 2 part rolls tape, part packet 1" nails, 17 x 130 mm garden pots, hand spray, striking powder, soluble fertilizer, 18 x jiffy pots, garden spray, 2 jiffy pot holders, 15 large garden pots, 2 bags insulation material, pen, spoon, insecticide, Osmocote fertilizer, garden trowel, 2 small bowls, knife, small spray, watering can, quantity plastic chain, 54 garden pots, quantity metal chain, 3 packets sandwich bags, baking dish.

- 209—Jerry can, Fire extinguisher, Part roll used wire netting, 14 bags, 3 pieces black plastic sheet, piece flywire, quantity garden stakes.
- 210—Fire extinguisher, Vehicle rear window louvre suit HT Holden, 2 Goodyear Er 70 H 14 tyres, 2 14" mag rims.
- 211—Scott Bonnar reel type lawn mower, quantity plastic trickle reticulation hose.
- 212—Santosh surfboard 3 fins, 2 wet suits.
- 213—Folding extension ladder, hacksaw.
- 214—Small spear gun, 2 wooden oars (1 damaged), Horugel wooden archery bow, 2 piece Jarvis Walker fishing rod, Ryobi SX-5 fishing reel, bag containing fishing accessories.
- 215—GE Food processor, Cement bird bath damaged, electric timer, brass ornament, plastic disposable cups, pot plant, 4 lawn bowls, damaged bag, wallet.
- 216—2 sheep skin seat covers, quantity of rusty mechanics tools, tool box, bag, pair gloves, plastic container, 10 items tools, knife, 31 piece socket set.
- 217—Tool box, 32 x items tools, bag, Bennozomatic oxygen torch, jemmy bar, 2 screwdrivers, flint lighter, pair goggles, hammer, small axe, wheel brace, 3 screwdrivers, cash tin, hacksaw, 2 Dymo tapes, Car emblem.
- 218—Fire extinguisher, 2 torches, butchers knife holder, drive-in speaker, spray jacket, Beer jug, Brief case, drinking glass, jug, cup, metal container.
- 219—4 handbags, 2 beach hats, 2 pairs sunglasses, 5 cosmetics, bag, can Aerogard, 2 lever arch files, 1 mathomatic, sports coat, pair spectacles, 2 pairs trousers, carry bag, box of dried flowers.
- 220—Tool box containing large selection of assorted mechanics tools.
- 221—Pair trousers, ornamental machette and scabbard, beanie, ash tray, 5 knives, diving regulator, handbag, purse, comb, 2 Glomesh purses, perfume and talc gift set, ornament of ship inside bottle, knife, aluminium pop rivets, wall plaque, curtains, brief case containing electrical wires and switches.
- 222—case, bag, vinyl folder, pair ugg boots, GE vacuum cleaner, pair thongs.
- 223—10 sprinkler heads, 2 keys, 5 brass door bolts, adjustable reading light, jemmy bar, 2 sheep skin seatcovers, 2 street directories, 2 motor vehicle headlights, cassette tape.
- 224—Tool box containing assorted mechanics tools, 23 piece socket set in case, 10 piece socket set in case, 17 piece socket set, 4 box spanners in pouch, tool box, tools, trouble light, jumper lead.
- 225—Tool box assorted mechanics tools, carry bag, B/D electric drill, marine fuel tank, 2 vehicle rear window louvres, 2 rear vision mirrors, spark plug spanner, flower pot, Codaphone, 10 items tools, 6 water taps, fire extinguisher.
- 226—Motor cycle helmet, 55 mechanics tools, fuses, clips, Stanley knives, putty, knife, tyre gauge, wheel nut, key and screwdriver set, 4 knives.
- 227—Box, tape measure, sunglasses, knife and pouch, screwdriver, jemmy bar, torch, axe, fire extinguisher, 39 piece socket set, 8 sockets in case, 13 sockets and 1 spanner in case.
- 228—Baby pusher, skateboard.
- 229—2 ringbinder files, pkt tissues, first aid kit, 12 pkts coloured pencils, spool twine, contact cement, clothes basket, pkt cotton buds, 6 coloured markers, part ream paper, quantity glossy paper, bottle clag glue, 4 utility knife blades, 42 note books, 11 exercise books, 3 bandages, pkt modelling clay, 3 part packets thermal pads, cutting board, knife, wallet and folder.
- 230—7 pairs ladies briefs, manicure set, quantity of shampoos, perfumes, toothbrushes, sugarbowl and spoon.
- 231—Vehicle rear window louvre, vehicle rear window louvre, vehicle rear window louvre.
- 232—Seat cover, knife, 6 items tools, carry bag, small set trolley wheels, cycle carrier, strap, fire extinguisher, 2 motor cycle helmets (1 damaged), leather motor cycle jacket size 7.
- 233—Umbrella, pair boots, quantity used ladies clothing, Case, comb, 6 items gents clothing.
- 234F—1 x 2 wheel trolley, quantity Jiffy fire lighters.
- 235F—1 x 165 SR 13 tyre and rim, 1 x hydraulic car jack, 1 x aluminium spirit level, jerry can, piece hose, screwdriver, 1 x blue poly cover.
- 236F—1 x hydraulic car jack, fishing tackle box and tackle, wallet, 10 x 50 cent Hutt River notes, knife, Part first aid kit, air horn set, beach towel, motor cycle helmet, motor cycle helmet, plastic toy, jacket, metal torch, pair sunglasses.
- 237F—2 picture frames, 1 print, 1 sketch, foam pillow and pillow case, pillow and slip, cushion, Soundic radio with headphones, pair gloves, torch, cigarette lighter, 2 diaries, pen, pocket radio, car rug, child's purse, wallet, knife, shopping bag, pair sunglasses.
- 238F—1 x esky, used sundry kitchen, items, used gents clothing, speaker, purse, pair spectacles, wallet, purse, knife, knife, purse.
- 239F—fibreglass rudder, skateboard, cricket bat, pool cue, knife, handbag, purse, lipstick, pair spectacles, handbag.
- 240F—Purse, earring, scarf, umbrella, 3 pullovers, wallet, overnight bag, sundry clothes, pair spectacles, pair spectacles, wallet, wallet, wallet, wallet, purse, pair spectacles, pair spectacles, pair trousers, scuffs, handbag, purse, 4 x 24 cent stamps, 4 x 18 cent stamps, 1 x 15 p stamp, comb, bag, rosary beads, purse, 2 brushes, metal torch, wallet, 2 foreign coins, purse, cosmetic case, top, vase, shoulder bag, cosmetics, pair ladies shoes, shirt, 2 umbrellas, jaffle iron, cardigan, 2 pairs glasses, 2 key pouches, purse, wallet, purse, windcheater.
- 241F—Quantity assorted clothing, pipe, electric shaver, umbrella, camera, filter, lens cover, camera protector, purse, 2 lipsticks, piece sheepskin, 6 pairs spectacles, quantity souvenirs, 2 calculators.
- 242F—Quantity assorted clothing, 8 pairs glasses, 8 purses, 1 wallet, key holder, umbrella, pencil case, Sharp calculator, Texas calculator.
- 243F—10 purses, 2 wallets, 3 pairs glasses, 7 purses, 1 wallet, 1 handbag, clutch purse, wallet, purse, 8 pairs glasses, pencil case, 7 towels, 9 cardigans and jumpers, 1 vest, 1 calculator.
- 244F—4 umbrellas, 2 lunch boxes, container, 3 cushions, 2 bags, back pack, shoulder bag, 2 blankets, 2 calculators.
- 245F—Quantity used shoes, boots and thongs, quantity clip boards and files, Panasonic calculator, Texas calculator.
- 246F—Quantity used clothing, 8 pencil cases, 8 purses, 3 wallets, Kodak camera, 6 sunglasses, 4 spectacles, 8 spectacle cases, wallet, wallet, key holder, wallet, purse, 1 x 24 cent stamp, wallet, purse, wallet, pair spectacles, knife, key ring, purse, pouch, badge.
- 247F—Hanimex Moviemat II camera in bag, Agfa auto-star camera, Casio calculator.
- 248F—Texas electronic calculator programmable TI 58-59 with master library module, Sharp calculator.
- 249—Praktica Super TL2 camera.
- 250—Focal movie camera model 218.
- 251—Sanyo radio cassette player, Hanimex calculator, 20 cassette tapes in case.
- 252—Pye cassette player, Ferguson power regulator, Pentagon digital clock, 22 cassette tapes, cassette case, gear stick, pair pliers.
- 253—21 cassette tapes in case, Sanyo radio cassette player.
- 254—Praktica camera model MTL3, pocket radio.
- 255—Sharp stereo cassette deck (damaged), Akai am/fm receiver (damaged), 2 Aiwa stereo speakers (damaged).
- 256—Sanyo record player with two speakers attached, 5 x LP records.
- 257—Pioneer car radio cassette player, pair opera binoculars, 2 hand held radios, calculator, 2 odd car speakers, pair Falke binoculars 8 x 30, Regula camera.
- 258—2 Philips pocket radios, Yashica Electro 35 FC camera.
- 259—Rank Arena 3 in 1 Portable TV set.
- 260—Courier CB radio, Sony transistor radio.
- 261—22 cassette tapes and case, Toshiba radio cassette player, 13 cassette tapes, Polaroid camera EE44.
- 262—2 Pioneer car speakers TS 168, Pioneer car amplifier, Pioneer car cassette player, Pioneer car equalizer.
- 263—Canon AT1 camera and Canon FD50 mm lens in case.

- 264—Sanyo radio-cassette player, Bag, 31 cassettes and case, purse, Sharp cassette recorder, Realistic Cassette recorder (both have parts missing).
- 265—Pioneer car cassette player, Pioneer car amplifier, Clarion car equalizer, 2 Galaxy car speakers, 1 digital car clock.
- 266—Pioneer car cassette player, Pioneer car amplifier, Pioneer car equalizer, 2 Alpine car speakers, 1 digital car clock, 1 stereo indicator.
- 267—Marantz turntable TT 2000, Marantz tape deck TD 1000, Marantz amplifier PM 250, Marantz radio tuner TT 300, 2 Marantz 3 way speakers, tape measure, 46 cassette tapes, 1 x LP record.
- 268—GMH car radio, Mitsubishi car amplifier, Sound barrier equalizer, Sanyo car cassette player, Sansui handle, 13 cassette tapes, cassette case.
- 269—39 cassette tapes, 10 cassette cases, sunglasses, small pair binoculars damaged, torch, knife, Sharp calculator, sunglasses, Sony pocket cassette player, Pioneer car cassette player.
- 270—18 cassette tapes, cassette case, 11 x one cent, 5 x two cent, 17 x five cent stamps, HMV Roadhound CB radio and handpiece, car speaker, Polaroid camera.
- 271—Sharp calculator, Polaroid camera, cigarette case, 4 National handheld transceivers, Philips transistor radio, 9 cassette tapes—8 track, 1 x 8 track car cassette player Euvatone, 2 x adaptor leads.
- 272—2 wooden speakers 3 way (1 damaged), 3 cassette tapes, 3 pen set, calculator, Kodak camera, cigarette case, set cuff links.
- 273—3 packets Drum tobacco, 32 packets cigarette papers, 27 packets cigarettes, 3 packets cigarettes.
- 274—17 stubbies beer, 7 stubbies beer, 5 stubbies beer, 2 stubbies beer.
- 275—17 cans beer, 12 stubbies beer.
- 276—48 stubbies beer.
- 277—48 stubbies beer.
- 278—23 cans beer.
- 279—1 cask Riesling wine, 9 stubbies beer, 10 small bottles Ben Ean Moselle, 4 bottles wine.
- 280—23 bottles beer, 1 bottle Ben Ean Moselle.
- 281—5 flagons wine.
- 282—6 bottles beer, 2 bottles beer, 2 stubbies beer.
- 283—12 stubbies beer, 12 stubbies beer.
- 284—18 bottles beer.
- 285F—36 stubbies beer.
- 286F—14 stubbies beer, 9 cans beer.
- 287F—5 bottles beer, 1 bottle beer, 2 bottles beer, 2 cans beer, 1 bottle wine.
- 288F—w/m gents Kessell digital wrist watch 2 w/m rings, w/m ladies Piedmont wrist watch.
- 289F—Sleeper earring, w/m ladies Pulsar wrist watch, w/m bangle, y/m chain, w/m gents Seiko wrist watch.
- 290F—w/m ladies Datex wrist watch, w/m gents Timex wrist watch, Rosary beads, w/m chain bracelet.
- 291F—w/m gents Spera wrist watch, y/m ladies Seiko wrist watch, y/m ear stud with white stone, w/m chain and pendant with white stone, y/m ring with 4 blue stones.
- 292F—y/m ring, 2 brooches, y/m necklace with charms, anklet, w/m bangle, w/m ladies Seiko wrist watch, y/m gents Waltham wrist watch.
- 293F—w/m link chain, charm, 2 rings, earring, w/m ring with red and blue stone, bracelet, brooch with purple stones, pen, green stone, w/m chain, w/m Citizen wrist watch, w/m bracelet, y/m pendant, 2 w/m earrings, y/m clasp, y/m brooch, small jewellery box, 3 pairs earrings.
- 294F—y/m ladies Accurex wrist watch, 7 pens, 2 y/m earrings with opal and white stones, keyholder.
- 295F—y/m gents Seiko wrist watch, y/m ladies Olma wrist watch, w/m Glomesh purse, w/m ring with 1 black stone and 4 white stones, 1 pair pink and white earrings.
- 296F—w/m gents Citizen wrist watch, y/m ladies National wrist watch, y/m ring with white stones.
- 297F—w/m ladies Omega wrist watch, y/m gents Transmarine wrist watch (damaged), w/m boys Seiko wrist watch, w/m gents Kessell wrist watch.
- 298F—w/m boys wrist watch, w/m ladies Cygnet wrist watch, y/m bracelet, w/m chain and ingot.
- 299F—w/m ladies Citizen wrist watch, 2 rings, earring, medallion, chain, 2 pairs earrings, 3 odd earrings.
- 300F—10 pens, y/m ladies watch damaged, y/m ladies Citizen wrist watch.
- 301F—y/m Spiedel bracelet in box, w/m ladies Lance wrist watch.
- 302F—w/m gents Ricon wrist watch, w/m ladies Adec wrist watch, w/m ring, 8 pens.
- 303F—w/m gents Seiko wrist watch, y/m ladies Adura wrist watch damaged, w/m ladies Morley wrist watch.
- 304—y/m gents Seiko wrist watch, w/m ladies wrist watch.
- 305—w/m gents Pioneer wrist watch, y/m ladies NSC wrist watch.
- 306—w/m ladies wrist watch, y/m ladies Enicar wrist watch, 1 foreign note, 17 foreign coins, 1 penny, 7 tokens, magnifying glass.
- 307—w/m gents National wrist watch, w/m chain, w/m cigarette lighter, y/m gents ring with black stone, 11 foreign coins.
- 308—w/m gents Pioneer wrist watch, y/m cigarette lighter, 1 pair Opera glasses, 2 w/m chains, 1 y/m pendant.
- 309—w/m gents Sarcar wrist watch, w/m chain and medallion, set jeweller's scales.
- 310—w/m ladies ring with white stone.
- 311—y/m ladies Citron wrist watch, 10 pairs y/m earrings.
- 312—y/m brooch with 16 stones, w/m chain with purple stones, 2 w/m chains, 2 y/m chains, 1 pair w/m earrings, w/m gents Seiko wrist watch (no band).
- 313—Set jeweller's scales.
- 314—y/m chain with two pendants, 2 pens, 1 Orotan wallet.
- 315—y/m ring with 1 white stone and 8 red stones, y/m ladies Bulova wrist watch.
- 316—Jewellery box, pair manicure scissors, 1 earring, 1 pair ear studs, 1 y/m earring, y/m Orotan purse, 1 pair y/m earrings, 2 braided material necklaces.
- 317—w/m gents J Farnen Price wrist watch, Small electronic game Bandai, 2 ornamental pens in case.
- 318—Jewellery box, 3 w/m bangles, 3 w/m bracelets, 7 w/m necklaces, 1 cord and metal necklace, 5 badges, 1 y/m necklace, w/m ring with green stone, y/m ring with green/blue stone, 53 assorted earrings and studs, 1 w & y/m necklace, w/m chain and pendant, 13 foreign notes, 22 Spanish stamps, 76 foreign coins.

ENVIRONMENTAL PROTECTION ACT
1971-1980.

DCE 24/78.

HIS Excellency the Governor in Council, has made the following appointments under the provisions of the Environmental Protection Act 1971-1980 (hereinafter called "the Act") for the period of four years expiring on 14 December 1986.

(1) under section 17 (2)—

(i) reappointed Mr. Edgar Noel Fitzpatrick, the Director of Agriculture to be a representative of State Government Departments and State Instrumentalities.

(ii) reappointed Mr. Robert Merry Hillman, Director of Engineering in the Public Works to be a representative of State Government Departments and State Instrumentalities.

(iii) reappointed Dr. Ivo David Carr, Town Planning Commissioner to be a representative of State Government Departments and State Instrumentalities.

ENVIRONMENTAL PROTECTION ACT 1971-1980.

DCE 24/78.

HIS Excellency the Governor in Council, has made the following appointments under the provisions of the Environmental Protection Act 1971-1980 (hereinafter called "the Act") for the period of four years expiring on 14 December 1986.

(1) under section 17 (2)—

(i) reappointment Mr. Norman Roy Hiller of 22

Clark Street, Nedlands to act in the absence of Dr. Ivo Carr.

(ii) appointment Dr. Michael David Carrol of 29 Kinkuna Way, City Beach to act in the absence of Mr. Edgar Fitzpatrick.

(iii) appointment Mr. John Sydney Abbott, 16 Barsden Street, Cottesloe to act in the absence of Mr. Robert Hillman.

ABORIGINAL AFFAIRS PLANNING AUTHORITY ACT 1972.

Aboriginal Affairs Planning Authority (Delegation of Trust Functions)
Notice 1983.

MADE by the Aboriginal Lands Trust under section 21A.

Citation. 1. This notice may be cited as the Aboriginal Affairs Planning Authority (Delegation of Trust Functions) Notice 1983.

Delegation of functions by Aboriginal Lands Trust. 2. The Aboriginal Lands Trust hereby delegates generally to the persons specified in the Schedule to this notice, being either members of the Aboriginal Lands Trust or officers of the Aboriginal Affairs Planning Authority, its functions in respect of the consultation referred to in section 21A (1) (b) of the Aboriginal Affairs Planning Authority Act 1972.

Schedule.

DELEGATES OF ABORIGINAL LANDS TRUST.

Robert Francis Allen Isaacs,
60 Cameron Street,
Langford W.A. 6155.

Chairman, Aboriginal Lands Trust.

Gwen Phyliss Corunna,
8 Banjine Road,
Koongamia W.A. 6056.

Member, Aboriginal Lands Trust.

Norman Charles Harris,
14 Diana Street,
North Innaloo W.A. 6018.

Officer, Aboriginal Affairs Planning Authority.

Kevin Innes Morgan,
13 Munyard Way,
Morley W.A. 6062.

Officer, Aboriginal Affairs Planning Authority.

Philip Geoffrey Mirabella,
16 Edward Street,
Sorrento W.A. 6020.

Officer, Aboriginal Affairs Planning Authority.

Edward Brian Brown,
13 Bates Place,
Lockridge W.A. 6054.

Officer, Aboriginal Affairs Planning Authority.

The Common Seal of the Aboriginal Lands
Trust was affixed hereto in the presence of—

[L.S.]

R. F. A. ISAACS,
Chairman.

N. C. HARRIS,
Secretary.

BUILDING SOCIETIES ACT 1976-1982.

The Railway Employees No. 3 Building Society
(in Liquidation).

CREDITORS of the abovementioned Society are herein informed that any claims against the Society must be lodged with the Liquidator whose address is 189 St. George's Terrace, Perth, W.A. 6000 not later than 29 April 1983, after which date the Liquidator will proceed to distribute the surplus remaining within the Society amongst those entitled to it.

(This notice is issued in accordance with the Building Societies Act 1976-1982 as amended, as the above Society has repaid all its original borrowings and is thereby terminating and distributing the surplus remaining within the Society amongst its members. The Society is a Terminating Society and as the purpose for which it was originally formed has now been achieved, it proceeds to liquidation and termination.)

M. E. BONNEY,
Liquidator.

LAND ACT 1933.

Land Release.

Department of Lands and Surveys,
Perth, 18 March 1983.

THE undermentioned allotments of Land are now open for sale pursuant to the provisions of Part IV of the Land Act 1933 and are to be sold by Public Auction by Order of the Minister, at the places and on the dates stated, at the upset prices and subject to the conditions specified hereunder:

Greenhead Townsite.

File 758/69, V.2.

Lot; Street; Area (Square Metres); Upset Price; Conditions.

- 91; Cnr. Battersby Road and McGilp Street; 994; \$5 000.00; (A) (B).
 92; Battersby Road; 1 012; \$5 000.00; (A) (B).
 93; Battersby Road; 1 012; \$5 000.00; (A) (B).
 94; Battersby Road; 1 012; \$5 000.00; (A) (B).
 95; Battersby Road; 822; \$5 000.00; (A) (B).
 96; Rowlands Road; 822; \$5 500.00; (A) (B).
 97; Rowlands Road; 1 267; \$5 500.00; (A) (B).
 98; Rowlands Road; 1 014; \$5 500.00; (A) (B).
 99; Rowlands Road; 1 014; \$5 500.00; (A) (B).
 100; Rowlands Road; 1 014; \$5 500.00; (A) (B).
 101; Rowlands Road; 1 014; \$5 500.00; (A) (B).
 102; Rowlands Road; 1 002; \$5 500.00; (A) (B).
 103; Rowlands Road; 1 002; \$5 500.00; (A) (B).
 104; Cnr. Rowlands Road and McGilp Street; 1 196; \$5 500.00; (A) (B).
 105; McGilp Street; 1 186; \$5 500.00; (A) (B).
 106; McGilp Street; 1 239; \$5 500.00; (A) (B).
 107; McGilp Street; 1 356; \$5 500.00; (A) (B).
 121; McGilp Street; 1 012; \$5 500.00; (A) (B).
 122; McGilp Street; 1 012; \$5 500.00; (A) (B).
 123; McGilp Street; 890; \$5 500.00; (A) (B).
 124; McGilp Street; 852; \$5 500.00; (A) (B).
 125; Cnr. McGilp Street and Battersby Road; 999; \$5 000.00; (A) (B).
 126; Battersby Road; 1 012; \$5 000.00; (A) (B).
 127; Battersby Road; 911; \$5 000.00; (A) (B).
 128; Battersby Road; 1 012; \$5 000.00; (A) (B).
 129; Battersby Road; 1 012; \$5 000.00; (A) (B).
 138; Kau Street; 1 012; \$5 500.00; (A) (B).
 143; McGilp Street; 1 012; \$5 500.00; (A) (B).
 159; Cnr. McGilp Street and Rowlands Road; 994; \$5 500.00; (A) (B).
 160; Rowlands Road; 1 012; \$5 800.00; (A) (B).
 161; Rowlands Road; 1 077; \$6 200.00; (A) (B).
 162; Rowlands Road; 1 080; \$6 700.00; (A) (B).
 163; Rowlands Road; 1 012; \$6 800.00; (A) (B).
 164; Rowlands Road; 1 009; \$5 900.00; (A) (B).
 165; Rowlands Road; 1 626; \$7 500.00; (A) (B).
 166; Cnr. Rowlands Road and Bingham Street; 1 204; \$5 700.00; (A) (B).
 167; Bingham Street; 1 153; \$7 700.00; (A) (B).
 168; Bingham Street; 1 012; \$16 000.00; (A) (B).
 169; Cnr. Bingham Street and Ocean View Drive; 1 201; \$10 500.00; (A) (B).
 170; Ocean View Drive; 1 062; \$10 500.00; (A) (B).
 171; Ocean View Drive; 1 014; \$12 500.00; (A) (B).
 172; Ocean View Drive; 1 009; \$12 500.00; (A) (B).
 173; Ocean View Drive; 1 014; \$13 000.00; (A) (B).
 174; Ocean View Drive; 1 014; \$13 000.00; (A) (B).
 175; Ocean View Drive; 1 070; \$13 000.00; (A) (B).

Saturday, 23 April 1983 at 11.00 a.m. in the Leeman Country Club, Leeman.

(Public Plan Greenhead Townsite.)

Leeman Townsite.

File 1619/61, V.2.

Lot; Street; Area (Square Metres); Upset Price; Conditions.

Residential Lots.

- 481; Cnr. Tamarisk and Tuart Streets; 951; \$11 000.00; (A) (B).
 482; Tuart Street; 1 041; \$14 000.00; (A) (B).
 483; Cnr. Tuart Street and Callistemon Close; 968; \$11 000.00; (A) (B).
 484; Callistemon Close; 799; \$10 000.00; (A) (B).
 485; Callistemon Close; 784; \$10 000.00; (A) (B).
 486; Callistemon Close; 875; \$10 500.00; (A) (B).
 487; Callistemon Close; 758; \$10 000.00; (A) (B).
 488; Tamarisk Street; 748; \$9 750.00; (A) (B).
 489; Tamarisk Street; 748; \$9 750.00; (A) (B).
 490; Tamarisk Street; 748; \$9 750.00; (A) (B).

- 491; Tamarisk Street; 748; \$9 750.00; (A) (B).
 492; Tamarisk Street; 782; \$10 000.00; (A) (B).
 493; Callistemon Close; 863; \$10 500.00; (A) (B).
 494; Callistemon Close; 777; \$10 000.00; (A) (B).
 495; Callistemon Close; 858; \$10 500.00; (A) (B).
 496; Cnr. Callistemon Close and Tuart Street; 778; \$10 000.00; (A) (B).
 497; Tuart Street; 872; \$10 500.00; (A) (B).
 498; Tuart Street; 736; \$9 750.00; (A) (B).
 499; Tuart Street; 806; \$10 250.00; (A) (B).
 503; Nairn Street; 1 020; \$14 000.00; (A) (B).
 504; Nairn Street; 1 020; \$14 000.00; (A) (B).
 506; Nairn Street; 1 020; \$14 000.00; (A) (B).
 507; Nairn Street; 748; \$9 750.00; (A) (B).
 508; Nairn Street; 835; \$10 250.00; (A) (B).
 509; Nairn Street; 995; \$11 000.00; (A) (B).
 510; Nairn Street; 835; \$10 250.00; (A) (B).
 511; Nairn Street; 850; \$10 500.00; (A) (B).
 512; Cnr. Nairn and Tuart Streets; 730; \$9 750.00; (A) (B).
 513; Tuart Street; 730; \$9 750.00; (A) (B).
 514; Tuart Street; 850; \$10 500.00; (A) (B).
 515; Tuart Street; 844; \$10 250.00; (A) (B).
 516; Tuart Street; 848; \$10 250.00; (A) (B).
 517; Tuart Street; 748; \$9 750.00; (A) (B).
 518; Tuart Street; 1 020; \$14 000.00; (A) (B).
 519; Tuart Street; 1 020; \$14 000.00; (A) (B).
 520; Tuart Street; 1 020; \$14 000.00; (A) (B).
 521; Tuart Street; 1 047; \$13 500.00; (A) (B).
 522; Cnr. Tuart and Tamarisk Streets; 1 131; \$14 000.00; (A) (B).

Group Housing Lot.

- 604; Cnr. Nairn and Tamarisk Streets; 2 725; \$45 000.00; (B) (C).

Saturday, 23 April 1983 at 1.30 p.m. in the Leeman Country Club, Leeman.

(Public Plan Leeman Regional.)

These lots are sold subject to the following conditions:—

- (A) The purchaser shall erect on the lot purchased a residence to comply with Local Authority by-laws within two years from the due date of the first instalment. If this condition has not been complied with in the time prescribed, the land may be absolutely forfeited together with all purchase money and fees that may have been paid. However, freehold title to the land may be applied for when a residence has been erected to "top plate height" stage, and is not less than 50 per cent completed to the satisfaction of the Minister for Lands.

On payment of the first instalment of purchase money a Licence will be available, upon which a mortgage can be registered. A Crown Grant (freehold) will not issue until the purchaser has complied with the building condition. A holder of a Licence may apply to the Minister for Lands for permission to transfer a Licence.

- (B) Purchases by Agents will need to be ratified by the Principals.

- (C) The purchaser shall erect on the lot purchased a Group Housing Complex to comply with Local Authority by-laws within two years from the due date of the first instalment. If this condition has not been complied with in the time prescribed, the land may be absolutely forfeited together with all purchase money and fees that may have been paid. However, freehold title to the land may be applied for when a Group Housing Complex has been erected to "top plate height" stage, and is not less than 50 per cent completed to the satisfaction of the Minister for Lands.

On payment of the first instalment of purchase money a Licence will be available, upon which a mortgage can be registered. A Crown Grant (freehold) will not issue until the purchaser has complied with the building condition. A holder of a Licence may apply to the Minister for Lands for permission to transfer a Licence.

B. L. O'HALLORAN,
Under Secretary for Lands.

LAND ACT 1933-1980.

Reserve.

Department of Lands and Surveys,
Perth, 18 March 1983.

HIS Excellency the Governor in Executive Council has been pleased to set apart as a Public Reserve the land described below for the purpose therein set forth.

File No. 3176/982.

NEWMAN.—No. 38215 (Use and Requirements of the Government Employees Housing Authority), Lot No. 1380 (740 square metres). (Plan Newman 2 000 15.14 (Forrest Avenue).)

B. L. O'HALLORAN,
Under Secretary for Lands.

AMENDMENT OF RESERVES.

Department of Lands and Surveys,
Perth, 18 March 1983.

HIS Excellency the Governor in Executive Council has been pleased to approve, under section 37 of the Land Act 1933 of the amendment of the following Reserves:—

File No. 676/22, V.2.—No. 18033 (Jingalup Lots 5 and 8) "Recreation" to exclude that portion now comprised in Jingalup Lot 21 as shown bordered in red on Reserve Diagram No. 467 and to agree with recalculation of area and of its area being reduced to about 50.934 8 hectares accordingly. (Plan Jingalup Townsite (Bridges Road in the Shire of Kojoonup).)

File No. 676/22, V.2.—No. 20845 (at Jingalup) "Recreation (Tennis Courts)" to comprise Jingalup Lot 21 as shown bordered in red on Lands and Surveys Reserves Diagram No. 467 in lieu of Lot 7 and of its area being increased to 4 799 square metres accordingly. (Plan Jingalup Townsite (Bridges Road in the Shire of Kojoonup).)

B. L. O'HALLORAN,
Under Secretary for Lands.

CHANGE OF PURPOSE OF RESERVE No. 17555.

Department of Lands and Surveys,
Perth, 18 March 1983.

File No. 5929/20.

HIS Excellency the Governor in Executive Council has been pleased to approve, under section 37 of the Land Act 1933, of the purpose of Reserve No. 17555 (Yalgoo Lot 171) being changed from "Police" to "Use and Requirements of the Minister for Works". (Plan Yalgoo Townsite.)

B. L. O'HALLORAN,
Under Secretary for Lands.

NAMING OF WILLIAMSON PARK.

Reserve Nos. 29036 and 29037.

Department of Lands and Surveys,
Perth, 25 March 1983.

File No. 1711/55.

IT is hereby notified for general information that the name of "Williamson Park" has been applied to the land contained in Reserve Nos. 29036 and 29037 being the whole of the land contained in Swan Locations 8293 and 8294 respectively. (Public Plans Perth 1:2 000 21-33 and 22-33.)

B. L. O'HALLORAN,
Under Secretary for Lands.

NAMING OF PIONEER PARK.

Reserve No. 26098.

Department of Lands and Surveys,
Perth, 25 March 1983.

File No. 1941/61, V.2.

IT is hereby notified for general information that the name of "Pioneer Park" has been applied to the land contained in Reserve No. 26098 being the whole of the land contained in Swan Location 7286. (Public Plan Perth 1:2 000 21-21 and 21-22.)

B. L. O'HALLORAN,
Under Secretary for Lands.

NAMING OF SANDY BEACH RESERVE.

Class "A" Reserve No. 18092.

Department of Lands and Surveys,
Perth, 25 March 1983.

File No. 1145/22.

IT is hereby notified for general information that the name of "Sandy Beach Reserve" has been applied to the land contained in Class "A" Reserve No. 18092, being the whole of the land contained in Swan Location 3093. (Public Plan Perth 1:2 000 18.28.)

B. L. O'HALLORAN,
Under Secretary for Lands.

NAMING OF BECKER PARK.

Reserve No. 32523.

Department of Lands and Surveys,
Perth, 25 March 1983.

File No. 302/68.

IT is hereby notified for general information that the name of "Becker Park" has been applied to the land contained in Reserve No. 32523 (Plantagenet Location 7245). (Public Plan Albany and Environs 14.11 and 14.12.)

B. L. O'HALLORAN,
Under Secretary for Lands.

AMENDMENT OF BOUNDARIES.

Port Hedland.

Department of Lands and Surveys,
Perth, 18 March 1983.

Corres. No. 3464/95, V6.

IT is hereby notified that His Excellency the Governor in Executive Council has been pleased to approve, under section 10 of the Land Act 1933 of the amendment of the boundaries of Port Hedland Townsite to include the land as described in the Schedule hereunder.

Schedule.

All that portion of land bounded by lines starting at the southwestern corner of Forrest Location 167 a point on a present southern boundary of Port Hedland Townsite and extending southerly along the prolongation southerly of the western boundary of that location to a southern boundary of Location 47; thence generally easterly along boundaries of that location to the northern corner of Location 156; thence generally south-westerly and easterly along boundaries of that location to the westernmost western corner of Location 126; thence southeasterly along a southwestern boundary of that location to a northeastern corner of Port Hedland

Lot 5241; thence southeasterly, generally southerly and generally northwesterly along boundaries of that lot to a northeastern side of North West Coastal Highway as shown surveyed on Lands and Surveys Original Plan 14767; thence generally northwesterly along sides of that road to the eastern boundary of a northern severance of Reserve 9701; thence northerly along that boundary to the northeastern corner of that severance, a point on a present eastern boundary of Port Hedland Townsite and thence northerly and generally easterly along boundaries of that townsite to that starting point.

(Public Plans Port Hedland Regional 1:10 000's 6.5 and 7.5.)

B. L. O'HALLORAN,
Under Secretary for Lands.

Department of Lands and Surveys,
Perth, 18 March 1983.

IT is hereby notified for general information that the Land Board has determined that the following application for land shall be granted.

Oldfield Location 815 comprising an area of 920.659 8 hectares and situated approximately 40 kilometres southeast of Ravensthorpe Townsite was apportioned and allocated as follows:—

- (a) An area of 445.329 9 hectares being the eastern moiety to:—

Michael Frederick Bailey and Christina Mary Bailey both care of P.O. Box 48, Ravensthorpe 6346.

- (b) An area of 460.329 9 hectares being the western moiety to:—

Rodney Bruce Crane and Dianne Mary Crane both care of P.O. Box 91, Ravensthorpe 6346.

Oldfield Location 1217 comprising an area of 800.341 6 hectares and situated approximately 25 kilometres southeast of Ravensthorpe Townsite to:—

Mathew Forster Bell care of P. O. Box 34, Hopton 6348.

Oldfield Location 1222 and portions of Oldfield locations 1219 and 1221 comprising an area of approximately 1 741 hectares and situated about 35 kilometres southeast of Ravensthorpe Townsite were allocated as one unit to:—

Ian Jodie Upton and Julie Ruth Upton both care of P.O. Box 189, Kojonup 6395.

Oldfield Location 1326 comprising an area of 2 037.062 1 hectares and situated approximately 18 kilometres north of Ravensthorpe Townsite to:—

Kenneth Norman and Madeleine Odette Norman both care of Post Office Ravensthorpe 6346.

Oldfield Location 1371 comprising an area of 2 054.681 1 hectares and situated approximately 16 kilometres east of Ravensthorpe Townsite to:—

Alan James Brandenburg and Christine Margaret Brandenburg both care of Post Office Lake King 6356.

Kent Location 1639 comprising an area of 1 407.251 3 hectares and situated east of Fitzgerald Townsite to:—

Brian William Wisewould, Anthony Albert Wisewould and Damien Wisewould all care of P.O. Box 79, Jerramungup 6337.

Oldfield Location 1359 comprising an area of 10.257 5 hectares and situated approximately 3 kilometres east of Ravensthorpe to:—

Ronald William Upton and Robyn Mary Upton both of 151 Martin Street, Ravensthorpe 6346.

Ravensthorpe Lot 469 comprising an area of 1 012 square metres to be leased for the purpose of "Office and Machinery Display" to:—

Roy Allan Cox and Beryl Anne Cox both care of P.O. Box 18, Ravensthorpe 6346.

B. L. O'HALLORAN,
Under Secretary for Lands.

WITHDRAWN FROM SALE.

Karratha Lot 2178.

Department of Lands and Surveys,
Perth, 18 March 1983.

Corres. 2890/981.

IT is hereby notified for general information that Karratha Lot 2178 which was advertised for purchase under section 45A of the Land Act 1933 in the *Government Gazette* dated 25 February 1983, *Gazette* No. 13 page No. 668 has now been withdrawn from sale.

B. L. O'HALLORAN,
Under Secretary for Lands.

WITHDRAWN FROM SALE.

Moora Residential Lots.

Department of Lands and Surveys,
Perth, 18 March 1983.

Corres. 5702/50.

IT is hereby notified for general information that Moora lots 267, 275 and 276 have been withdrawn from sale under section 41A (4) of the Land Act 1933 as gazetted on 4 February 1983. *Gazette* No. 8 page 381.

B. L. O'HALLORAN,
Under Secretary for Lands.

LOCAL GOVERNMENT ACT 1960-1982.

Department of Lands and Surveys,
Perth, 18 March 1983.

IT is hereby declared that, pursuant to the resolution of the City of Melville, passed at a meeting of the Council held on or about 27 June 1980 the under-mentioned lands have been set apart, taken, or resumed under section 17 of the Public Works Act 1902, for the purpose of a new road, that is to say:—

Melville.

3822/76 (MR. 1364) MRD. 41/356-4.

Road No. 780 (Canning Highway) (Widening of Part). That portion of Swan Location 70 as delineated and coloured dark brown on Lands and Surveys Diagram 84894.

124 square metres being resumed from Swan Location 70.

(Public Plan Perth 2 000 08.15.)

IT is hereby declared that, pursuant to the resolution of the City of Subiaco, passed at a meeting of the Council held on or about 16 December 1980 the under-mentioned lands have been set apart, taken, or resumed under section 17 of the Public Works Act 1902, for the purpose of a new road, that is to say:—

Subiaco.

618/79 (R.6836).

Road No. 16942. (Regazzetal). A strip of land 3.12 metres wide commencing at the western side of Road No. 16445 at the northeastern corner of Lot 25 of Perth Suburban Lot 240 (Office of Titles Plan 326) and extending westward along portion of the northern boundary of that Lot for a distance of 9.76 metres.

30 square metres being resumed from Lot 24 of Perth Suburban Lot 240.

(Notice of Intention to Resume gazetted 6 August 1982.)

(Public Plan Perth 1:2 000 11.25.)

IT is hereby declared that, pursuant to the resolution of the Shire of Manjimup, passed at a meeting of the Council held on or about 9 July 1981 the under-mentioned lands have been set apart, taken, or resumed under section 17 of the Public Works Act 1902, for the purpose of a new road, that is to say:—

Manjimup.

2141/981 (MR. 1363) MRD. 42/32-B.

Road No. 10369 (South Western Highway) (Widening of Part). That portion of Nelson Location 4428 as delineated and coloured dark brown on Lands and Surveys Diagram 85175.

Road No. 4893 (South Western Highway) (Widening of Parts). Those portions of Nelson Locations 3811, 3713 and 239 as delineated and coloured dark brown on Original Plan 15345.

225 square metres being resumed from Nelson Location 4428.

3 602 square metres being resumed from Nelson Location 3811.

714 square metres being resumed from Nelson Location 239.

1.024 9 hectares being resumed from Nelson Location 3713.

(Notice of Intention to Resume gazetted 25 June 1982.)

(Public Plan 442B/40.)

IT is hereby declared that, pursuant to resolution of the Shire of Victoria Plains, passed at a meeting of the Council held on or about 4 May 1979 the under-mentioned lands have been set apart, taken, or resumed under section 17 of the Public Works Act 1902, for the purpose of a new road, that is to say:—

Victoria Plains.

2473/79 (R.6766).

Road No. 6011 (Bolgart East Road (Widening of Part). That portion of vacant Crown land as delineated and coloured dark brown on Lands and Surveys Diagram 84346.

(Public Plan Bolgart 2 000 11.20.)

And whereas His Excellency the Governor has declared that the said lands have been set apart, taken, or resumed for the purpose of the said roads, and that plans of the said lands might be inspected at the Department of Lands and Surveys, Perth, it is hereby notified that the lands described above are roads within the meaning of the Local Government Act 1960-1982, subject to the provisions of the said Act.

Dated this 8th day of March, 1983.

By Order of His Excellency,

K. F. McIVER,
Minister for Lands.

BUSH FIRES ACT 1954-1981.

Shire of Capel.

Fire Control Officer.

IT is hereby notified for public information that Mr. W. C. Scott has been appointed Fire Control Officer for the Shire of Capel.

T. W. BRADSHAW,
Shire Clerk.

LAND ACT 1933.
LAND RELEASE.

Department of Lands and Surveys,
Perth, 18 March 1983.

NOTICE is hereby given, and it is hereby declared that the portions of Crown land described in the Schedule hereto, are, in pursuance of the powers conferred to me under Part V of the Land Act 1933 and amendments, open for selection under and subject to the provisions of that Part of the said Act.

AND further notice is hereby given that—

- (i) Applications must be lodged at the Department of Lands and Surveys, Perth, not later than the date specified in the said schedule.
- (ii) All applications lodged on or before the said date will be treated as having been received on the closing day, and if there are more applications than one for any portion of land, the application to be granted shall be determined by the Land Board.
- (iii) Any portions of land remaining unselected will continue to be available until applied for or otherwise dealt with.
- (iv) If a Land Board sitting becomes necessary to deal with the allocation of any portion of land, the applicants for same will be duly notified of the date, time and place of meeting of the Board, and there shall be an interval of at least seven days between the closing date and the sitting of the Board.
- (v) A person in the employ of the State must apply through the Under Secretary for Lands for the Governor's permission to hold this land. Written approval of the Permanent Head concerned should accompany such application.

SCHEDULE.

Applications to be lodged not later than Wednesday 6 April 1983

Name of District and Location No.	Area in hectares	Price per ha	Plan	File No.	Distance and direction from Locality
Sussex Location 4730 (a) (c) (g)	27.7864	\$1 187	440A/40C2	2220/58 V3	About 9 kilometres south east of Margaret River Townsite

- (a) Subject to Mining Conditions.
- (b) Subject to payment for improvements.
- (c) Subject to examination of survey.
- (d) Subject to survey.
- (e) Subject to classification.
- (f) Subject to pricing.
- (g) Available to adjoining holders and holders of nearby land who are capable, in the opinion of the Minister, of conveniently working their land and this land as one holding.

K. F. McIVER,
Minister for Lands.

TOWN PLANNING AND DEVELOPMENT ACT
1928 (AS AMENDED).

Advertisement of Approved Town Planning Scheme
Town of Bassendean Town Planning Scheme No. 3—
District Planning Scheme.

T.P.B. 853/2/13/3, Vol. 2.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 (as amended) that the Minister for Urban Development and Town Planning approved the Town of Bassendean, Town Planning Scheme No. 3—District Planning Scheme on 8 December 1982—the Scheme Text of which is published as a Schedule annexed hereto.

J. G. PATERSON,
Mayor.

C. McCREED,
Town Clerk.

Schedule.

Town of Bassendean.

Town Planning Scheme No. 3

District Zoning Scheme.

THE Town of Bassendean under and by virtue of the power conferred on it in that behalf by the Town Planning and Development Act 1928 (as amended) and the Metropolitan Region Town Planning Scheme Act 1959 (as amended) and all other powers enabling it hereby makes the following Town Planning Scheme.

PART 1 PRELIMINARY.

1.1 Arrangement of Scheme Text.

PART 1 PRELIMINARY.

- 1.1 Arrangement of Scheme Text.
- 1.2 Citation.
- 1.3 Objects of Scheme.
- 1.4 Responsible Authority.
- 1.5 Maps.
- 1.6 Scheme Area.
- 1.7 Interpretation.

PART 2

Control of Development and Use of Land.

- 2.1 Classification into Zones.
- 2.2 Development Table.
 - Single Residential Zone.
 - Group Residential Zone.
 - Multiple Residential Zone.
 - Other Residential Zone.
 - Hotel Zone.
 - Tavern Zone.
 - Shop Zone.
 - Office Zone.
 - Car Park Zone.
 - Service Station Zone.
 - Showroom/Warehouse Zone.
 - Light Industry Zone.
 - General Industry Zone.
 - Public Utilities Zone.
 - School Zone.
 - Community Zone.
 - Recreation Zone.
- 2.3 Metropolitan Region Scheme Reservations.
- 2.4 Place of Heritage Value.

PART 3 General Provisions.

- 3.1 Car Parking.
- 3.2 Landscaping.
- 3.3 Standards for Group and Multiple Housing and Two Storey Dwelling Houses.

- 3.4 Group Housing Subdivisions.
- 3.5 Use of Front Setback in Residential Zones.
- 3.6 Battle-axe Lots.
- 3.7 Development of Lots with more than one street frontage.
- 3.8 General Appearance of Buildings.
- 3.9 Access for Loading and Unloading of Vehicles.
- 3.10 Screening of Storage Areas.

PART 4 Non-conforming Uses of Land.

PART 5 Administration.

- 5.1 Application for Planning Consent.
- 5.2 Application for Special Approval.
- 5.3 Matters to be considered by Council.
- 5.4 Council Decisions.
- 5.5 Advisory Panel.
- 5.6 Powers of the Council.
- 5.7 Enforcement.
- 5.8 Relaxation of Standards.
- 5.9 Offences and Penalties.
- 5.10 Claims for Compensation and Betterment.
- 5.11 Agreements relating to Amendments to Scheme.
- 5.12 Appeals.

Appendices.

- I Form: Application for Planning Consent.
- II Form: Grant/Refusal of Planning Consent.
- III Form: Notice of Public Advertisement of Development Proposal.
- IV Setbacks for Non-Residential Uses.
- V Car Parking Layouts.
- VI Schedule of Places of Heritage Value.
- VII Schedule of Additional Uses.
- VIII Interpretation.
 - 1.2 Citation.

This Town Planning Scheme may be cited as the Town of Bassendean Town Planning Scheme No. 3—District Scheme (hereinafter called "the Scheme").

1.3 Objects of Scheme.

- 1.3.1 The general objects of the Scheme are—
 - (a) to zone the Scheme Area for the purposes described in the Scheme;
 - (b) to secure the amenity, health and convenience of the Scheme Area and the inhabitants thereof;
 - (c) to make provisions as to the nature and location of buildings and the size of lots when used for certain purposes;
 - (d) the preservation of places of natural beauty, of historic buildings and objects of historical and scientific interest; and
 - (e) to make provision for other matters necessary or incidental to town planning and housing.
- 1.3.2 The particular objects of the Scheme are—
 - (a) to reinforce the pattern of land use established by various development schemes that have been completed or are being implemented including Town Planning Scheme Nos. 2 and 4A;
 - (b) to define the land use and types of development permitted in each of the zones established and to guide investment decisions of both intending developers and present and future residents and business people;
 - (c) to establish criteria which will ensure that living, working and recreational places within the district are both functional and pleasant;
 - (d) to attempt to minimise the impact of major roads, railways, and other regional factors upon the district;
 - (e) to enforce regional planning aims to protect the environment of the Swan River;
 - (f) to enable the Council to preserve the character of the district according to the above criteria.

1.4 Responsible Authority.

1.4.1 The authority responsible for enforcing the observance of the Scheme is the Town of Bassendean (hereinafter referred to as "the Council") except that where land is shown on the Scheme Map as a regional reservation the responsible authority is the Metropolitan Region Planning Authority and the provisions of the Metropolitan Region Scheme apply to those reservations.

1.5 Maps.

The following maps form part of the Scheme—
Land Use Map.

Scheme Map.

1.6 Scheme Area.

The Scheme applies to the area of land contained within the inner edge of a broken black line on the Scheme Map (hereinafter referred to as "the Scheme Area") and comprises the whole of the District of the Town of Bassendean.

1.7 Interpretation.

1.7.1 In the Scheme unless the context otherwise requires, the words and expressions set out in Appendix VIII have the respective meanings given to them in that Appendix.

1.7.2 Words and expressions used in the Scheme but not defined in Appendix VIII have the meanings assigned to them in the Act or in Appendix D to the Town Planning Regulations, 1967, unless the context otherwise requires or unless it is otherwise provided herein.

PART 2—Control of Development and Use of Land.

2.1 Classification into Zones.

2.1.1 There are hereby created within the Scheme Area the several zones listed hereunder—

Use Type	Zone
Residential	Single Residential
	Group Residential
	Multiple Residential
	Other Residential
Business	Hotel
	Tavern
	Shop
	Office
	Car Park
	Showroom/Warehouse
	Service Station
Industry	Light Industry
	General Industry
	Public Utilities
Community	School
	Community
	Recreation

2.1.2 The Zones or those that are now required in the Scheme Area are delineated or coloured or otherwise indicated on the Scheme Map according to the legend thereon.

2.1.3 A reference in the Scheme to a Use Type includes a reference to each of the Zones within that Use Type specified in Clause 2.1.1.

2.1.4 Notwithstanding that a parcel of land described in the Schedule of Additional Uses contained in Appendix VII is within a zone, the land and any building thereon may be used for the purpose set against the description of it in that Schedule in addition to the uses permitted in the zone in which the land is situated unless any of those uses is excluded or modified by a condition specified in the Schedule. The use of a parcel of land is also subject to any other conditions considered appropriate by the Council and stated opposite the description of the land in the Schedule.

2.2 Development Table.

2.2.1 The Table following this clause indicates, subject to the provisions of the Scheme, the uses permitted in the various zones and the development standards that apply to various uses specified in the Table for each Zone.

2.2.2 The symbols used in the cross references in the Development Table have the following meanings—

- P = a use that is permitted if it complies with—
(a) the relevant development standards contained in the Scheme; and

- (b) all conditions (if any) imposed by the Council in granting planning consent.

PS = a use that is not permitted unless special approval to it is given by the Council and it complies with—

- (a) the relevant development standards contained in the Scheme; and
(b) all conditions (if any) imposed by the Council in granting planning consent.

AP = a use that is not permitted unless special approval to it is given by the Council after the proposal has been advertised in accordance with Clause 5.2.2 and it complies with—

- (a) the relevant development standards contained in the Scheme; and
(b) all conditions (if any) imposed by the Council in granting planning consent.

IP = a use that is not permitted unless such use is incidental to the predominant use of the land as determined by the Council.

2.2.3 Where in the Development Table a particular use is mentioned, it is deemed to be excluded from any other use class which by its more general terms would otherwise include the particular use.

2.2.4 If a particular use or purpose is not mentioned in the list of use classes or is not included in the general terms of any of the use classes in the Development Table, that use or purpose is prohibited unless it is permitted by the subsequent provisions of the Scheme.

2.2.5 Clause 2.2.4 does not prohibit the Council from giving consent to a use that is not—

- (a) mentioned in the list of use classes in the Development Table; or
(b) defined in Appendix VII; or
(c) defined in Appendix D to the Town Planning Regulations, 1967

and determining the zone in which the use may be carried on pursuant to Clause 2.2.6 nor does Clause 2.2.4 prohibit the use of the land in accordance with consent so given.

2.2.6 Upon application to it the Council may determine in which zone or zones a use that is not—

- (a) mentioned in the list of use classes in the Development Table; or
(b) defined in Appendix VII; or
(c) defined in Appendix D to the Town Planning Regulations, 1967

will be permitted and may impose any condition it considers necessary or desirable.

2.2.7 Subject to the provisions of the Scheme, a person shall not use land or erect a building or structure for a use or purpose specified in the Development Table otherwise than in accordance with the relevant provisions of that Table and unless the building or structure complies with the requirements of the Table.

2.2.8 Nothing contained in the preceding clauses of this Part or in the Development Table limits the powers of the Council to impose conditions when granting planning consent to commence development pursuant to Clause 5.4.1 and in particular, but without limiting the generality of the foregoing the Council may impose conditions in respect of additional restrictions and requirements not specified in the Development Table.

2.2.9 The development standards applicable to the Zones Areas and Road Classes mentioned in the Development Table are those specified in that Table respectively unless a particular standard is specified in relation to a particular use in which case the particular standard so specified applies to the particular use.

2.2.10 Where by a development town planning scheme having the force of law land is designated for a duplex house the Council shall not refuse to grant its special approval to the use of the land for a duplex house.

ZONING AND DEVELOPMENT TABLE

ZONE SINGLE RESIDENTIAL

POLICY STATEMENT Primarily single storey dwelling houses on separate lots. Duplex development will be the highest density permitted. Two storey dwelling houses will only be permitted if Council is satisfied that the privacy of adjoining dwellings will not be prejudiced. The other uses listed as being permitted at the discretion of Council are considered to be integral parts of a residential environment, however they will only be permitted where Council is satisfied that they will benefit the community and not result in nuisance. Council will support subdivision that conforms with the Zone Development Standards.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MINIMUM AREA OF LOT PER DWELLING UNIT	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MINIMUM PRIVATE OPEN SPACE	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
700m ²	18m	700m ²	7.5	7.5m	1.0m per storey	2	50%	400m ² per Dwelling Unit.	

PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1.	Single Storey Dwelling House	P	No Minimum	No Minimum	No Minimum					Not Applicable
2.	Single Dwelling House 2 Storeys or more	PS	No Minimum	No Minimum	No Minimum					See Clause 3.3
3.	Duplex House	P	900m ²	20m	450m ²			2 per Dwelling Unit	150m ² per unit.	Minimum Lot size if no reticulated sewer: 1,000m ²
4.	Infant Health Clinic	PS						4		
5.	Pre-School Centre	PS	2000m ²	30m				1 per staff member		
6.	Primary School	PS	4 hectares	150m				1.25 per classroom		
7.	Public Utility	IP	N/A.							
8.	Corner Store	AP	1000m ²	20m		11m		6	As per Appendix IV.	1.Max. Lot Area 1500m ² 2.No direct access to an Important Regional Road. 3.Appendix VII
9.	Consulting Room attached to a Dwelling House	AP	900m ²	20m				4 per consultant plus 2 for House.		

ZONING AND DEVELOPMENT TABLE

ZONE SINGLE RESIDENTIAL

POLICY STATEMENT Primarily single storey dwelling houses on separate lots. Duplex development will be the highest density permitted. Two storey dwelling houses will only be permitted if Council is satisfied that the privacy of adjoining dwellings will not be prejudiced. The other uses listed as being permitted at the discretion of Council are considered to be integral parts of a residential environment, however they will only be permitted where Council is satisfied that they will benefit the community and not result in nuisance. Council will support subdivision that conforms with the Zone Development Standards.

EXPLANATION OF SYMBOLS

See Clause 2.2.2.

P = Use permitted subject to compliance with Development Standards.

PS = Use not permitted unless special approval given by Council and conditions complied with.

AP = Not permitted unless special approval given by Council after advertising.

IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MINIMUM AREA OF LOT PER DWELLING UNIT	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MINIMUM PRIVATE OPEN SPACE	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
700m ²	18m	700m ²	7.5	7.5m	1.0m per storey	2	50%	400m ² per Dwelling Unit.	

PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
10	Day Care/Child Minding Centre	AP	1000m ²	20m					1 per 5 children	
11	Home Occupation	IP	N/A.						2 spaces plus 2 for House	
12	Single Dwelling House and Granny Flat	PS	900m ²	20m					3	See Appendix VII

ZONING AND DEVELOPMENT TABLE

18 March 1983.]

GOVERNMENT GAZETTE, W.A.

885

ZONE GROUP RESIDENTIAL

POLICY STATEMENT Primarily single and two storeyed grouped dwellings. Each dwelling unit should have a private courtyard adjoining the unit. The areas zoned have been selected because of their proximity to open space transport networks and where the impact of such development on the single residential environment will be minimal. Proposals for rezoning will only be considered where the factors are favourable. Council will only recommend subdivision in terms of Clause 3.4.

EXPLANATION OF SYMBOLS

See Clause 2.2.2.

P = Use permitted subject to compliance with Development Standards.

PS = Use not permitted unless special approval given by Council and conditions complied with.

AP = Not permitted unless special approval given by Council after advertising.

IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS									
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MINIMUM AREA OF LOT PER DWELLING UNIT	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MINIMUM PRIVATE OPEN SPACE	OTHER REQUIREMENTS
						FRONT	REAR	SIDES				
			900m ² for overall use.	20m for overall site. 10m per unit where applicable or if	400m ²	7.5m	7.5m	1.5m each side.	2 per unit.	50*	80m ² of Private Courtyard attached to each unit.	1. Reticulated sewer connection required. 2. Clauses 3.3 and 3.4 apply.
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1.	Single Dwelling House	P	No Minimum	No Minimum	No Minimum			1.0m each side.			N/A.	
2.	Duplex House	P		20m	450m ²			Nil between units.			150m ²	
3.	Triplex and Quadruplex.	P	1200m ²					Nil between units				
4.	Group Housing (single storey)	P	1200m ²					Nil between units				
5.	Group Housing (2 storey)	P	999m ²		333m ²			Nil between units				
6.	Infant Health Clinic	P	666.6m ²	18m					4			
7.	Aged Persons Units	P			225m ²				0.5 per unit.		40m ² per unit	2 storey maximum.
8.	Corner Store	AP	1000m ²	20m		11m			6	See Appendix IV.		1. Maximum lot area 1500m ² 2. No direct access to Important Regional Road. 3. See Appendix VII
9.	Day Care/Child Minding Centre	AP	1000m ²						1 per 5 children.			
10.	Consulting Room attached to Dwelling House.	PS		20m					4 per Consultant + 2 for House.			

ZONING AND DEVELOPMENT TABLE

ZONE GROUP RESIDENTIAL

POLICY STATEMENT Primarily single and two storeyed grouped dwellings. Each dwelling unit should have a private courtyard adjoining the unit. The areas zoned have been selected because of their proximity to open space transport networks and where the impact of such development on the single residential environment will be minimal. Proposals for rezoning will only be considered where the factors are favourable. Council will only recommend subdivision in terms of Clause 3.4.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MINIMUM AREA OF LOT PER DWELLING UNIT	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MINIMUM PRIVATE OPEN SPACE	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
900m ² for overall use.	20m for overall site. 10m per unit where applicable or if	400m ²	7.5m	7.5m	1.5m each side.	2 per unit.	50%	80m ² of Private Courtyard attached to each unit.	1. Reticulated sewer connection required 2. Clauses 3.3 and 3.4 apply.

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
11.	Car Park	IP	N/A			2m	2m	1m				
12.	Parks, gardens	IP	N/A			NIL	NIL	NIL				

ZONING AND DEVELOPMENT TABLE

ZONE MULTIPLE RESIDENTIAL

POLICY STATEMENT Specific Zoning has been required to maximise the opportunity for community comment. It is Council policy that isolated proposals for flats and other density residential developments within the fabric of a single residential municipality will not be favoured. Any such proposals will only be considered in the area adjoining the Railway line, Guildford Road and Old Perth Road area.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

		DEVELOPMENT STANDARDS									
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MINIMUM AREA OF LOT PER DWELLING UNIT	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MINIMUM PRIVATE OPEN SPACE	OTHER REQUIREMENTS
FRONT	REAR				SIDES						
		1000m ² for overall site.	30m for overall site 8m per unit where subdivision intent is not stated.	200m ²	9m	As per Boundary Setback Table.	As per Boundary Setback Table.	2.5 per Dwelling Unit.	50%	80m ² of private courtyard attached to each unit.	1. Reticulated sewer connection required. 2. Clauses 3.3 and 3.4 apply.
PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1.	Dwelling House	P	No Minimum	No Minimum	No Minimum	7.5	7.5	1.0m each side per storey.	2	N/A.	
2.	Duplex House	P	800m ²	20m	400m ²	7.5	7.5	1.0m each side per storey.	2 per Dwelling Unit.	150m ² per unit.	
3.	Triplex and Quadruplex Houses.	P									
4.	Group Housing	P									
5.	Flats, Dwelling Units, Home Units.	P								200m ² of overall site screened for private use of residents.	
6.	Residential Building	P	1600m ²						1.5 spaces per bed.		
7.	Aged Persons Dwelling Units	P							0.5 spaces per unit.	40m ² per unit.	
8.	Infant Health Clinic	P	600m ²	18m		11m			4	As per Appendix IV.	
9.	Corner Store	AP		20m		11m			6	As per Appendix IV.	1. Maximum lot area 1500m ² . 2. No direct access to an Important Regional Road. 3. See Appendix VII

ZONING AND DEVELOPMENT TABLE

ZONE MULTIPLE RESIDENTIAL

POLICY STATEMENT Specific Zoning has been required to maximise the opportunity for community comment. It is Council policy that isolated proposals for flats and other density residential developments within the fabric of a single residential municipality will not be favoured. Any such proposals will only be considered in the area adjoining the Railway line, Guildford Road and Old Perth Road area.

EXPLANATION OF SYMBOLS

See Clause 2.2.2.

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DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MINIMUM AREA OF LOT PER DWELLING UNIT	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MINIMUM PRIVATE OPEN SPACE	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ² for overall site.	30m for overall site 8m per unit where subdivision intended.	200m ²	9m	As per Boundary Setback Table.	As per Boundary Setback Table.	2.5 per Dwelling Unit.	50%	80m ² of private courtyard attached to each unit.	1. Reticulated sewer connection required. 2. Clauses 3.3 and 3.4 apply.

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
10.	Day Care/Child Minding Centre	AP		20m		11m			1 per 5 Children.	
11.	Home Occupation	AP								
12.	Laundromat	IP								
13.	Car Park	IP			2m	2m	1m			
14.	Parks and Gardens	IP			Nil.	Nil.	Nil.			

BOUNDARY SETBACK TABLE			
	WALLS WITHOUT MAJOR OPENINGS TO HABITABLE ROOMS.		WALLS WITH MAJOR OPENINGS TO HABITABLE ROOMS
	LESS THAN 9M IN LENGTH	GREATER THAN 9M IN LENGTH	
1ST STOREY	1.0m	1.5m	3.0m
2ND STOREY	1.5m	3.0m	5.0m
3RD STOREY	3.0m	4.5m	8.0m

ZONING AND DEVELOPMENT TABLE
OTHER RESIDENTIAL ZONE

ZONE OTHER RESIDENTIAL ZONE

POLICY STATEMENT Primarily to accommodate existing special residential uses which because of their character are not easily integrated into a single residential environment.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
 PS = Use not permitted unless special approval given by Council and conditions complied with.
 AP = Not permitted unless special approval given by Council after advertising.
 IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS								
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
						FRONT	REAR	SIDES			
			1,600m ²	30m	0.35	7.5m	7.5m	1.5m each side per storey	At the discretion of the Council	25%	
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	Residential Building	P							1.5 spaces per bed		
2	Private Hotel	P	2,000m ²	40m					1.5 spaces per unit		
3	Motel - not licensed	P	4,000m ²	40m				3.0m each side per storey	1.5 spaces per unit		
4	Aged Persons Village	P	5,000m ²	40m					0.5 spaces per unit	50%	Maximum site area of 1ha; maximum density of 225m ² per unit.
5	Institutional Building	P									
6	Nursing Home	P	2,000m ²	40m		11m		3.0m per storey each side	1 per 5 beds	50%	
7	Convalescent Home	P									
8	Institutional Home	P									
9	Caravan Park including Kiosk and fuel outlet for patrons only	PS	AS FOR THE LOCAL GOVERNMENT MODEL BY-LAWS ON CARAVAN PARKS, CAMPING GROUNDS AND HOLIDAY ACCOMMODATION.								Development shall be partly or wholly screened from view from public roads and places by maintained vegetation or other material acceptable to the Council
10	Camping Area	PS									
11	Chalets, Holiday Cabins including Kiosk and fuel outlet for patrons only	PS									
12	Flats/Dwelling Units - buildings more than two storeys	PS	SEE MULTIPLE RESIDENTIAL ZONE								
13	Day Care Centre/Child Minding Centre	AP	1,000m ²	20m		11m		2.0m each side.	1 per 5 children	50%	

ZONING AND DEVELOPMENT TABLE

HOTEL ZONE

ZONE HOTEL

POLICY STATEMENT Council policy recognises that hotels and other licensed premises are basically commercial land uses, however in view of the potential risks and nuisances associated with liquor outlets, specific zoning is required. This is designed to enable the maximum community involvement decisions on location. Council will pay particular regard to traffic and noise problems.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1.5 ha.	80m	0.6	20m	15m	10m each side per storey	1 per bedroom plus 1 space for every 3m ² of bar and public area	25%		No direct access to an Important Regional Road

PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	Hotel	P								
2	Tavern Detached	P	4,000m ²	40m	0.4				1 space for every 3m ² of public area	
3	Tavern Attached	P		10m		AS FOR SURROUNDING USES			1 space for every 3m ² of public area	At the discretion of the Council
4	Licensed Motel	P								
5	Licensed Restaurant	P		10m		AS FOR SURROUNDING ZONE USES AT THE DISCRETION OF THE COUNCIL			1 space for every 4 seats	At the discretion of the Council
6	Night Club/Cabaret Room	P		20m					1 space for every 5m ² of bar and lounge	
7	Registered Sporting Club etc.	P								
8	Eating House	P		6m	1.0	11m	7.5m	Nil	1 per every 4 seats	At the discretion of the Council
9	Private Hotel	P	2,000m ²	40m		7.5m	7.5m	1.5m each side per storey	1.5 per unit	
10	Caretaker's House	IP								
11	Place of Amusement	IP								
12	Car Park	IP				2m	2m	1.0m each side		

ZONING AND DEVELOPMENT TABLE

TAVERN ZONE

ZONE TAVERN

POLICY STATEMENT It is Council policy that taverns develop in conjunction with existing shops and other commercial or industrial uses provided the necessary parking areas can be provided. An attached tavern can be permitted in a Shop Zone. Specific Zoning has been adopted to maximise the opportunity for public comment on location.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
4,000m ²	40m	0.4	20m	15m	10m each side per storey	1 space for every 3m ² of public area	25%		No direct access to an Important Regional Road

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	Tavern Detached	P							
2	Tavern Attached	P	10m	0.6	AS FOR SURROUNDING USES			At the discretion of the Council	Maximum public area of 200m ²
3	Licensed Restaurant	P	10m	AS FOR SURROUNDING ZONE USES AT THE DISCRETION OF THE COUNCIL			1 per 4 seats	At the discretion of the Council	
4	Night Club/Cabaret Room	P	20m				1 per 5m ² of bar and lounge		
5	Registered Sporting Club etc.	P							
6	Caretaker's House	IP							
7	Place of Amusement	IP							
8	Car Park	IP			2m	2m	1.0m each side		

ZONING AND DEVELOPMENT TABLE

SHOP ZONE

ZONE SHOP

POLICY STATEMENT Primarily retail shops and other service uses appropriate to the specified commercial areas. Where the conversion of existing premises is proposed, Council may apply the development standards to the proposal at its discretion. Where a use is proposed which involves hours of use different from the primary land use, Council may use its discretion on parking standards where joint use of parking areas is certain.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
	6m	1.0	11m	7.5m	Nil	8 space per 100m ² gross leasable area.	10%		No direct access to an Important Regional Road

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	Shop	P							
2	Shop with dwelling above - or attached	P							
3	Liquor Store	P							
4	Bank	P							
5	Art and Craft Studio and Sales	P							
6	Dry Cleaning Agency	P							
7	Laundromat	P							
8	Place of Amusement	AP							
9	Medical Clinic	P	1,000m ²	30m	0.35		2.0m per storey each side	5 per Practitioner	50%
10	Rooms for the exhibition of works of art or craft photographs for instruction	P							
11	Public Amusement	P							
12	Take-Away Food Outlet	P	2,000m ²	40m	0.35		3.0m each side	1 per 1m length of queuing area	25%
13	Squash Courts	P	2,000m ²	40m	0.5		3.0m per storey each side	4 per Court	25%
14	Service Premises	P							

ZONING AND DEVELOPMENT TABLE
SHOP ZONE

ZONE SHOP (Cont'd)

POLICY STATEMENT Primarily retail shops and other service uses appropriate to the specified commercial areas. Where the conversion of existing premises is proposed, Council may apply the development standards to the proposal at its discretion. Where a use is proposed which involves hours of use different from the primary land use, Council may use its discretion on parking standards where joint use of parking areas is certain.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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PERMITTED USES		DEVELOPMENT STANDARDS										
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS		
					FRONT	REAR	SIDES					
			6m	1.0	11m	7.5m	Nil	8 space per 100m ² of Gross Leasable Area.	10%		No direct access to an Important Regional Road	
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.										
15	Health Centre/ Gymnasium	P	2,000m ²	40m	0.5			3.0m per storey each side	1 per 20m ² of gross floor area	25%		
16	Infant Health Clinic	P							4			
17	Eating House	PS							1 space for every 4 seats	At discretion of the Council		
18	Consulting Room	PS	1,000m ²		0.35	7.5m		2.0m each side	2 for the residence plus 4 spaces per Consultant			
19	Radio and T.V. Studio and Installation	PS										
20	Day Care Centre/Child Minding Centre	PS	1,000m ²	20m	0.35			2.0m each side.	1 space for each 5 children	50%		
21	Public Library	PS			0.5				1 per 40m ² of public floor area			
22	Theatre, Cinema, Concert Hall	PS			0.5				1 per 5 seats			
23	Office	PS							1 space for every 40m ² of lettable floor area			
24	Licensed Restaurant	AP		10m					1 per 4 seats	At the discretion of Council		
25	Night Club/Cabaret Room	AP		20m					1 per 5m ² of bar and lounge			

ZONING AND DEVELOPMENT TABLE

SHOP ZONE

ZONE SHOP (Cont'd)

POLICY STATEMENT Primarily retail shops and other service uses appropriate to the specified commercial areas. Where the conversion of existing premises is proposed, Council may apply the development standards to the proposal at its discretion. Where a use is proposed which involves hours of use different from the primary land use, Council may use its discretion on parking standards where joint use of parking areas is certain.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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DEVELOPMENT STANDARDS											
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING			OTHER REQUIREMENTS	
			FRONT	REAR	SIDES						
	6m	1.0	11m	7.5m	Nil	8 space per 100m ² of Gross Leasable Area.	10%			No direct access to an Important Regional Road	

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
26	Tavern - Detached	AP	4,000m ²	40m	0.4	20m	15m	10m each side per storey	1 per 3m ² of public area	25%	
27	Tavern - Attached	AP		10m	0.6					At the discretion of Council	Maximum public area of 200m ²
28	Caretaker's House	IP									
29	Plant Nursery and premises for the sale of domestic garden plants and allied products	IP									
30	Car Park	IP				2m	2m	1.0m each side			

ZONING AND DEVELOPMENT TABLE

OFFICE ZONE

ZONE OFFICE

POLICY STATEMENT Primarily office uses however, other compatible uses may be permitted at the discretion of Council. Where the conversion of existing premises is proposed, Council may use its discretion on the application of Development Standards but not in the case of parking, landscaping or advertising signs.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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			DEVELOPMENT STANDARDS								
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
FRONT	REAR	SIDES									
			680m ²	18m	1.0	11m	7.5m	2m	1 space for every 40m ² of lettable floor area	20%	
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	Office	P									
2	Professional Office	P									
3	Consulting Room	P	1,000m ²		0.35	7.5m		2.0m each side	2 spaces for the residence plus 4 spaces per Consultant		
4	Bank	P									
5	Municipal Office	P									
6	Government Office	P									
7	Squash Courts	P	2,000m ²	40m	0.5			3.0m per storey each side	4 per Court	25%	
8	Health Centre/ Gymnasium	P	2,000m ²	40m	0.5			3.0m per storey each side	1 per 20m ² of gross floor area	25%	
9	Infant Health Clinic	P							4		
10	Public Library	PS			0.5				1 per 40m ² of public floor area		
11	Rooms for the exhibition of works of art or craft photographs for instruction	PS									
12	Licensed Restaurant	AP		10m					1 per 4 seats	At the discretion of the Council	

ZONING AND DEVELOPMENT TABLE

OFFICE ZONE

ZONE OFFICE (Cont'd)

POLICY STATEMENT Primarily office uses however, other compatible uses may be permitted at the discretion of Council. Where the conversion of existing premises is proposed, Council may use its discretion on the application of Development Standards but not in the case of parking, landscaping or advertising signs.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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PERMITTED USES		DEVELOPMENT STANDARDS								
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
					FRONT	REAR	SIDES			
		680m ²	18m	1.0	11m	7.5m	2m	1 space for every 40m ² of lettable floor area	20%	
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
13	Day Care Centre/Child Minding Centre	AP	1,000m ²	20m	0.35			2.0m each side.	1 per 5 children	50%
14	Caretaker's House	IP								
15	Car Park	IP						2m	2m	1.0m each side
16	A residence forming part of an office building with private garden space of not less than 50m ² being available in addition to parking areas for exclusive use of each such residence	IP								
17	Shop	IP								

ZONING AND DEVELOPMENT TABLE

CAR PARK ZONE

ZONE CAR PARK

POLICY STATEMENT Primarily for major public car parks. In most cases the parking areas required to serve shopping, industrial development etc., will not be specifically zoned however, the Development Standards below and set out in Clause 3.1. shall apply in both cases.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS								
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
FRONT	REAR	SIDES									
						2m	2m	1.0m each side		See Clause 3.1.5.	No direct access to an Important Regional Road
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	Car Park	P									
2	Open Air Display, Trade Display	PS									
3	Playing fields used at night	IP									
4	Public Convenience	IP									

ZONING AND DEVELOPMENT TABLE

SERVICE STATION ZONE

ZONE SERVICE STATION

POLICY STATEMENT The development of a service station shall require specific zoning because of the particular traffic problems pertaining to any one site. In general, Council will only support service stations located in association with other non-residential uses.

EXPLANATION OF SYMBOLS

See Clause 2.2.2.

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PS = Use not permitted unless special approval given by Council and conditions complied with.

AP = Not permitted unless special approval given by Council after advertising.

IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2,000m ²	40m	0.35	11m	7.5m	3.0m each side		20%		No direct access to an Important Regional Road without special approval of the Council

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	Service Station	P							
2	Roadhouse	P							
3	Car Wash	PS							
4	Car Park	IP		2m	2m	1.0m each side			
5	Eating House	IP							
6	Dry Cleaning Agency	IP							

ZONING AND DEVELOPMENT TABLE

SHOWROOM/WAREHOUSE ZONE

ZONE SHOWROOM/WAREHOUSE

POLICY STATEMENT Primarily showroom and warehouse uses. Where the development involves or converts to include direct sales to the public, e.g., floor coverings, bulk electrical appliances etc., the car parking requirement may be increased at the discretion of Council.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS								
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
						FRONT	REAR	SIDES			
			1,000m ²	20m	0.5	11m or 20m	7.5m	5.0m one side	1 space for 20m ² of gross floor area	10%	See Appendix IV
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	Radio and T.V. Studio and Installation	P									
2	Art and Craft Studio and Sales	P									
3	Showroom	P									
4	Open Air Display, Trade Display	P				2m	2m	1.0m each side	1 per 20m ² of display area or at Council's discretion	25%	
5	Warehouse	P									
6	Car Sales Premises	P							1 space for each 20m ² of display area	Provisions of Clause 3.1.5. shall apply	
7	Caravan Sales Premises	P									
8	Boating Sales Premises	P									
9	Laundromat	P									
10	Funeral Parlour	P									
11	Plant Nursery and premises for the sale of domestic garden plants and allied products	P									
12	A factory showroom or an Office upon the premises of or adjoining the factory	P									

ZONING AND DEVELOPMENT TABLE

SHOWROOM/WAREHOUSE ZONE

ZONE SHOWROOM/WAREHOUSE (Cont'd)

POLICY STATEMENT Primarily showroom and warehouse uses. Where the development involves or converts to include direct sales to the public, e.g., floor coverings, bulk electrical appliances etc., the car parking requirement may be increased at the discretion of Council.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

P = Use permitted subject to compliance with Development Standards.

PS = Use not permitted unless special approval given by Council and conditions complied with.

AP = Not permitted unless special approval given by Council after advertising.

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		DEVELOPMENT STANDARDS								
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
					FRONT	REAR	SIDES			
		1,000m ²	20m	0.5	11m or 20m	7.5m	5.0m one side	1 space for 20m ² of gross floor area	10%	See Appendix IV
PERMITTED USES		NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
13	Depot for the storage of cargo in transit	P								
14	Rooms for the exhibition of works of art or craft photographs for instruction	P								
15	Squash Courts	P	2,000m ²	40m	0.5		3.0m per storey each side	4 spaces per Court	25%	
16	Health Centre/ Gymnasium	P	2,000m ²	40m	0.5		3.0m per storey each side		25%	
17	Veterinary Clinic	P								
18	Veterinary Hospital	P								
19	Professional Office	PS								
20	Service Station	PS	2,000m ²	40m	0.35		3.0m each side		20%	No direct access to an Important Regional Road without special approval of Council
21	Roadhouse	PS	2,000m ²	40m	0.35		3.0m each side	1 per 4 seats	20%	No direct access to an Important Regional Road without special approval of Council
22	A retail or wholesale business connected with the industry	PS								
23	Caretaker's House	IP								
24	Office	IP								

ZONING AND DEVELOPMENT TABLE

SHOWROOM/WAREHOUSE ZONE

ZONE SHOWROOM/WAREHOUSE (Cont'd)

POLICY STATEMENT Primarily showroom and warehouse uses. Where the development involves or converts to include direct sales to the public, e.g., floor coverings, bulk electrical appliances etc., the car parking requirement may be increased at the discretion of Council.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

		DEVELOPMENT STANDARDS								
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
					FRONT	REAR	SIDES			
		1,000m ²	20m	0.5	11m or 20m	7.5m	5.0m one side	1 space for 20m ² of gross floor area	10%	See Appendix IV
PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
25	A lock up shop upon the premises of or adjoining a factory used primarily to provide meals and refreshments for the employees of the factory									IP
26	Amenity Building									IP
27	Car Park				2m	2m	1.0m each side			IP

ZONING AND DEVELOPMENT TABLE

LIGHT INDUSTRY ZONE

ZONE LIGHT INDUSTRY

POLICY STATEMENT Primarily industry which will not affect the amenity of the locality through the emission of smoke, odours, noise etc., or by other trade wastes and raw material storage or by excessively heavy traffic. Councils' intention is to ensure that the general appearance of the area is kept reasonably high and to achieve that aim will seek to co-ordinate the positioning of street crossovers and landscaping on the street frontage of adjoining premises. The Council may at its discretion increase parking standards where a development involves direct sales to the public.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1,000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 50m ² of gross floor area	See Appendix IV		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
1	Radio and T.V. Studio and Installation	P								
2	Art and Craft Studio and Sales	P								
3	Showroom	AP					1 per 20m ² of gross floor area			
4	Open Air Display, Trade Display	P		2m	2m	1.0m each side	1 per 20m ² of display area or at Council discretion	25%		
5	Warehouse	P					1 per 20m ² of gross floor area			
6	Car Sales Premises	P					1 space for every 20m ² of display area	Provisions of Clause 3.1.5 shall apply		
7	Caravan Sales Premises	P								
8	Boating Sales Premises	P								
9	Service Station	P	2,000m ²	40m	0.35		3.0m each side	20%	No direct access to an Important Regional Road without special approval of Council	
10	Roadhouse	P	2,000m ²	40m	0.35		3.0m each side	1 per 4 seats	20%	No direct access to an Important Regional Road without special approval of Council
11	Vehicle Repair Station	P								
12	Car Wash	P								
13	Laundromat	P								

ZONING AND DEVELOPMENT TABLE

LIGHT INDUSTRY ZONE

ZONE LIGHT INDUSTRY (Cont'd)

POLICY STATEMENT Primarily industry which will not affect the amenity of the locality through the emission of smoke, odours, noise etc., or by other trade wastes and raw material storage or by excessively heavy traffic. Councils' intention is to ensure that the general appearance of the area is kept reasonably high and to achieve that aim will seek to co-ordinate the positioning of street crossovers and landscaping on the street frontage of adjoining premises. The Council may at its discretion increase parking standards where a development involves direct sales to the public.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
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- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1,000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 50m ² of gross floor area	See Appendix IV		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
14	Funeral Parlour	P							
15	Plant Nursery and premises for the sale of domestic garden plants and allied products	P							
16	Light Industry	P							
17	Factoryette	P							
18	Builder's Yard	P							
19	Service Industry	P							
20	Depot for the storage of cargo in transit	P							
21	Premises for the temporary or permanent storage of engineering equipment and material and the parking of earthmoving equipment and machinery	P							
22	Public Amusement	P							
23	Squash Courts	P	2,000m ²	40m		7.5m	3.0m per storey each side	4 per Court	25%
24	Health Centre/ Gymnasium	P	2,000m ²	40m		7.5m	3.0m per storey each side	1 per 20m ² gross floor area	25%
25	Veterinary Clinic	P							

ZONING AND DEVELOPMENT TABLE

LIGHT INDUSTRY ZONE

ZONE LIGHT INDUSTRY (Cont'd)

POLICY STATEMENT Primarily industry which will not affect the amenity of the locality through the emission of smoke, odours, noise etc., or by other trade wastes and raw material storage or by excessively heavy traffic. Councils' intention is to ensure that the general appearance of the area is kept reasonably high and to achieve that aim will seek to co-ordinate the positioning of street crossovers and landscaping on the street frontage of adjoining premises. The Council may at its discretion increase parking standards where a development involves direct sales to the public.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
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DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1,000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 50m ² of gross floor area	See Appendix IV		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
26	Veterinary Hospital	P							
27	Drive-In and Open Air Theatres	PS		20m	20m	20m	1 per Employee Min. of 5	10% around perimeter of site	1.No direct access to an Important Regional Road 2.Screen face not to be visible to passing traffic
28	Day Care Centre/Child Minding Centre	PS			7.5m	2.0m each 5 children	1 space for each 5 children	50%	
29	Caretaker's House	IP							
30	Office	IP							
31	A lock up shop upon the premises of or adjoining a factory used primarily to provide meals and refreshments for the employees of the factory	IP							
32	A factory showroom or an office upon the premises of or adjoining the factory	IP							
33	A retail or wholesale business connected with the industry	IP							
34	Amenity Building	IP							
35	Fuel and power generation plant	IP							

ZONING AND DEVELOPMENT TABLE

LIGHT INDUSTRY ZONE

ZONE LIGHT INDUSTRY (Cont'd)

POLICY STATEMENT Primarily industry which will not affect the amenity of the locality through the emission of smoke, odours, noise etc., or by other trade wastes and raw material storage or by excessively heavy traffic. Councils' intention is to ensure that the general appearance of the area is kept reasonably high and to achieve that aim will seek to co-ordinate the positioning of street crossovers and landscaping on the street frontage of adjoining premises. The Council may at its discretion increase parking standards where a development involves direct sales to the public.

EXPLANATION OF SYMBOLS
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- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS								
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
						FRONT	REAR	SIDES			
			1,000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 50m ² of gross floor area	See Appendix IV	
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
36	Car Park	IP				2m	2m	1.0m each side			

ZONING AND DEVELOPMENT TABLE

GENERAL INDUSTRY ZONE

ZONE GENERAL INDUSTRY

POLICY STATEMENT Primarily industry which by reason of its emissions, bulk or other feature would not comply with the performance standards of Light industry, but which is not noxious or hazardous. Light industrial and the other uses listed below are permitted by Council on the assumption that the proprietors of such uses are aware of the effects from adjacent general industry.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS	
			FRONT	REAR	SIDES				
2,000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 100m ² of gross floor area	See Appendix IV		

PERMITTED USES		NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
1	Radio and T.V. Studio and Installation	P							
2	Showroom	AP					1 per 20m ² of gross floor area		
3	Car Sales Premises	P					1 space for every 20m ² of display area	Provisions of Clause 3.1.5. shall apply	
4	Caravan Sales Premises	P							
5	Boating Sales Premises	P							
6	Service Station	P		40m	0.35		3.0m each side	20%	No direct access to an Important Regional Road without special approval of Council
7	Roadhouse	P		40m	0.35		3.0m each side	1 per 4 seats	20%
8	Vehicle Repair Station	P							
9	Car Wash	P							
10	Dry Cleaning Agency	P							
11	Light Industry	P	1,000m ²					1 per 25m ² of gross floor area	
12	Factoryette	P							
13	Builder's Yard	P							
14	Service Industry	P							
15	Transport Depot	P							

ZONING AND DEVELOPMENT TABLE

GENERAL INDUSTRY ZONE

ZONE GENERAL INDUSTRY (Cont'd)

POLICY STATEMENT Primarily industry which by reason of its emissions, bulk or other feature would not comply with the performance standards of Light industry, but which is not noxious or hazardous. Light industrial and the other uses listed below are permitted by Council on the assumption that the proprietors of such uses are aware of the effects from adjacent general industry.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2,000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 100m ² of gross floor area	See Appendix IV		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
16	Panel Beating	P							
17	Vehicle Repair Station	P							
18	Depot for the storage of cargo in transit	P							
19	General Industry	P							
20	Premises for the temporary or permanent storage of engineering equipment and material and the parking of earthmoving equipment and machinery	P							
21	Depots for the sale and distribution of coal, coke and cut firewood	P							
22	Petroleum Fuel Depot	P							
23	Car Wrecking	P							Maximum Site Area 1 hectare.
24	Veterinary Clinic	P							
25	Veterinary Hospital	P							
26	Extractive Industry	AP							
27	Caretaker's House	IP							
28	Office	IP							

ZONING AND DEVELOPMENT TABLE

GENERAL INDUSTRY ZONE

ZONE GENERAL INDUSTRY (Cont'd)

POLICY STATEMENT Primarily industry which by reason of its emissions, bulk or other feature would not comply with the performance standards of Light industry, but which is not noxious or hazardous. Light industrial and the other uses listed below are permitted by Council on the assumption that the proprietors of such uses are aware of the effects from adjacent general industry.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2,000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 100m ² of gross floor area	See Appendix IV		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
29	Open Air Display, Trade Display	IP				2m	2m	1.0m each side				
30	A lock up shop upon the premises of or adjoining a factory used primarily to provide meals and refreshments for the employees of the factory	IP										
31	Warehouse	IP										
32	A factory showroom or an office upon the premises of or adjoining the factory	IP										
33	A retail or wholesale business connected with the industry	IP										
34	Amenity Building	IP										
35	Fuel and power generation plant	IP										
36	Car Park	IP				2m	2m	1.0m each side				

ZONING AND DEVELOPMENT TABLE

PUBLIC UTILITIES ZONE

ZONE PUBLIC UTILITIES

POLICY STATEMENT This zone provides primarily for major public authority works associated with water, sewer, transportation networks and the like. It is Council policy to regard such developments as public authority transport, storage depots and workshops as uses that should locate in industrial areas not in public utility zones. Small developments such as sewer pumping stations and drainage basins serving residential subdivisions would not normally require specific zoning.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
		0.5	AS FOR THE SURROUNDING ZONE USES AT THE DISCRETION OF COUNCIL			1 space for every 2 employees	At the discretion of Council Minimum 25%		Council shall review the parking provision from time to time and may vary the requirement to ensure that all staff visitor parking is accommodated on site

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	Railways, railway & bus stations not including vehicle storage, workshops or maintenance	P							
2	Water Supply, Sewerage and Drainage Headworks	P							
3	Electricity Generation	P							
4	Gas Manufacture and Storage	P							
5	Caretaker's House	IP							
6	Municipal Office	IP							
7	Government Office	IP							
8	Car Park	IP							

ZONING AND DEVELOPMENT TABLE

SCHOOL ZONE

ZONE SCHOOL

POLICY STATEMENT A specific zone incorporating day schools of most types. The playing fields which make up the bulk of most school sites are not shown separately but Council will actively promote the use of those facilities by the community at large.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- AP** = Not permitted unless special approval given by Council after advertising.
- IP** = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS	
			FRONT	REAR	SIDES				
4 ha.	150m		20m	20m	20m	1.25 spaces per classroom	50%	No frontage to an Important Regional Road	

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.										
1	Pre-School Centre	P	2,000m ²	30m						1 space for each employee			
2	Primary School	P											
3	High School	P	10 ha.	200m						1.5 spaces per classroom			
4	Technical and Tertiary Education	P										Subject to negotiation. Council shall ensure that all staff and student parking is accommodated on site	
5	Education Establishment - other	P											
6	Caretaker's House	IP											
7	Car Park	IP				2m	2m	1.0m each side					
8	Parks, Recreation Grounds, Golf Links, Botanical Gardens, Playing Fields, not used at night	IP											

ZONING AND DEVELOPMENT TABLE

COMMUNITY ZONE

ZONE COMMUNITY

POLICY STATEMENT The uses permitted in this zone embrace a wide variety of community activities from public facilities such as hospitals to private recreation facilities such as squash courts and clubs. In determining parking requirements, Council will take account of the number of cars likely to congregate on site and the times that the facilities are used.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
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- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS								
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
FRONT	REAR	SIDES									
			1,000m ²	20m	0.5	11m	7.5m	2.0m per storey each side	At the discretion of the Council	25%	
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	Day Care Centre/Child Minding Centre	P			0.35			2.0m each side.	1 per 5 children	50%	
2	Pre-School Centre	P	2,000m ²	30m					1 per employee	50%	No frontage to an Important Regional Road
3	Public Library	P							1 per 40m ² gross floor area		
4	Museum	P							1 per 40m ² gross floor area		
5	Infant Health Clinic	P							4		
6	Medical Clinic	P		30m	0.35				5.0 per Practitioner	50%	
7	Hospital	P	4,000m ²	40m				5.0m per storey each side	1 per 2 beds		
8	Nursing Home	P	2,000m ²	40m	0.35			3.0m per storey each side	1 per 5 beds	50%	
9	Convalescent Home	P	1,600m ²								
10	Institutional Building	P	1,600m ²								
11	Cemetery	P									
12	Municipal Office	P									
13	Government Office	P									
14	Theatre, Cinema and Concert Hall	P							1 per 5 seats		

ZONING AND DEVELOPMENT TABLE

COMMUNITY ZONE

ZONE COMMUNITY (Cont'd)

POLICY STATEMENT The uses permitted in this zone embrace a wide variety of community activities from public facilities such as hospitals to private recreation facilities such as squash courts and clubs. In determining parking requirements, Council will take account of the number of cars likely to congregate on site and the times that the facilities are used.

EXPLANATION OF SYMBOLS
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		DEVELOPMENT STANDARDS								
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
					FRONT	REAR	SIDES			
		1,000m ²	20m	0.5	11m	7.5m	2.0m per storey each side	At the discretion of the Council	25%	
PERMITTED USES		NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
15	House of Worship	P	2,000m ²	30m	0.35			1 per 5 seats	50%	
16	Concert Hall, Dance Hall, Public Hall	P						1 per 5 persons the building is designed to accommodate	50%	
17	Private Recreation	P								
18	Rooms for the exhibition of works of art or craft photographs for instruction	P								
19	Public Amusement	P								
20	Squash Courts	P	2,000m ²	40m			3.0m per storey each side	4 per Court		
21	Health Centre/ Gymnasium	P	2,000m ²	40m			3.0m per storey each side	1 per 20m ² of gross floor area		
22	Parks, Recreation Grounds, Golf Links, Botanical Gardens, Playing Fields, not used at night	P								
23	Playing fields used at night	P								

ZONING AND DEVELOPMENT TABLE

COMMUNITY ZONE

ZONE COMMUNITY (Cont'd)

POLICY STATEMENT The uses permitted in this zone embrace a wide variety of community activities from public facilities such as hospitals to private recreation facilities such as squash courts and clubs. In determining parking requirements, Council will take account of the number of cars likely to congregate on site and the times that the facilities are used.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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PERMITTED USES		DEVELOPMENT STANDARDS									
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS	
					FRONT	REAR	SIDES				
		1,000m ²	20m	0.5	11m	7.5m	2.0m per storey each side	At the discretion of the Council	25%		
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
24	Buildings used in conjunction with and for the purpose of playing fields, recreation grounds and sporting clubs	P									
25	Private Clubs including golf and other sporting clubs	P									
26	Eating House	PS		6m	1.0		Nil	1 per 4 seats	At discretion of Council		
27	Aged Persons Village	PS	0.5 ha.	40m		7.5m		1.0m per storey each side	0.5 per unit	50%	Maximum site of 1 ha. Maximum dwelling unit density of 225m ² per unit.
28	Registered Sporting Club	AP									
29	Drive-In and Open Air Theatres	AP				20m	20m	20m	1 per employee, Minimum of 5 spaces	10% around perimeter of site	1.No direct access to an Important Regional Road 2.Screen face not to be visible to passing traffic
30	Caretaker's House	IP									
31	Shop	IP									
32	Car Park	IP				2m	2m	1.0m each side			

ZONING AND DEVELOPMENT TABLE

RECREATION ZONE

ZONE RECREATION

POLICY STATEMENT This zone includes land which is of value for all forms of recreational activity from passive low intensity use to organised sporting activity. As part of its recreation planning, Council will prepare a management plan and policy for existing and future recreation areas and seek public comment on those proposals.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING		OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1,000m ²	10m	N/A	NIL	NIL	NIL	At the discretion of the Council	N/A		

PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	Parks, Recreation Grounds, Golf Links, Botanical Gardens, Playing Fields, not used at night	P								
2	Natural countryside with managed public access	P								
3	Registered Sporting Club	AP								
4	Squash Courts	AP	2,000m ²	40m	0.5	11m	7.5m	3.0m per storey each side	4 per Court	25%
5	Health Centre/ Gymnasium	AP	2,000m ²	40m	0.5	11m	7.5m	3.0m per storey each side	1 per 20m ² of gross floor area	25%
6	Concert Hall, Dance Hall, Public Hall	AP			0.5				1 per 5 persons the building is designed to accommodate	50%
7	Spectator Sports Ground	AP								
8	Private Recreation	AP								
9	Private clubs including golf and other sporting clubs	AP								
10	Public Amusement	AP								

ZONING AND DEVELOPMENT TABLE

RECREATION ZONE

ZONE RECREATION (Cont'd)

POLICY STATEMENT This zone includes land which is of value for all forms of recreational activity from passive low intensity use to organised sporting activity. As part of its recreation planning, Council will prepare a management plan and policy for existing and future recreation areas and seek public comment on those proposals.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

PERMITTED USES		DEVELOPMENT STANDARDS								
		MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	OTHER REQUIREMENTS
FRONT	REAR				SIDES					
		1,000m ²	10m	N/A	NIL	NIL	NIL	At the discretion of the Council	N/A	
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
11	Car Park	IP				2m	2m	1.0m each side		
12	Buildings used in conjunction with and for the purpose of playing fields, recreation grounds and sporting clubs	IP								

2.3 Metropolitan Region Scheme Reservations.

2.3.1 The lands shown as Regional Reservations on the Scheme Map are lands reserved by the Metropolitan Region Scheme and are shown on the Scheme Map in order to comply with the Metropolitan Region Town Planning Scheme Act 1959.

2.3.2 The lands shown as Regional Reservations on the Scheme Map are not reserved by this Scheme.

2.3.3 The development of land reserved by the Metropolitan Region Scheme or of land abutting land so reserved, other than the erection of a boundary fence, requires the written approval of the Metropolitan Region Planning Authority under that Scheme.

2.3.4 Where the Council receives an application for approval to commence development on land reserved by the Metropolitan Region Scheme the Council may for the purpose of making recommendations to the Metropolitan Region Planning Authority in respect of the application advertise the proposal or seek the views of any person who is or might be affected thereby.

2.3.5 The Council may from time to time adopt and publish policy statements or policy plans or both for land reserved by the Metropolitan Region Scheme and where it has done so the policy or the plan shall form the basis of the Council's recommendations to the Metropolitan Region Planning Authority in respect of any application for approval to commence development.

2.4 Place of Heritage Value.

2.4.1 Policy Statement.

The places described in Appendix VI and situated on the lands shown as Places of Heritage Value on the Scheme Map are considered by the Council to be of historic, architectural, scientific, scenic or other value that should be retained in their present state or restored to their original state or to a state acceptable to the Council.

2.4.2 A person shall not without the special approval of the Council at or on a place of heritage value carry out any development including—

- (a) the erection, demolition or alteration of any building or structure;
- (b) clearing the land nor fell, lop, top or damage any tree or otherwise damage the place;
- (c) the erection of advertising signs.

2.4.3 The provisions of Clause 5.2 with the necessary modifications apply to applications for the special approval of the Council under paragraph 1 hereof.

2.4.4 The Council may prepare specific land use and development policies for any of the places described in Appendix VI.

The Council may give its special approval to development at or on a Place of Heritage Value if the development—

- (a) complies with the land use requirements of the zone in which the development is proposed; and
- (b) complies with the requirements of any policy in respect of a place of Heritage Value.

2.4.5 The Council may give its special approval to the restoration of a Place of Heritage Value notwithstanding that the work involved does not comply with the Uniform Building By-laws, or with the provisions of the Development Table for the zone or area in which the place exists.

2.4.6 A person whose land or property is injuriously affected by a decision of the Council refusing an application for its consent to do any of the things mentioned in 2.4.2 above or granting its consent subject to conditions not acceptable to the applicant may if the refusal or conditions relate to the preservation of the

place and if the claim is made within six months of the decision of the Council claim compensation from the Council.

PART 3 General Provisions.

3.1 Car Parking.

3.1.1 A person shall not develop land unless the car parking requirements set out in the Development Table for the proposed land use shown therein are complied with. In addition the following general requirements apply.

3.1.2 Subject to the provisions of this clause the car parking requirements shall be provided on the site which is the subject of the proposed development or with the approval of the Council in the immediate vicinity thereof.

3.1.3 Each parking space shall be not less than the dimensions shown in Appendix IV for the type of parking layout adopted.

3.1.4 All parking spaces and all necessary accessways shall unless the Council agrees otherwise and except as hereinafter provided be paved.

3.1.5 Where the maximum dimension of an open car parking area exceeds 20 m in length or width one parking space in every twenty shall be used for garden and planting of native plants and trees to provide visual relief and so long as the garden and planting areas are maintained in good order those parking spaces shall be included in calculations as car parking and not as landscaping.

3.1.6 Where the owner demonstrates to the satisfaction of the Council that there is not the demand for the number of parking spaces specified in the Development Table, the Council may permit the owner to provide landscaping in lieu of parking spaces not constructed and the landscaping shall be included in calculations as car parking but not as landscaping; but the Council may from time to time require that additional parking spaces be provided.

3.1.7 In Business Zones where a developer satisfies the Council that the minimum car parking requirements cannot be provided on the site the Council may accept a cash payment in lieu of the provision of car parking spaces but subject to the following requirements—

- (a) a cash-in-lieu payment shall be not less than the estimated cost to the owner of providing and constructing the parking spaces required by the Scheme, plus the value, as estimated by the Valuer-General of that area of his land which would have been occupied by the parking spaces;
- (b) before the Council agrees to accept a cash payment in lieu of the provisions of parking spaces, the Council must either have already provided a public car park nearby, or must have firm proposals for providing a public car park area nearby within a period of not more than eighteen months from the time of agreeing to accept the cash payment;
- (c) payments made under this clause shall be paid into a special fund to be used to provide public car parks and the Council may use that fund to provide public car parks in the immediate vicinity.

3.1.8 When considering an application for planning consent the Council shall have regard to and may impose conditions in respect of the location and design of the required car parking spaces, the planting of native trees and shrubs and pedestrian spaces on the lot; and in particular, but without limiting the generality of the foregoing, the Council shall take into account and may impose conditions concerning—

- (a) the proportion of parking spaces to be roofed or covered;
- (b) the proportion of parking spaces to be below natural ground level;
- (c) the means of access to each parking space and the adequacy of any vehicular manoeuvring area;

- (d) the location of parking spaces on the lot and their effect on the amenity of adjoining properties, including the potential effect if those spaces should later be roofed or covered;
- (e) the extent to which parking spaces are located within required setback areas;
- (f) the location or proposed locations of private footpaths within the boundaries of the lot, public footpaths and vehicular crossings and the effect on pedestrian and vehicular traffic movement and safety;
- (g) the suitability and adequacy of elevated structural decking for development and use as a proportion of the required area for planting and pedestrian space.

3.2 Landscaping.

3.3.1 The landscaping requirement shown in the Development Table or referred to in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use and at the discretion of the Council it may include natural bushland, swimming pools and areas under covered ways but recreational buildings, amenity buildings, garbage collection and handling spaces and other open storage areas shall not be included.

3.2.2 Access driveways between a street alignment and a building may be included in the landscaping requirement but otherwise car parking areas and driveways shall not be included.

3.2.3 The Council may in a landscaped area encourage the use of gravel, pebble and similar hard materials and the planting of natural trees, shrubs or ground cover that require little maintenance.

3.2.4 Where a proposed development utilises less than fifty per cent of the allowable plot ratio, the Council may reduce the landscaping requirement but the landscaping requirement shall be required proportionately as subsequent development occurs.

3.2.5 A requirement of the landscaping is that one tree capable of growing to a height of three metres or more shall be planted for every ten square metres of landscape area but this requirement does not apply in the case of land within a Residential Zone.

3.2.6 A person shall not, unless the Council otherwise approves, occupy a building forming part of an approved development until the required landscaping has been constructed and planted.

3.3 Standards for Group and Multiple Housing and Two Storey Dwelling Houses.

In considering an application for planning consent for group housing, multiple housing, a duplex house or a dwelling house to have two or more storeys the Council shall have regard to and may impose conditions in respect of the following matters—

- (a) the intensity of development and building bulk of proposed buildings should not be excessive in relation to the composition and character of the buildings in the locality and should not have a detrimental effect upon the views from adjoining properties or the amenity of the locality;
- (b) the size and floor space of dwelling units and the number of bedrooms in each dwelling unit;
- (c) that adequate standards of daylighting and sunlight are provided and maintained both on the development site and adjoining sites;
- (d) the privacy of both the occupants of the proposed development and of adjoining properties is protected particularly in respect to overlooking and noise transmission;
- (e) open space and landscape treatment should be designed to meet the needs of the occupants and visually integrate the development into the locality; private open spaces should be screened by walls, fences and planting;

(f) car parking should be visually integrated into the development and have no large unrelieved paved areas and be located in relation to dwelling units with vehicle access enabling turning on-site to ensure vehicles can return to the road in a forward gear;

(g) population and dwelling densities should not be excessive in relation to the capacity of roads or sewers, and connection to a sewer or economic sewer extension must be available.

3.4 Group Housing Subdivisions.

(a) In considering an application for subdivision of land to be developed for Group Housing the Council may recommend to the Town Planning Board that it impose special conditions in relation to sewerage, water supply and drainage services and the relationship of vehicle access and car parking and private open space provision to each dwelling unit.

(b) Notwithstanding the minimum lot sizes for Group Housing specified in the Development Table, the Council may recommend approval to the subdivision of a Group Housing development if it is satisfied that the development complies in all respects with the Council's approval and any conditions thereof.

(c) An existing dwelling house may be retained on a lot upon which group housing is to be erected if it complies with the requirements and provisions of the Scheme in relation to group housing in which event it shall be deemed to be part of the group housing.

(d) The Council may withhold informing the Town Planning Board that the conditions of approval of subdivision that the Council recommended be imposed have been complied with until the building or buildings have been constructed to plate height.

3.5 Use of Front Setback in Residential Zones.

(a) Within the Single Residential Zone, Group Residential Zone, Multiple Residential Zone or Special Residential Zone, no person shall use the land between the street alignment and the setback distance specified for the zone or particular use except for one or more of the following:

- (i) garden and other landscaping.
- (ii) access driveway(s).
- (iii) loading and unloading of vehicles.
- (iv) temporary parking and cleaning of a motor vehicle, caravan or boat.

3.6 Battle-axe Lots.

In the application of the Development Table to Battle-axe Lots and in the creation of Battle-axe Lots the following standards apply—

- (a) the access strip shall be excluded in calculating the area of the lot;
- (b) the requirements of plot ratio and site coverage and other site requirements shall be applied to the area calculated in accordance with subparagraph (a) hereof;
- (c) the setback requirements of the Development Table shall be applied according to the direction in which the dwelling house faces or in such other direction as is agreed by the owner and the Council.

3.7 Development of Lots with more than one street frontage.

Where development is proposed on a lot which has more than one street frontage, the Council shall decide which street is the street frontage for the purposes of the Development Table and the other provisions of the Scheme.

The front boundary setback from the street or streets not determined to be the street frontage by the Council may be reduced by 50%.

3.8 General Appearance of Buildings.

3.8.1 A person shall not without the written approval of the Council erect a building which by virtue of colour or type of materials, architectural style, height or bulk, ornamental or general appearance, has an exterior design which is out of harmony with existing buildings or the landscape character of the area.

3.8.2 A person shall not without the written approval of the Council adorn any building with a flag, bunting or other device designed to attract the attention of passers-by.

3.9 Access for Loading and Unloading of Vehicles.

A person shall not except within a Single Residential Zone or a Group Residential Zone use any land or building for any purpose unless there is provided a paved accessway for vehicles from a street to the building or land so that loading and unloading can take place off the street and vehicles may return to the street in forward gear.

If there exists a right of way to the side or rear of the lot, an area shall be paved on the lot so that the vehicles when loading and unloading do not remain in the right of way and the area shall be of a sufficient size so that if there is no alternative route vehicles may manoeuvre so as to return to a street in forward gear.

The accessway shall be not less than 4.5 metres in width but if the size of the lot makes the provision of an accessway of that width impracticable or unreasonable the Council may permit an accessway of a narrower width but in no case less than 3 metres in width.

3.10 Screening of Storage Areas.

A person shall not in a Hotel, Tavern, Shop, Service Station, Showroom/Warehouse Zone or Light or General Industry Zone, use land for open storage purposes (excluding an Open Air Display) unless it is screened from public view by a fence, wall or trees or shrubs, the location and height of which has been approved by Council.

PART 4 Non-conforming Uses of Land.

4.1 If at the gazettal date any land, building or structure is being lawfully used for a purpose or in a manner not permitted by the Scheme (hereinafter referred to as "a non-conforming use") the non-conforming use may continue subject to the following restrictions—

- (a) the non-conforming use shall not be extended beyond the boundaries of the lot or lots upon which it was carried on at the gazettal date;
- (b) if the building or buildings in which the non-conforming use is carried on are wholly within one lot only the building or buildings shall not be extended beyond the limits of that lot;
- (c) if the building or buildings in which the non-conforming use is carried on are constructed on more than one lot, the non-conforming use shall be restricted to the land on which the building stands or the buildings stand and such land which is adjacent to the building or buildings and not being used for any other purpose authorised by the Scheme as is reasonably required for the purpose for which the building or buildings is or are being used;
- (d) a building shall not be altered or extended otherwise than in conformity with the relevant development standards contained in the Development Table and with the provisions of Part III and the Council may require that the provisions of the Development Table applicable to any zone in which the non-conforming use would, subject to compliance with the other requirements of the Scheme, be permitted or any of those provisions be complied with in addition to or substitution for the provisions of the Development Table

applicable to the zone in which the non-conforming use is carried on or any of the latter provisions;

- (e) a building which is situated on land shown as a Place of Heritage Value on the Scheme Map shall not be altered or extended unless it conforms with the relevant provisions of Part II or unless with the approval of the Council.

4.2 Subject to Clause 4.3, if a non-conforming use is discontinued or changed after the gazettal date a person shall not thereafter use the land or any building or structure thereon on or in which the non-conforming use was carried on for a purpose not permitted by the Scheme.

4.3 The Council may upon such conditions as it thinks fit permit the change of a non-conforming use to another non-conforming use if in its opinion the latter use is less prejudicial to the amenity of the area.

4.4 The Council may for the purpose of discontinuing a non-conforming use acquire the land and buildings (if any) on or in which the use is or is permitted to be carried on or make agreements relating to the payment of compensation or moneys to persons willing to discontinue a non-conforming use.

4.5 If a non-conforming use is changed to another use the owner and occupier of the land on which the use is carried on shall comply with all the requirements of the Scheme relating to the new use and to the building or buildings used or to be used in respect thereof.

4.6 A person carrying on a non-conforming use shall within twenty one days after being required in writing by the Council to do so give to the Council in writing full information of the nature and extent of the non-conforming use.

PART 5 Administration.

5.1 Application for Planning Consent.

5.1.1 A person who desires to develop land for any purpose shall make application to the Council for planning consent to the development before applying for a building licence.

5.1.2 The application shall be in the form and contain the particulars referred to in the form in Appendix I and any such further particulars the Council considers necessary to enable it to determine the application.

5.1.3 For the purposes of the Scheme the following works and uses are not development and it is not necessary for a person to make application for planning consent in respect thereof—

- (a) the maintenance, improvement or alteration of or to a building if the works—
 - (i) affect only the interior of the building; or
 - (ii) do not materially affect the external appearance of the building or increase the floor area thereof.
- (b) a public work undertaken, constructed or provided by the Government or a department or instrumentality of the Government or a local authority pursuant to section 32 of the Act;
- (c) the use of a building or land within the curtilage of a dwelling house for a purpose incidental to the enjoyment of the dwelling house as such;
- (d) the construction of a road or the carrying out of improvements on the land designated as a road or as public open space on a plan of subdivision approved by the Town Planning Board;

- (e) the erection of a dwelling house upon a lot upon which no other dwelling house has been or is in the course of being erected if the use of that lot for the purposes of a dwelling house is permitted by the Scheme and the relevant development standards and requirements of the Scheme are complied with.

5.1.4 Without limiting the generality of the expression "development", for the purposes of the Scheme the Council's planning consent is required in respect of the following—

- (a) an increase in the number of dwelling units on a lot;
- (b) the deposit of refuse or waste materials on land;
- (c) the excavation or filling of or other earthworks on land which change the natural contours of the land by more than 600 mm;
- (d) the clearing or felling of trees on a Place of Heritage Value.

5.2 Application for Special Approval.

5.2.1 The Council shall in the case of an application for permission to carry on a use marked AP in the Development Table and may in the case of an application for permission to carry on a use marked PS in the Development Table or in any other case in which application is made for its approval give notice of the application in accordance with the provisions of this clause.

5.2.2 Where the Council is required or decides to give notice of an application the Council shall cause—

- (a) notice of the proposed use and development to be sent by post or delivered to the owners and occupiers of land within an area determined by the Council as likely to be affected by the granting of the application;
- (b) notice of the proposed use and development to be published in a newspaper circulating in the Scheme Area and in the State of Western Australia stating that submissions may be made to the Council within one month from the publication thereof; and
- (c) a sign displaying notice of the proposed use and development to be erected in a conspicuous position on the land for a period of one month from the date of publication of the notice referred to in paragraph (b) hereof.

5.2.3 If the Council resolves to recommend that special approval be granted, it shall refer the matter to a subsequent meeting of the Council to be held not less than three (3) weeks nor more than three (3) months after the passing of the resolution recommending approval.

5.2.4 The notice referred to in Clauses 5.2.1 and 5.2.2 shall be in the form contained in Appendix III with such modification as circumstances require.

5.2.5 At a subsequent meeting of the Council held, if notices have been given, after the expiration of one month from the publication of the notice and after the expiration of one month from the posting or delivery of the notices to the owners and occupiers whichever is the later, the Council shall consider the application and decide whether to grant or refuse its special approval or to grant approval upon conditions.

5.2.6 The applicant shall pay to the Council upon demand the amount of all expenses incurred by the Council in giving notice in accordance with the foregoing provisions and if not so paid the Council may recover that amount in a court of competent jurisdiction.

5.3 Matters to be considered by Council.

5.3.1 In considering and making its decision on applications for approval under Clauses 5.1 and 5.2, the Council shall take into consideration the following matters—

- (a) the provisions of the Scheme and of any other town planning scheme affecting the land the subject of the application or affecting land in the vicinity;
- (b) the size, shape and character of the land to which the application relates and the view from the building and interruption of the view likely to be caused by the proposed building;
- (c) any plan, design, development, code or policy adopted by the Council for the development of the locality, zone or use;
- (d) the existing and likely future character and amenity of the neighbourhood, including (but without limiting the generality of the foregoing) the question of whether the proposed development is likely to cause injury thereto including injury caused by the appearance of the proposed building or due to the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products;
- (e) the availability and adequacy of public utilities;
- (f) the nature of roads giving access to the land;
- (g) the provision of car parking, access for the manoeuvring of vehicles and likely traffic hazards;
- (h) the presence of vegetation on the site, the desirability of retaining portion of that vegetation and provision of adequate landscaping;
- (i) the submissions received by the Council including representations made by any public or statutory authority;
- (j) the advice or recommendations made by the Advisory Panel where convened;
- (k) the position of proposed buildings and their effect on adjoining buildings or land;
- (l) any other matters the Council considers relevant.

5.3.2 The Council may enter into an agreement with the applicant whereby the applicant convenants to carry out and observe the conditions (if any) imposed by the Council in granting its special approval.

5.4 Council Decisions.

5.4.1 The Council may grant planning consent or its special approval with or without conditions or may refuse to grant its consent or approval to an application. The decision shall be in the form of Appendix II and shall be conveyed to the applicant.

5.4.2 If the Council grants its planning consent or special approval subject to conditions and any of the conditions is not fulfilled or complied with the Council may revoke its consent or approval.

5.4.3 The Council may limit the time for which its planning consent or special approval remains valid.

5.4.4 The Council shall notify each person by whom a submission has been made following the publication of a notice under Clause 5.2.2 of the decision of the Council and shall state the conditions (if any) imposed by the Council in granting its special approval or the grounds upon which approval was refused, as the case may be.

5.4.5 Where the Council has not within sixty days after the receipt by it of an application for planning consent or its special approval or for its consent to a use not mentioned in the Development Table either—

- (a) communicated its decision to the applicant; or
- (b) resolved that notice be given in accordance with clause 5.2;

the application is deemed to have been refused.

5.5 Advisory Panel.

5.5.1 The Council may from time to time appoint Advisory Panels to advise the Council on matters as they arise relating to buildings, the general appearance of buildings, the design and appearance of buildings in relation to the amenity of the area, and other matters the Council thinks fit to refer to an Advisory Panel.

5.5.2 Each panel shall consist of the Mayor or in his absence a Councillor nominated by him and at least three other persons, one of whom shall, if practicable, be a town planner or an architect, who in the opinion of the Council has the knowledge and experience to give a proper decision on the matters to be considered by the panel. None of the other persons appointed shall be a Councillor or an Officer of the Council.

5.5.3 The Council may from time to time revoke the appointment of any member of an Advisory Panel other than the Mayor or his nominee and may appoint a person in the place of the member of a panel whose appointment has been revoked or who resigns or is unable to act. A person who has a direct or indirect pecuniary interest in a matter before an Advisory Panel shall not act as a member of that Panel.

5.5.4 The Council is not bound by a recommendation of an Advisory Panel but if it does not accept the recommendation, it should give reasons for its action.

5.6 Powers of the Council.

5.6.1 The Council in the conduct and management of the Scheme has, in addition to all other powers vested in it, the following powers—

- (a) by its officers, employees, agents or contractors, to enter and inspect any land or building within the Scheme Area;
- (b) to enter into agreements and arrangements with any of the owners of land within the Scheme Area; and
- (c) to acquire land or buildings within the Scheme Area.

5.6.2 The Council may exercise the powers conferred by section 13 of the Act—

- (a) to purchase any land from any person who may be willing to sell the same; or
- (b) with the consent of the Governor, to take compulsorily, under and subject to the Public Works Act, 1902, (but subject to subsection (2) of section 13 of the Act), any land comprised in the Scheme, and either situate within or without the boundaries of the district of the Council.

5.7 Enforcement.

5.7.1 A person shall not without the written consent of the Council use or occupy a building or part of a building in respect of which the Council has granted planning consent subject to conditions until all of those conditions have been complied with to the satisfaction of the Council.

5.7.2 If the Council grants permission for the use or occupation of a building or part of a building pursuant to Clause 5.7.1 it may require the person to whom permission is granted to enter into an agreement to comply with those conditions within a period specified in the agreement.

5.7.3 One month's written notice is hereby prescribed as the notice to be given pursuant to section 10 of the Act before the Council exercises the powers conferred by that section—

- (a) to remove, pull down or alter any building or other work in the Scheme Area, which has been commenced or continued after the gazettal date and which is such as to contravene the Scheme, or in the erection or carrying out of which any provision of the Scheme has not been complied with;

- (b) to execute any work which it is the duty of any person to execute under the Scheme, in any case where it appears to the Council that delay in the execution of the work would prejudice the efficient operation of the Scheme

and any expenses incurred by the Council under that section may be recovered from the person in default in a court of competent jurisdiction.

5.8 Relaxation of Standards.

If a development the subject of an application for planning consent does not comply with a standard or requirement prescribed by the Scheme applicable thereto the Council may if it is satisfied that—

- (a) if approval were granted, the development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality; and
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development or the property in or the inhabitants of the locality or the likely future development of the locality;

by an absolute majority grant planning consent to the development subject to any conditions the Council thinks fit notwithstanding the non-compliance with the Scheme.

Prior to granting planning consent the Council may advertise its intention to consider doing so in accordance with Clause 5.2.2.

5.9 Offences and Penalties.

5.9.1 A person shall not use any land or any building or structure thereon contrary to or otherwise than in accordance with the provisions of the Scheme.

5.9.2 If pursuant to the provisions of the Scheme planning consent or an approval has been granted by the Council upon conditions a person shall not commit a breach of or fail to comply with any of those conditions.

5.9.3 A 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 the penalties prescribed by the Act.

5.10 Claims for Compensation and Betterment.

5.10.1 Except where otherwise provided in the Scheme, the time limited for the making of claims for compensation pursuant to section 11 of the Act is six months after the date when notice of the approval of the Scheme is published in manner prescribed by the regulations made under the Act.

5.10.2 Claims made by the Council pursuant to section 11 (2) of the Act shall be made within eighteen months of the completion of the work or the section of the work by reason of which the land in respect of which the claim is made is increased in value.

5.11 Agreements relating to Amendments to Scheme.

5.11.1 Where an owner of land requests the Council to make an amendment to the Scheme with respect to land owned by him the Council may exercise the power conferred by section 11 (1) of the Act to enter into an agreement with the owner for the development of the land during the time that the amendment to the Scheme is being prepared and may pursuant to Regulation 25A of the Town Planning Regulations, 1967, require the owner to pay the costs of the publication of any notice under those regulations.

5.11.2 The owner shall when making application for the Scheme to be amended submit to the Council details of the matters referred to in Clause 5.3.1 and any other information concerning the proposed development that the Council reasonably requires.

5.12 Appeals.

A person aggrieved by the exercise of a discretionary power by the Council under the Scheme may appeal under and in accordance with Part V of the Act.

APPENDIX I.
TOWN OF BASSENDEAN.
TOWN PLANNING SCHEME No. 3.
DISTRICT SCHEME.

OFFICE USE ONLY

Application Number.....
Date Received.....
Notice of Application.....

I Application for Planning Consent.

I/We
(Full Name of Applicant)

of Post Code
(Address for Correspondence)

hereby apply for planning consent to—

- (1) use the land/premises situated at and described as
- (2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies).

The existing use of the land/building is

The approximate cost of the proposed development is \$

The estimated time of completion is

The approximate number of persons to be housed/employed when the development is completed is

DESCRIPTION OF LAND LOCALITY PLAN
HOUSE No..... STREET..... (Indicate distance to
LOT No..... PLAN OR DIAG..... nearest intersecting
LOCATION street).

CERTIFICATE OF TITLE:
VOL..... FOLIO.....

DIMENSIONS:
SITE AREA:sq. metres
FRONTAGEmetres
DEPTHmetres NORTH

SIGNATURE OF APPLICANT..... DATE.....

WHERE THE APPLICANT IS NOT THE OWNER
THE OWNER'S SIGNATURE IS REQUIRED

SIGNATURE OF OWNER..... DATE.....

THIS FORM IS TO BE SUBMITTED IN DUPLICATE,
TOGETHER WITH THREE COPIES OF PLANS,
COMPRISING THE INFORMATION SPECIFIED
IN THE PARTICULARS REQUIRED WITH
APPLICATION ON PAGE 2 HEREOF.

Note: This is not an application for a building licence.

PARTICULARS REQUIRED WITH APPLICATION

Where an application involves the erection or alteration of a building or a change in levels of a site, the plans accompanying an application for planning consent must, unless otherwise required by the Council—

- (a) indicate the position and describe the existing buildings and improvements on the site and indicate those which are to be removed;
- (b) indicate the position and describe the buildings and improvements proposed to be constructed, their appearance, height and proposed uses in relation to existing and proposed contours;

- (c) indicate the position, type and height of all existing trees on the site and indicate those to be retained and those to be removed;
- (d) indicate the areas to be landscaped and the location and type of shrubs, trees and other treatment proposed;
- (e) indicate site contours and details of any proposed alteration to the natural contour of the area;
- (f) indicate car parking areas, their layout and accessways, dimensions and the position of existing and proposed crossovers;
- (g) indicate site dimensions and be to metric scale.

OFFICE USE ONLY

APPENDIX II.

Town of Bassendean.

Town Planning Scheme No. 3.

District Scheme.

II Grant/Refusal of Planning Consent.

Name and Address of Owner

Planning consent is hereby Granted* in respect of
Refused

Application No. made on the

by

in respect of land/premises situated at and described as

- (1) for the land/premises to be used for the purpose of
- (2) to carry out development in accordance with the endorsed* plans; upon the following conditions* submitted grounds

This approval is valid for a period of

If development is not completed within this period a new approval must be obtained before commencing or continuing development.

..... Date

Town Clerk

*Delete whichever is not applicable.

Note: This is not a building licence, for which a separate application is necessary.

APPENDIX III.

Town of Bassendean.

Town Planning Scheme No. 3.

District Scheme.

III Notice of Public Advertisement of Development Proposal.

IT is hereby notified for public information and comment that the Council has received an application to develop land for the purpose described hereunder.

Land Description

Lot No. House No. Street

Proposal

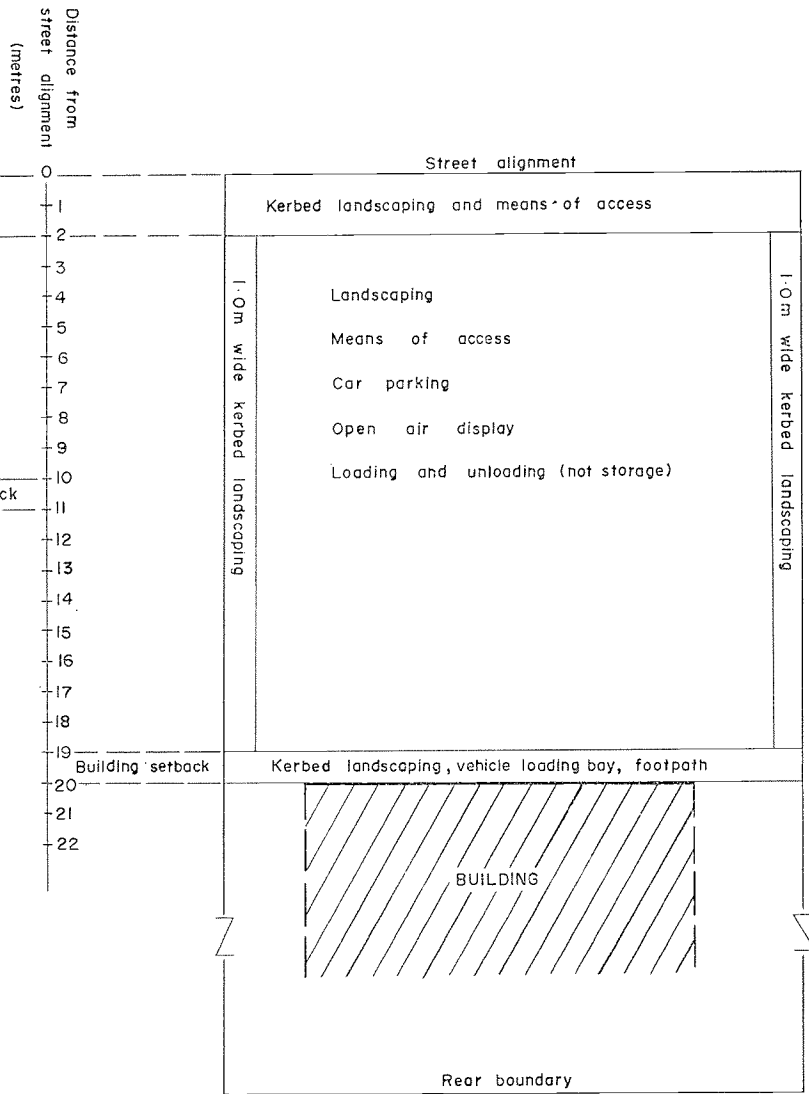
Details of the Proposal are available for inspection at the Council Office. Comments on the proposal may be submitted to the Council in writing on or before the day of 19

..... Date

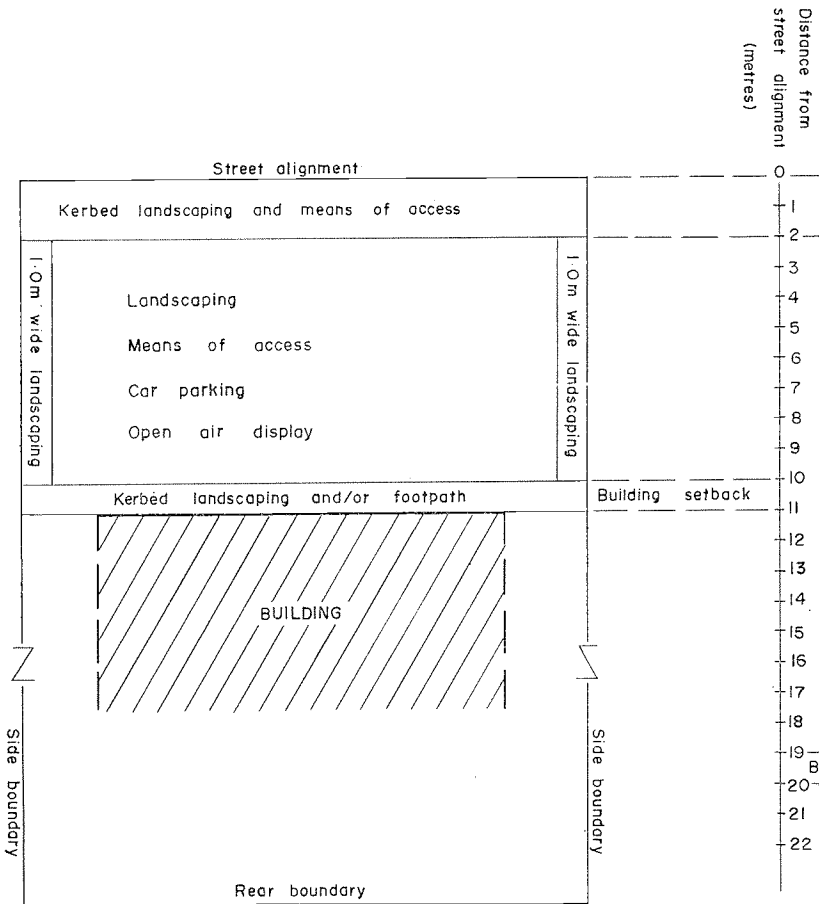
Town Clerk

IV Setbacks for Non-Residential Uses

20 METRE SETBACK



11 METRE SETBACK



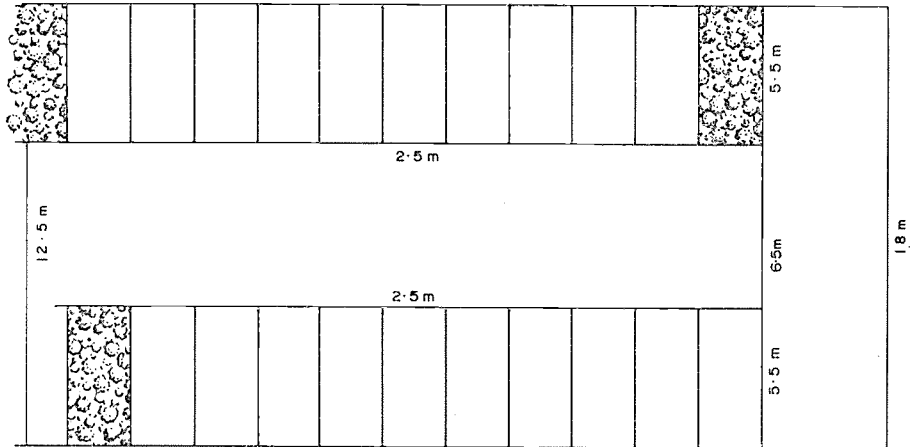
APPENDIX IV

APPENDIX V

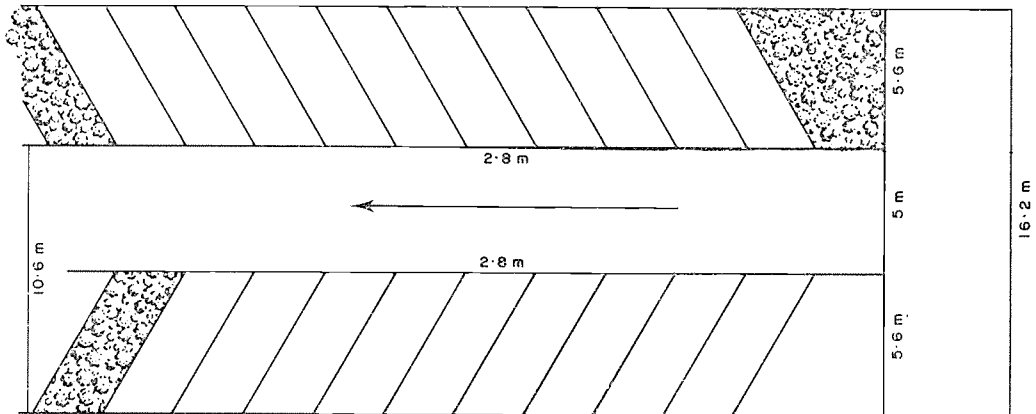
CAR PARKING LAYOUTS

LANDSCAPING IN ACCORDANCE WITH CLAUSE 3.3.I. OF THE SCHEME TEXT

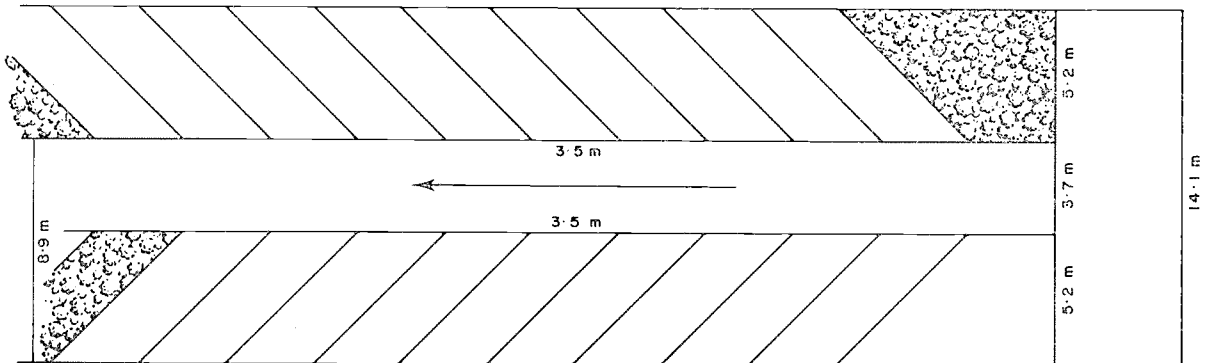
90° PARKING



60° PARKING



45° PARKING



Scale 1:250

APPENDIX VI
VI Schedule of Places of Heritage Value

Code No.	Name of Item	Location (as marked on Scheme Maps)	Description
1.	Earlsferry House	Loc. 1678 Nurstead Avenue (situated between Guildford Road and the railway adjacent to the river)	A good example of a typical large 2 storey house built in the 1890s. Constructed for J. T. Short who became Commissioner for Railways. The house exhibits notable architectural features and is set in large grounds.
2.	Fisherman's Cottage	Pt. lot 50 Surrey Street (2 lots east of Calnon Street on southern side of street)	Originally built by the Colony as one of four two-roomed cottages of brick construction, plaster covered. Built for the Pensioner Guards. Remains as probably the only small early cottage of its kind left in the Metro. Area.
3.	Daylesford House	Lot 40 Daylesford Road, (1 lot from the end of street on river side)	Large 2 storey residence built in the late 1890s for Sir Cyril Jackson. Unique construction of brick lower storey with painted weatherboard upper storey. Originally included extensive grounds and an orchard.

APPENDIX VII
VII Schedule of Additional Uses (Clause 2.1.4)

Description of Parcel of Land	Additional Use	Conditions
1. Lot 337 of Swan S. Cnr. Reid Street and West Road	Vineyard and Winemaking	
2. Lots 346 to 355 inclusive of Swan Loc. Q1 Old Perth Road (between Guildford Road and Wilson Street on north side of road)	Group Housing Flats/Dwelling Units	Where comprehensive plans for redevelopment of a group of properties are proposed the Council may agree to multiple residential densities greater than 1 unit per 200 m ² of site area.
3. Lots 116 to 119 south side of Old Perth Road between Whitfield Street and West Street	Offices	1. The residential character of the area to be maintained 2. Car parking to be at the rear of the buildings.

APPENDIX VIII.

VIII Interpretation.

Absolute Majority—means a total majority of the members for the time being of the Council whether present and voting or not;

Act—means the Town Planning and Development Act 1928 (as amended);

Aged Persons Dwelling Units—means self contained dwelling units provided by a religious or charitable organisation, Government authority or other body approved by the Council for the purpose of the accommodation of aged persons and which are designed and used solely for that purpose;

Aged Persons Home—means a residential building or group of buildings provided by a religious or charitable organisation, Government authority or other body approved by the Council for the accommodation of aged persons and designed and used solely for that purpose;

Aged Persons Village—means a building or group of buildings consisting of an aged persons' home which includes buildings or parts of buildings used for communal facilities, food preparation, dining, recreation, laundry or medical care;

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 work of the industry or business;

Appendix—means an appendix to the Scheme;

Builders Yard—means land or a building or buildings used for the storage, assembly or dismantling of building materials;

Car Park—means land or a building or buildings used primarily for parking private cars whether open to the public or not but does not include any part of a public road or any land or building on or in which vehicles are displayed for sale;

Car Sales Premises—means land or a building or buildings used for the display or sale of motor vehicles whether new or second-hand and whether or not any motor vehicles are sold therein but does not include a workshop unless used only for the repair of those motor vehicles;

Car Wash—means premises used for the washing or cleaning of motor vehicles by mechanical means;

Car Wrecking—means the dismantling and storage of vehicles or machinery of any nature and includes scrap metal yards;

Caravan Park—means an area set aside for the parking of caravans in conformity with the Caravan and Camp Regulations, 1951, made pursuant to the provisions of the Health Act 1911, and the Local Government Model By-law (Caravan Parks) No. 2 made pursuant to the provisions of the Local Government Act 1960, and any amendments to those regulations or that by-law or other regulations or by-laws made in substitution therefor;

Caretaker's House—means a building used as a residence by the proprietor or manager of an industry, business, office building or recreation area existing upon the same site and occupied by a person having the care of the building, plant, equipment or grounds thereof;

Child Minding Centre—means a day care centre as defined in section 118A of the Child Welfare Act 1947, as amended, in respect of which a licence or permit has been granted pursuant to that section;

Consulting Rooms—means a building or part of a building (other than a hospital) used 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 conditions, injuries or ailments;

Corner Store—means a shop attached to a dwelling house designed and used principally to serve the residents of the immediate locality and where—

(a) the dwelling house is occupied by the proprietor of the shop;

(b) the building or buildings are designed to enable the conversion of the shop to a duplex in the event of the cessation of the business of the shop;

(c) the dwelling house has a frontage to a road.

Day Care Centre—means premises in which persons normally residing elsewhere are cared for during usual working hours;

Development—has the meaning assigned to it by the Act which is as follows—

“development” means the use or development of any land and includes the erection, construction alteration or carrying out, as the case may be, of any building, excavation or other works on any land;

- Development Table**—means the Development Table following Clause 2.2 hereof;
- District**—means the District of the Council;
- Dog Kennels**—means premises—
- (a) Licensed as an approved kennel establishment under the Dog Act 1976; or
 - (b) in respect of which an exemption has been granted under section 26 (3) of that Act, which exemption has not been revoked.
- Dry Cleaning Premises**—means premises used for the cleaning of garments or other fabrics by chemical processes;
- Duplex House**—means a building comprising two dwelling units, each being complete and self-contained, not being a building in which one dwelling unit is constructed above the other.
- Dwelling Unit**—means a building or part of a building used or capable of being used as a self-contained residence and includes a dwelling house, and a flat but not a residential building or part of such building;
- Dwelling House**—means a building used primarily for living purposes by one separate family; the term also includes such out-buildings and gardens as are ordinarily used therewith, but does not include a residential building or part of such building;
- Eating House**—means premises in which meals are served to the public for gain or reward, but does not include—
- (a) premises in respect of which an hotel licence, a tavern licence, a limited hotel licence, a restaurant licence or a wine house licence has been granted under the Liquor Act 1970;
 - (b) a lodging house; or
 - (c) any building or other structure used temporarily for serving meals to the public at any fair, show, military encampment, races or other public sports, games or amusements;
- 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;
- Effective Frontage**—means the length of the lot boundary which is on the street alignment or the width of the lot at the minimum distance from the street alignment at which buildings may be constructed, whichever is the greater. If the lot has two or more boundaries on a street alignment then the least of the measurements shall be considered for ascertaining the effective frontage;
- Factoryette**—means a portion of a factory tenement building that is the subject of a separate occupancy but each of which has its own storage yard appurtenant to the building and to which there is direct vehicular access for loading and unloading;
- Flat**—means a separate and self-contained dwelling within a building containing two or more dwellings;
- Gazetted Date**—means the date on which notice of the approval of the Minister to this Scheme is published in the *Government Gazette*;
- General Industry**—means any industry other than a hazardous industry, a light industry, a noxious industry, an extractive industry, a rural industry or a service industry;
- Granny Flat**—means separate living accommodation attached to or within the curtilage of a dwelling house constructed for and used exclusively by an aged, invalid, disabled or mentally retarded relative of the owner of the dwelling house or of the owner's spouse or other person approved by the Council;
- Group Housing**—means a building or a group of buildings comprising more than two dwelling units, each of which is wholly or partly on the ground floor and in which no part of a dwelling unit is directly above any part of another dwelling unit and each of which has a private garden or courtyard;
- Gross Floor Area** (or the abbreviation G.F.A.)—means in relation to a building, the gross floor area of each storey measured over the enclosing walls, if any, and includes the portion of any party walls forming part of the building.
- Gross Leasable Area**—is the measurement to be taken for all floors that could be occupied by a tenant for exclusive use, and is measured from the centre line of joint partitions or walls, and from the outside faces of external walls or the building alignment, including shop fronts. It includes basements, mezzanines and storage areas and is expressed in square metres.
- Habitable Room**—means a room (other than a bathroom, laundry, water closet or the like) that is designed, constructed, or adapted for the activities normally associated with domestic living and—
- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom and the like; and
 - (b) excludes in addition to bathrooms, laundries, water closets and the like, such rooms or spaces as food storage pantries, walk-in wardrobes, corridors, hallways, lobbies, photographic darkrooms, clothes-drying rooms and other spaces of a specialised nature occupied neither frequently nor for extended periods;
- Hazardous Industry**—means an industry which should be isolated from other buildings by reason of the possible danger to persons or property by the processes involved, by the method of manufacture, or by the nature of the materials used, produced or stored;
- Home Occupation**—means a business carried on within a dwelling unit or domestic out-building 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 light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products;
 - (b) does not entail employment of any person not a member of the occupiers family;
 - (c) does not occupy an area greater than twenty square metres;
 - (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;
 - (e) does not display a sign exceeding one fifth of a square metre in area;
 - (f) in the opinion of the Council is compatible with the principal uses to which land in the zone in which it is located and will not in the opinion of the Council generate a volume of traffic that would be contrary to the amenity of the area;
 - (g) does not entail the presence, use or calling of a vehicle of more than two tonnes tare weight;
 - (h) does not entail the presence of more than one commercial vehicle and does not include provision for the fueling or repairing of motor vehicles within the curtilage of the dwelling unit or domestic out-building;
 - (i) does not entail the offering for sale or display of motor vehicles, machinery or goods (other than goods manufactured or serviced on the premises); and
 - (j) does not entail a source of power other than an electric motor of not more than 0.373 kilowatts (0.5hp).

Hospital—means a building or a group of buildings or part of a building whether permanent or otherwise, in which persons are received and lodged for medical treatment or care.

Hotel—means land and a building or buildings the subject of an hotel licence granted under the provisions of the Liquor Act 1970.

Industry—means the carrying out of a 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 an article;
- (b) the mining, 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 work on buildings works or land; and
 - (iii) in the case of the manufacture of goods referred to in paragraph (d) above the preparation on the premises of a shop of food for sale;

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 or a group of buildings 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 reformatory institution;
- (d) a hospital for treatment or care of the mentally sick; or
- (e) any other similar use.

Institutional Home—means a residential building for the care and maintenance of children, the aged or the infirm, and includes a benevolent institution; but does not include a hospital or mental institution.

Light Industry—means an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products and in which the only power driven machinery used is driven by electricity.

Liquor Store—means premises in respect of which a store licence has been granted under the Liquor Act 1970.

Lodging House—means a building or structure, permanent or otherwise, in which provision is made for lodging or boarding more than four persons exclusive of the family of the keeper thereof, for hire or reward; but does not include—

- (a) premises licensed under the Liquor Act 1970;
- (b) a motel;
- (c) premises used as a boarding school approved under the Education Act 1928; or
- (d) a building containing flats.

Lot—has the meaning given to it by the Act.

Medical Clinic—means premises in which facilities are provided for more than one of the following—
a medical practitioner, a dental practitioner, a physiotherapist, chiropractor, masseur.

Minister—means the Minister for Urban Development and Town Planning or other member of the Executive Council for the time being charged by the Governor with the administration of the Act.

Motel—means land and a building or buildings used or intended to be used to accommodate patrons in a manner similar to an hotel but with separate bathing and toilet facilities for each suite and in which special provision is made for the accommodation of patrons with motor vehicles.

Multiple Housing—means a building or group of buildings not being a duplex house or group housing containing more than two dwelling units or flats.

Noxious Industry—means an industry in which the processes involved constitute an offensive trade specified in the Second Schedule to the Health Act 1911, or declared by the Governor to be offensive by proclamation pursuant to that Act but does not include fish shops or dry cleaning premises.

Nursing Home—means premises in which persons receive medical and domestic care during a long illness or infirmity.

Office—means a building or part of a building used in the conduct of administration, the practice of 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 or a business (other than a business of the nature hereinbefore mentioned).

Open Air Display—means the use of land for the display or sale of goods and equipment not within buildings.

Owner—when used in relation to land includes the Crown and every person who, jointly and severally, whether at law or in equity—

- (a) is entitled to the land for an 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 in possession; 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.

Paved—means paved with bitumen, asphalt, concrete blocks or slabs, concrete, brick or other material approved by the Council; and "to pave" and inflexions thereof have corresponding meanings.

Place of Amusement—means premises open to the public in which are provided for the use or amusement of customers two or more of the following items: a billiard table, a pool table, a bagatelle table, a machine or device at which games or competitions may be played, a juke box.

Plot Ratio—has the meaning assigned to it by the Uniform Building By-laws.

Private Hotel—means land and a building or buildings the subject of a limited hotel licence granted under the provisions of the Liquor Act 1970.

Private Recreation—means the use of land for parks, gardens, playgrounds, sports arenas or for recreation which are not normally open to the public without charge and from which the public can be excluded.

Professional Office—means any building or portion of a building used for the purpose of his profession by an accountant, architect, artist, author, barrister, chiropractor, consular official, engineer, quantity surveyor, solicitor, surveyor, teacher (other than a dancing teacher or a music teacher), town planner or valuer.

Public Amusement—means the use of land or a building or buildings as a theatre, cinema, dance hall, skating rink, squash courts, swimming pool, gymnasium, health or fitness studio.

Public Authority—has the meaning assigned to it by the Act which is as follows—

- "public authority" means a Minister of the Crown acting in his official capacity, a State Government Department, State trading concern, State instrumentality, State public utility and any other person or body, whether corporate or not, who or which under the authority of any Act, administers or carries on for the benefit of the State, a social service or public utility.
- Public Recreation—means the use of land for a public park, public garden, foreshore reserve, playground or for recreation which are normally open to the public without charge.
- Public Utility—means any works or undertaking constructed or maintained by a public authority or the Council to provide water, sewerage, electricity, gas, drainage, communications or other similar services.
- Residential Building—means a building other than a dwelling house, designed for use for human habitation together with such outbuildings as are ordinarily used therewith and the expression includes a hostel, lodging house and an hotel designed primarily for residential purposes and a residential club.
- Restoration—means any work or process on at or in respect of a building structure or place which wholly or partly brings back the building structure or place to its original condition or which reinstates its historic or natural character either by rebuilding or repairing its fabric or by removing accretions or additions.
- Roadhouse—means land and a building or buildings with a basic use as a service station and a supplementary use as a restaurant providing minor shop facilities.
- Rural Industry—means an industry handling, treating, processing, packing or carrying products which have been grown, reared or produced on the same property on which the industry is carried on or a blacksmith's shop or a workshop servicing plant or equipment used in a rural pursuit in the locality.
- Service Industry—means a light industry carried on upon land and in buildings having a retail shop front and in which goods are manufactured only for sale on the premises, or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced.
- Service Premises—means a shop in which services are provided to the public and includes a hairdresser's salon, a dry cleaning agency, a laundromat, an art, craft or photographer's studio used for exhibition or instruction, a travel agency, a ticket agency and a Totalisator Agency Board agency.
- Service Station—means land and a building or buildings used for the supply of petroleum products and automotive accessories greasing, tyre repairs and minor mechanical repairs.
- Setback Line—means a line fixed in relation to a street alignment in accordance with the minimum setbacks of buildings from lot boundaries specified in the Development Table.
- Shop—means land or a building or portion of a building wherein goods are kept, exposed or offered for sale by retail, and includes the display and sale by retail of bulky goods but does not include a bank, fuel depot, a wholesale market, service station, milk depot, marine store, timber yard or land or buildings used for the sale of vehicles or for any purpose falling within the definition of industry and does not include a warehouse.
- Showroom—means a building or a building and open area designed or use for the display or sale or display and sale of goods of a bulky character.
- Street Alignment—means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed under section 364 of the Local Government Act 1960-1982 it means the new street alignment so prescribed.
- Takeaway Food Outlet—means premises whose predominant use is the sale of food ready for consumption off the premises.
- Tavern—means land and a building or buildings the subject of a tavern licence granted under the provisions of the Liquor Act 1970.
- Transport Depot—means land or a building or buildings used for the parking or garaging of road motor vehicles (including taxis) which are used or intended to be used for the carriage of goods, or land or a building or buildings used for the transfer of goods from one such motor vehicle to another of such motor vehicles and includes the maintenance and repair of such vehicles.
- Uniform Building By-laws—means the Uniform Building By-laws 1974 published in the *Government Gazette* of the 19 December 1974 (as amended) and if those by-laws are amended or revoked means the Uniform general by-laws made pursuant to section 433A of the Local Government Act 1960-1982, for the time being in force.
- Vehicle—includes tractor.
- Vehicle Repair Station—means land or a building or buildings used for or in connection with mechanical repairs and overhauls of motor vehicles including tyre recapping, retreading, panel beating, spray painting and chassis reshaping.
- Veterinary Clinic—means land or a building or buildings in which a veterinary surgeon or veterinarian treats the minor ailments of domestic animals but in which animals do not usually remain overnight.
- Veterinary Hospital—means land and a building or buildings used for or in connection with the treatment of sick animals and includes the accommodation of such animals whether or not the building or buildings are used as a veterinary clinic.
- Warehouse—means a 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.
- Wineshop—means premises in respect of which a wine-house licence has been granted under the Liquor Act 1970.

Adopted by resolution of the Council of the Town of Bassendean at the special meeting of the Council held on 18 January 1982.

J. G. PATERSON,
Mayor.

C. McCREED,
Town Clerk.

Adopted for final approval by resolution of the Council of the Town of Bassendean at the ordinary meeting of the Council held on 27 September 1982 and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of—

[L.S.] J. G. PATERSON,
Mayor.

C. McCREED,
Town Clerk.

Recommended/Submitted for final approval—

L. F. O'MEARA,
Chairman of the Town Planning Board.
Dated 29/11/82.

Final approval granted—

JUNE CRAIG,
Minister for Town Planning.
Dated 8/12/82.

TOWN PLANNING AND DEVELOPMENT
ACT 1928 (AS AMENDED).

Advertisement of Approved Town Planning Scheme.

Shire of Boddington Town Planning Scheme No. 1.

T.P.B. 853/6/15/1.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 (as amended) that the Minister for Urban Development and Town Planning approved the Shire of Boddington, Town Planning Scheme No. 1 on 19 November 1982—the Scheme Text of which is published as a Schedule annexed hereto.

A. R. POLLARD,
President.

P. L. FITZGERALD,
Shire Clerk.

Schedule.

Shire of Boddington Town Planning Scheme No. 1.

THE Shire of Boddington under and by virtue of the power conferred on it in that behalf by the Town Planning and Development Act 1928 (as amended) and all other powers enabling it hereby makes the following Town Planning Scheme for the purpose of:

- (a) Preserving the amenity of the Boddington and Ranford townsites;
- (b) controlling land development;
- (c) other matters authorised by the Act.

Scheme Text.

PART I—Preliminary.

1.1 Citation: This Town Planning Scheme may be cited as the Shire of Boddington Town Planning Scheme No. 1 (herein referred to as "the Scheme") and comes into operation on the publication of notice of the Minister's final approval thereof in the *Government Gazette*.

1.2 Scheme Area: The Scheme applies to the area of land contained within the inner edge of a broken black line on the Scheme Map.

1.3 Responsible Authority: The responsible authority for carrying out the Scheme is the Council of the Shire of Boddington (hereinafter referred to as "the Council").

1.4 Arrangement of the Scheme Text.

1.4.1 The Scheme Text is divided into the following parts—

- PART I—Preliminary.
- PART II—Reserved Land.
- PART III—Zones.
- PART IV—Non-conforming Uses.
- PART V—General Provisions.
- PART VI—Development.
- PART VII—Finance and Administration.

1.4.2 The following maps form part of the Scheme—

- (a) Land Use Plan (sheets 1 and 2);
- (b) Scheme Map (sheets 1, 2 and 3);

1.5 Interpretation.

1.5.1 Words and expressions used in the Scheme but not defined in Clause 1.5.2 have the meanings respectively assigned to them in the Act or in Appendix D to the Town Planning Regulations, 1967, unless the context otherwise requires or unless it is otherwise provided herein.

1.5.2 In the Scheme unless the context otherwise requires, the following expressions have the respective meanings set out hereunder—

"absolute majority" means a total majority of the members for the time being of the Council, whether present and voting or not;

"Act" means the Town Planning and Development Act 1928;

"allotment" has the same meaning as lot;

"Board" means the Town Planning Board constituted under the Act;

"car park" means land or a 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 premises" means land or a building used for the display and sale of cars, whether new or secondhand, but does not include a workshop;

"caravan park" means an area of land—

- (a) set aside for the parking of caravans in conformity with the Caravan Parks and Camping Grounds Regulations, 1974, made pursuant to the provisions of the Health Act, 1911, and the Local Government Model By-laws (Caravan Parks and Camping Grounds) No. 2 made pursuant to the powers conferred by the Local Government Act 1960-1982, and any amendments to those regulations or those Model By-laws; or
- (b) upon which are built chalets or cabins in conformity with the Local Government Model By-laws (Holiday Cabins and Chalets) No. 18 made pursuant to the powers conferred by the Local Government Act 1960-1982, and any amendments to those Model By-laws;

"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;

"civic building" means a building designed, used or intended to be used by a Government department, statutory body representing the Crown, or the Council as offices or for administrative or other like purposes;

"clause" means a clause of the Scheme;

"consulting rooms" means a building or part of a building (other than a hospital) used in the practice by 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;

"development" has the meaning given to it in and for the purposes of the Act, which is as follows:—

"development means the use or development of any land and includes the erection, construction, alteration or carrying out, as the case may be, of any building, excavation or other works on any land";

"district" means the district of the Shire of Boddington;

"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;

"dry-cleaning premises" means land or a building used for the cleaning of garments and other fabrics by chemical processes;

"dwelling house" means a building used primarily for living purposes as one separate family unit, and includes such outbuildings and recreational uses and gardens as are ordinarily use therewith, but does not include a residential building or part of such a building;

"eating house" means premises in which meals are served to the public for gain or reward, but does not include—

- (a) premises in respect of which an hotel licence, tavern licence, limited hotel licence or wine house licence has been granted under the Liquor Act 1970;

- (b) a boarding house, lodging house or hostel;
- (c) a building or other structure used temporarily for serving meals to the public at a fair, show, military encampment, races or other public sports, games or amusements;
- “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;
- “extractive industry” includes the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals or similar substances from the land, and also the manufacture of products from those materials when the manufacture is carried out on the land which any of those materials is extracted or on land adjacent thereto;
- “fish shop” means a shop where the goods kept exposed or offered for sale include wet fish or fish fried on the premises for consumption off the premises;
- “floor area” has the meaning given to it in and for the purposes of the Uniform Building By-laws;
- “fuel depot” means a depot for storage or bulk sale of solid or liquid gaseous fuel, but does not include a service station;
- “funeral parlour” means land or a building occupied by an undertaker where bodies are stored and prepared for burial or cremation;
- “gazetted date” means the date on which notice of the approval of the Minister to this Scheme is published in the *Government Gazette*;
- “general industry” means an industry other than a hazardous, light, noxious, rural, extractive or service industry;
- “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 meaning given to it in and for the purposes of the Uniform Building By-laws;
- “holiday cottage” means two or more detached dwellings on one lot let for holiday purposes, none of which is occupied by the same tenant for a continuous period of more than four months;
- “home occupation” means a building carried on with the written permission of the Council within a house or the curtilage of a house that—
- 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, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products;
 - does not entail the employment of any person not a member of the occupier’s family except in the case of a professional person;
 - does not occupy an area greater than 20 m²;
 - 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
 - is restricted in advertisement to a sign not exceeding 0.2 m² in area;
- “hospital” means a building or part of a building, whether permanent or otherwise, in which persons are received and lodged for medical treatment or care;
- “hotel” means a building the subject of an hotel licence granted under the provisions of the Liquor Act, 1970;
- “industry” means the carrying out of any process for and incidental to—
- 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;
 - the winning, processing or treatment of minerals;
 - the generation of electricity or the production of gas; and
 - 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—
 - the carrying out of agriculture;
 - site work on buildings, works or land; and
 - in the case of the manufacture of goods referred to 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, and 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 hospital or sanatorium for the treatment of infectious or contagious diseases;
 - a home or other institution for care of State wards, orphans, or persons who are physically or mentally handicapped;
 - a hospital for treatment or care of the mentally sick; or
 - any other similar use;
- “institutional home” means a residential building 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—
- 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, liquid wastes, waste products, grit, oil or otherwise; and
 - 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;

- “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 land or a building 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 which the processes involved constitute an offensive trade within the meaning of the Health Act 1911, but does not include fish shops or dry cleaning establishments;
- “office” means a building or part of a building used or designed for 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 display or sale of goods and equipment or both of those purposes;
- “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 an 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;
- “Part” means a Part of this Scheme;
- “petrol filling station” means land or a building used for the supply of petroleum products and automotive accessories;
- “places of natural beauty” means the natural beauties of the Scheme Area including lakes and other inland waters, banks of rivers, foreshores of harbours, and other parts of the sea, hill slopes and summits, and valleys;
- “plot ratio” has the meaning given to it in and for the purposes of the Uniform Building By-laws;
- “professional offices” means a building or part of a building 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 meaning;
- “public amusement” means the use of land as a theatre, a cinema, a dance hall, a skating rink, swimming pool, gymnasium, or for games;
- “public assembly—place of” means any special place of assembly including grounds for athletics, all sports grounds with spectator provision, racecourses, trotting tracks, stadia, or showgrounds;
- “public authority” means a Minister of the Crown acting in his official capacity, a State Government Department, State trading concern, State instrumentality, State public utility and any other person or body, whether corporate or not, who or which, under the authority of any Act, administers or carries on for the benefit of the State, a social service or public utility;
- “public recreation” means the use of land for a public park, public gardens, foreshore reserve, playground or grounds for recreation which are normally open to the public without charge;
- “public utility” means any works or undertaking constructed or maintained by a public authority or municipality to provide water, sewerage, electricity, gas, drainage, communications or other similar services;
- “public worship—place of” includes buildings used primarily for the religious activities of a church, but does not include an institution for primary, secondary or higher education, or a residential training institution;
- “radio and T.V. installation” means land or a building used for the transmission or reception of radio or television signals and associated activities and includes a radio or television studio;
- “redevelopment” means revision or replacement of an existing land use according to a controlled plan;
- “reformatory institution” includes a penal institution;
- “residential building” means a building, other than a dwelling house or flat building, designed for use for human habitation together with such outbuildings as are ordinarily used therewith, and the expression includes a hostel, an hotel designed primarily for residential purposes and a residential club;
- “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;
- “rural pursuit” means agriculture, horticulture, forestry, grazing and poultry farming;
- “sawmill” means a mill or premises where logs or large pieces of timber are sawn, but does not include joinery works unless logs or large pieces of timber are sawn therein;
- “Schedule” means a Schedule to the Scheme;
- “Scheme Area” means the area of land described in clause 1.2;
- “service industry” means a light industry carried on upon land or in a building having a retail shop front and in which goods are manufactured only for sale on the premises, or land or a building having a retail shop front and used as a depot for receiving goods to be serviced;
- “service station roadhouse” means a building used for supply of petroleum products and automotive accessories at which meals are served and includes the use of the premises for greasing, tyre repairs and minor mechanical repairs;
- “shop” means a building wherein goods are kept, exposed or offered for sale by retail, and includes a cafe and restaurant and receiving depot, but does not include a bank, fuel depot, market, service station, petrol filling station, milk depot, marine store, timber yard, or land and buildings used for the sale of motor and other vehicles, or for any purpose falling within the definition of “industry”;
- “showrooms” means rooms in connection with warehousing, or offices, and intended for display of goods of a bulky character;

"sports ground" means land used for sport, but does not include land within the curtilage of a dwelling, if not used commercially;

"street alignment" means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed, means the new street alignment so prescribed;

"tavern" means a building the subject of a tavern licence, granted under the provisions of the Liquor Act 1970;

"trade display" means the display of goods for advertisements and inspection purposes only;

"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 from one such motor vehicle to another and includes maintenance and repair of vehicles;

"Uniform Building By-laws" means the Uniform Building By-laws, 1974, published in the *Government Gazette* of 19 December 1974 as amended and if those by-laws are revoked or amended after the gazettal date means the uniform general by-laws made pursuant to section 433A of the Local Government Act 1960, for the time being in force;

"veterinary establishment" means land or a building used for, or in connection with, the treatment of sick animals and pets and includes the accommodation of sick animals and pets;

"vehicle" includes a tractor;

"woodyard" means an area on which coke and coal are stored, or on which wood is stored, sawn, or cut for use as domestic firewood and on which no coke, coal or wood is stored, or wood or timber, sawn or cut, for any other purpose;

"zone" means a portion of the Scheme Area shown on the Scheme Map by distinctive colouring, hatching or edging for the purpose of indicating the restrictions imposed by the Scheme on the erection and use of buildings or the use of land, but does not include land reserved;

"Zoning Table" means the Zoning Table following clause 3.2.

1.6 Schedules: The Schedules form part of the Scheme.

1.7 Clause Headings: The headings to clauses are for reference only and do not affect the construction of the Scheme.

1.8 Statutes: A reference to an Act of Parliament or to a section thereof includes a reference to any Act by which it is re-enacted or amended for the time being in force and also includes all by-laws, regulations and orders made thereunder for the time being in force.

PART II—Reserved Land.

2.1 Reservation of Land and Development thereof.

2.1.1 Land set aside under this Scheme for the purposes of a reservation is deemed to be reserved for the purposes indicated on the Scheme Map.

2.1.2 Except as otherwise provided in this Part a person shall not carry out or commence 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 Council.

2.1.3 In giving its approval the Council shall have regard to the ultimate purpose intended for the reserve and shall in the case of land reserved for the purpose of a public authority, confer with that authority before the application is determined.

2.2. Compensation.

2.2.1 Where the Council—

- (a) refuses approval for the development of land that is reserved under the Scheme on the grounds that the land is reserved for public purposes; or

- (b) grants approval subject to conditions that are unacceptable to the applicant;

the owner of the land, may, if the land is injuriously affected by the making of the Scheme, claim compensation for that injurious affection.

2.2.2 A claim for compensation shall be lodged at the office of the Council not later than six months after the date of the decision of the Council refusing approval or granting it subject to conditions that are unacceptable to the applicant.

2.2.3 In lieu of paying compensation the Council may purchase the land affected by its decision 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 that are unacceptable to the applicant.

PART III—Zones.

3.1 Zones: The Scheme Area is divided into the following Zones—

Urban.

Rural.

Special Residential Zone.

3.2 Zoning Table.

3.2.1 The Zoning Table indicates, subject to the provisions of the Scheme, the uses permitted in the various Zones.

3.2.2 The uses permitted are determined by cross reference between the list of Use Classes on the left hand side of the Zoning Table and the list of Zones at the top of that Table.

3.2.3 The symbols used in the cross references in the Zoning Table have the following meanings—

"P"—a use that is permitted under the Scheme;

"AA"—a use that is not permitted unless approval to it is given by the Council;

"SP"—A use that is not permitted unless special approval to it is given by the Council after the proposed use has been advertised in accordance with clause 3.4;

"IP"—a use that is not permitted unless it is incidental to the predominant use as decided and approved by the Council;

"X"—a use that is not permitted.

3.2.4 Where in the Zoning Table a particular use is mentioned it is deemed to be excluded from any other Use Class which by its more general terms would otherwise include the particular use.

3.2.5 If a particular use or purpose is not mentioned in the list of Use Classes in the Zoning Table or is not included in the general terms of any of the Use Classes, that use or purpose is not permitted unless special approval to it is given by the Council after the proposed use has been advertised in accordance with clause 3.4 or unless it is permitted by the subsequent provisions of the Scheme.

ZONING TABLE.

No.	Use Classes	Zones		
		Urban	Rural	Special Residential
1.	Car Sales Premises	SP	X	X
2.	Car Park	AA	AA	X
3.	Caravan Park	SP	AA	X
4.	Caretaker's House	IP	IP	IP
5.	Cemetery/Crematorium	X	AA	X
6.	Civic Building	AA	AA	AA
7.	Consulting Rooms	AA	X	X
8.	Drive-In Theatre	SP	AA	X
9.	Dry Cleaning Premises	SP	X	X
10.	Educational Establishment	AA	AA	AA
11.	Eating House	AA	AA	X
12.	Fish Shop	AA	X	X
13.	Fuel Depot	SP	AA	X
14.	Funeral Parlour	SP	X	X
15.	Health Centre	AA	X	X
16.	Holiday Cottages	AA	AA	X
17.	Home Occupation	AA	IP	AA
18.	Hospital	AA	X	X
19.	Hotel	SP	X	X
20.	Industry—Extractive	X	SP	X
21.	Industry—General	SP	X	X

ZONING TABLE—continued.

No.	Use Classes	Zones		
		Urban	Rural	Special Residential
22.	Industry—Hazardous	X	SP	X
23.	Industry—Light	SP	X	X
24.	Industry—Noxious	X	SP	X
25.	Industry—Rural	AA	AA	AA
26.	Industry—Service	SP	AA	X
27.	Institutional Building	SP	SP	X
28.	Institutional Home	SP	SP	X
29.	Milk Depot	AA	X	X
30.	Motel	AA	AA	X
31.	Motor Repair Station	SP	AA	X
32.	Museum	AA	AA	X
33.	Office	AA	IP	IP
34.	Open Air Display	AA	AA	X
35.	Petrol Filling Station	SP	AA	X
36.	Professional Office	AA	X	IP
37.	Public Amusement	AA	X	X
38.	Public Assembly—Place of	AA	AA	X
39.	Public Recreation	AA	AA	X
40.	Public Utility	AA	AA	AA
41.	Public Worship—Place of	SP	AA	X
42.	Radio/T.V. Installation	AA	AA	X
43.	Reformatory Institution	SP	SP	X
44.	Residential Building	SP	X	X
45.	Residential:			
	(a) Single House	P	P	P
	(b) Attached House	AA	AA	X
	(c) Group Dwelling	SP	SP	X
46.	Rural Pursuit	AA	P	AA
47.	Sawmill/Woodyard	X	AA	X
48.	Service Station/Roadhouse	SP	AA	X
49.	Shop	SP	AA	X
50.	Showrooms	SP	X	X
51.	Sports ground	AA	AA	AA
52.	Tavern	SP	SP	X
53.	Trade Display	SP	X	X
54.	Transport Depot	SP	AA	X
55.	Veterinary Establishment	AA	AA	AA

3.3 Special Residential Zone.

3.3.1 The land comprised in the Special Residential Zone is shown on the Scheme Map according to the legend thereon is more particularly described in Schedule No. 5.

3.3.2 In addition to the remaining provisions of the Scheme, the special provisions set forth in Schedule No. 5 apply to the respective pieces of land described in that Schedule.

3.3.3 In addition to a building licence, the Council's prior approval to commence development is required for all development except a dwelling house.

3.4 Council's Special Approval.

3.4.1 The Council shall in the case of an application for permission to carry on a use marked "SP" in the Zoning Table and may in the case of an application for permission to carry on a use marked "AA" or "IP" in that Table give notice of the application in accordance with the provisions of this clause.

3.4.2 Where the Council is required or decides to give notice of an application the Council shall cause—

- (a) notice of the proposed use and development to be sent by registered post or delivered to the owners and occupiers of land within an area determined by the Council as likely to be affected by the granting of the application;
- (b) notice of the proposed use and development to be published in a newspaper circulating in the Scheme Area weekly for a period of three consecutive weeks stating that submissions may be made to the Council by the date stated in the notice;
- (c) a sign displaying notice of the proposed use and development to be erected in a conspicuous position on the land so that it is readable from an adjoining street;
- (d) notice of the proposed use and development to be displayed on the Council's notice board.

3.4.3 The notice referred to in clause 3.4.2. shall be in the form contained in Schedule No. 1 with any modifications the circumstances require.

3.4.4 A person may make a submission to the Council in respect of the proposed use and development.

3.4.5 The Council shall consider all submissions made to it in respect of the proposed use and development in making its decision whether to grant or refuse its special approval or to grant approval upon conditions.

3.4.6 A resolution to grant special approval must be passed by an absolute majority of the Council.

PART IV—Non-Conforming Uses.

4.1 Continuance of Non-Conforming Use: No provision of the Scheme prevents—

- (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, any approval under any law then in force authorising the development to be carried out had been duly obtained and was current.

4.2.1 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 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 Council has been obtained in writing.

4.2.2 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 on that land, and provided the prior consent in writing of the Council and any other approval required by law have been obtained, buildings may be extended to the limits prescribed by any law for the time being in force 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.

4.3 Change of Non-Conforming Use: The Council may permit the use of any land to be changed from one non-conforming use to another non-conforming use if the proposed use is, in the opinion of the Council, less detrimental to the amenity of the neighbourhood than the existing use or is in the opinion of the Council closer to the intended uses of the zone.

4.4 Discontinuance of Non-Conforming Use.

4.4.1 Notwithstanding the preceding provisions of this Part, except where a change of non-conforming use has been permitted by the Council under clause 4.3, when a non-conforming use of any land or building has been discontinued, that land or building shall not thereafter be used other than in conformity with the provisions of the Scheme.

4.4.2 The Council 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—General Provisions.

5.1 Residential Development: Residential Planning Codes, Country Towns.

5.1.1 For the purpose of this Scheme "Residential Planning Codes" means:— the residential planning codes Country Towns adopted as a policy by the Board on 26 July 1982 together with all amendments or additions thereto or any Code, By-laws or Regulations replacing them and applying or being applicable within the district.

5.1.2 A copy of the Residential Planning Codes shall be kept and made available for public inspection at the offices of the Council.

5.1.3 In the event of there being any inconsistency between the Residential Planning Codes identified by clauses 5.1.1 and 5.1.2 the provisions in the document identified in clause 5.1.1 shall prevail.

5.1.4 Unless otherwise provided for in the Scheme the development of land for any of the residential purposes dealt with by the residential planning codes shall conform to the provisions of those codes and the schedules to those codes.

5.1.5 The following provisions of the Residential Planning Codes shall apply for residential development in the "Urban" Zone:—

R10—Single, attached and grouped Dwellings

The provisions of the R15 Code may apply for Attached Houses and Grouped Dwellings if Council is satisfied that the land the subject of an application for development, is suitable for on-site effluent disposal.

5.1.6 The following variations to the Residential Planning Codes shall apply:—

R. 10 Code

- (a) Minimum No. of car parking spaces per dwelling to be 2.
- (b) Minimum setback from street and rear boundaries to be 7.5 m.

R. 15 Code

- (a) Minimum No. of car parking spaces per dwelling to be 2.

5.2 Building Setbacks, Site Coverage and Plot Ratio: The provisions of the Uniform Building By-laws in respect of building setbacks, site coverage and plot ratio apply to all development within the Scheme Area except residential development in the Urban Zone.

5.3 Waste Disposal: A person shall not use any land within the Scheme Area for the purposes of the disposal of rubbish, refuse or industrial wastes (whether liquid or solid) without the approval of the Council.

5.4 Appearance of Buildings: A person shall not without the approval of the Council erect or commence to erect a building which by virtue of colour or type of materials, architectural style, height, bulk or ornamental or general appearance has in the opinion of the Council an exterior design which is out of harmony with the exterior designs of existing buildings or is likely to injure the amenity of the locality.

5.5 Places of Natural Beauty and Historic Buildings and Objects of Historical or Scientific Interest.

5.5.1 A person shall not without the special approval of the Council at or on a place of natural beauty, an historic building or an object of historical or scientific interest—

- (a) carry out any development;
- (b) clear land or fell, lop or damage any tree or otherwise damage the place, building or object;
- (c) erect, demolish or alter or commence to erect, demolish or alter any building or structure;
- (d) erect an advertising sign.

5.5.2 The provisions of clause 3.4 with all necessary modifications apply to applications for the special approval of the Council under clause 5.5.1.

5.5.3 In clause 5.5.1 place of natural beauty, historic building and object of historical or scientific interest means a place, building or object described in Schedule No. 2.

PART VI—Development.

6.1 Development of Land: Subject to the provisions of the Scheme, a person shall not commence or carry out the development of any land other than the erection of a dwelling house (not being a dwelling house to be erected on a lot having a frontage to Bannister Road or a dwelling house to be erected on a lot within a Special Residential Zone)—

- (a) without the approval of the Council to carry out that development; and
- (b) otherwise than in accordance and compliance with any conditions imposed by the Council in granting its approval.

6.2 Application for Approval to Commence Development.

6.2.1 A person who desires to develop land, whether that land is zoned or reserved by the Scheme, shall make application in the form of and contain the particulars set out in Schedule No. 3 to the Council for approval to commence development before applying for a building licence.

6.3 Approval or Refusal.

6.3.1 The Council may grant its approval to commence development with or without conditions or may refuse to grant its approval.

6.3.2 If the Council grants its approval to commence development subject to conditions and any of the conditions is not fulfilled or complied with, the Council may revoke its approval.

6.3.3 The Council may limit the time for which its approval to commence development remains valid.

6.3.4 Where the Council has not within sixty days after the receipt by it of an application for its approval to commence development communicated its decision to the applicant the application is deemed to have been refused.

6.3.5 The Council shall give notice of approval or refusal of approval to commence development in or substantially in the form of Schedule No. 4.

PART VII—Finance and Administration.

7.1 Enforcement.

7.1.1 A person shall not construct or erect or commence to construct or erect a building otherwise than in accordance with the provisions of the Scheme.

7.1.2 A person shall not use any land, building or structure otherwise than:

- (a) in accordance with the provisions of this Scheme; or
- (b) in accordance with any approval issued by the Council under the provisions of this Scheme.

7.1.3 In cases where the Council's approval is required before a development is commenced or is required for the use of land, a person shall not commence the development or use the land without the approval of the Council.

7.1.4 One month's written notice is hereby prescribed as the notice to be given pursuant to section 10 of the Act before the Council exercises the powers conferred by that section—

- (a) to remove, pull down or alter any building or other work in the Scheme area, which has been commenced or continued after the gazettal date and which is such as to contravene the Scheme, or in the erection or carrying out of which any provision of the Scheme has not been complied with;
- (b) to execute any work which it is the duty of any person to execute under the Scheme, in any case where it appears to the Council that delay in the execution of the work would prejudice the efficient operation of the Scheme

and any expenses incurred by the Council under that section may be recovered from the person in default in a court of competent jurisdiction.

7.2 Powers of the Council.

7.2.1 The Council in the conduct and management of the Scheme has, in addition to all other powers vested in it, the following powers—

- (a) by its officers and employees to enter and inspect any land or building within the Scheme area;
- (b) to enter into agreements and arrangements with owners of land within the Scheme Area;
- (c) to remove, alter or demolish any building which obstructs the observance or carrying out of the Scheme;
- (d) to acquire land or buildings or to make any agreement or proposal in respect thereto.

7.2.2 The Council may exercise the powers conferred by section 13 of the Act—

- (a) to purchase any land from any person who may be willing to sell the same; or
- (b) with the consent of the Governor, to take compulsorily, under and subject to the Public Works Act 1902, (but subject to subsection (2) of section 13 of the Act), any land comprised in the Scheme and whether situate within or without the boundaries of the district of the Council.

7.3 Disposal of land: The Council may deal with or dispose of any land 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.

7.4 Claims for Compensation: Except where otherwise provided in the Scheme, the time limited for the making of a claim for compensation pursuant to section 11 of the Act is six months after the date when notice of the approval of the Scheme is published in the manner prescribed by the Regulations or after the date upon which the land or property of the claimant is injuriously affected by the making of the Scheme, whichever is the later.

7.5 Appeals: A person aggrieved by the exercise of a discretionary power by the Council under the Scheme may appeal in respect thereof under and in accordance with Part V of the Act.

Schedule No. 1.

Shire of Boddington Town Planning Scheme No. 1. Notice of Proposed Development.

IT is hereby notified for public information that the Council has received an application for development land for the purposes described hereunder.

Land Description: Lot No. Street Number: Proposed Development:

Details of the proposal are available for inspection at the offices of the Council. Submissions may be made to the Council in writing on or before the day of 19 .

Shire Clerk Date:

Schedule No. 2.

Shire of Boddington Town Planning Scheme No. 1. Schedule of Places of Natural Beauty, Historic Buildings and Objects of Historical or Scientific Interest. No. Description of Place, Building or Object.

- 1 Boddington Hotel and pepper tree situated on Lots 28, 29 and 30 Bannister Road, Boddington.
2 Old Road Board office now used as a Senior Citizens' Centre situated on Reserve No. 14666, Lot 13, Johnstone Street, Boddington.

Schedule No. 3.

Shire of Boddington Town Planning Scheme No. 1.

Application for Approval to Commence Development.

Name of owner of land on which development is proposed: Surname: Christian Names:

Address in full:

Submitted by: Address for Correspondence:

Locality of Development: Description of Land: Lot No. Street: Location No.

Plan or Diagram: Certificate of Title Volume Folio

Development Proposed:

Approximate Cost of Proposed Development:

Estimated Time of Completion: Signature of Applicant: Date:

Signature of Owner (if not the Applicant):

Date:

This form is to be submitted in duplicate with three copies of the site plan. This is not an application for a building licence, for which a separate application is required.

Schedule No. 4.

Shire of Boddington Town Planning Scheme No. 1.

Notice of Approval/Refusal of Approval to Commence Development.

Name and Address of Applicant:

Name and Address of Owner (if not Applicant):

Description of Land:

Approval to commence development in accordance with an application dated the day of 19 and the plans attached thereto is granted subject to the following conditions/refused upon the following grounds:

This approval is valid for a period of months from the date hereof. If development is not commenced within that period a fresh application must be made.

Shire Clerk Date:

This is not a building licence, for which a separate application is necessary.

Schedule No. 5.

Shire of Boddington Town Planning Scheme No. 1.

Special Residential Zones.

Description of Land Comprised in Special Residential Zone.

Lots 2 and 3 of Boddington Town Lot 52, Lot 1 of Boddington Town Lot 56, portion of Boddington Town Lot 56, and Boddington Town Lots 57, 58, 59, 60, 62 and 67 all of which are situated in Pollard Street;

Boddington Town Lot 55 situated in William Street;

Boddington Town Lot 54 situated in King Street;

Boddington Town Lots 53, 67, 70 and 71, Lot 1 of Boddington Town Lot 72 and portion of Boddington Town Lot 72 situated in Adam Street;

Boddington Town Lots 73 and 74 situated in Hakea Street; and

Boddington Town Lots 51, 63, 65 and 66 situated in Farmers Avenue.

Provisions Relating thereto.

1. The minimum lot size is 2 000 m².

2. The plan of subdivision applicable to this zone is to be generally as shown on sheet No. 3 of the Scheme Map and once a Special Residential Zone subdivision has been established further subdivision of lots created will not occur.

3. That Council's prior approval to commence development is required for all development excluding a single dwelling house.

4. That not more than one single dwelling house per lot shall be erected.

5. A person shall not construct or erect or commence to construct or erect—

- (a) a building within 10 m of any boundary of a lot unless, where the topography or shape of the lot or flora thereon require otherwise, the Council approves a lesser distance and if it does so a person shall not construct or erect or commence to construct or erect a building within the distance approved by the Council;

- (b) a dwelling house having an internal floor area of less than 45 m²;

- (c) a building in a manner or of materials that would in the opinion of the Council injure the amenity of the area or not blend in with the landscape.

6. In order to prevent over-stocking and other practices detrimental to the amenity of the zone, intensive agriculture pursuits and the breeding or keeping of animals for commercial gain is not permitted without the prior written approval of the Council; and in granting approval under this paragraph the Council may impose limits of stocking or any other conditions it thinks fit.

7. In order to conserve the natural beauty of the locality, all existing groups of trees shall be retained unless their removal is authorised by the Council.

8. All new lots shall be connected to the Town of Boddington reticulated water supply.

Adopted by resolution of the Council of the Shire of Boddington at the ordinary meeting of the Council held on 21 April 1981.

A. R. POLLARD,
President.

P. L. FITZGERALD,
Shire Clerk.

Adopted for final approval by resolution of the Council of the Shire of Boddington at the ordinary meeting of the Council held on 16 March 1982 and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of—

[L.S.]

A. R. POLLARD,
President.

P. L. FITZGERALD,
Shire Clerk.

This Scheme text is to be read in conjunction with the approved maps of the Scheme described in clause 1.4.2 and to which formal approval was given by the Minister for Town Planning on 19 November 1982.

Recommended for final approval.

L. F. O'MEARA,
Chairman of the Town
Planning Board.

Dated 16/11/82.

Final approval granted—

JUNE CRAIG,
Minister for Town Planning.

Dated 19/11/82.

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED).

Advertisement of Approved Town Planning Scheme.

Shire of Bridgetown-Greenbushes Town Planning
Scheme No. 3—Bridgetown Townsite Area.

T.P.B. 853/6/5/3.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 (as amended) that the Minister for Urban Development and Town Planning approved the Shire of Bridgetown-Greenbushes Town Planning Scheme No. 3—Bridgetown Townsite Area, on 26 November 1982 the Scheme Text of which is published as a Schedule annexed hereto.

S. E. WATERS,
President.

S. A. GIESE,
Shire Clerk.

Schedule.

Shire of Bridgetown-Greenbushes.

Town Planning Scheme No. 3.

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- 1.2 Scheme Area.
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- 1.5 Arrangement of Scheme.
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Clause—

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- 4.1 Amenity of the Scheme Area.
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- 5.1 Non Conforming Uses May Continue.
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- 6.4 Entry to Premises.
- 6.5 Penalties.

Schedule 1.

Special Rural Zones—Condition Relating to
Certification.

Shire of Bridgetown-Greenbushes.

Town Planning Scheme No. 3.

THE Council of the Shire of Bridgetown-Greenbushes 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) Controlling land development.
- (b) Securing protection of the environment of the Scheme Area.
- (c) Other matters authorised by the enabling Act.

PART I—Preliminary.

1.1 This Town Planning Scheme may be cited as the Shire of Bridgetown-Greenbushes Town Planning Scheme No. 3 (Bridgetown Townsite) 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 forming part of the Scheme and comprising the Townsite of Bridgetown.

1.3 The Town Planning Scheme for the Shire of Bridgetown-Greenbushes which was published in the *Government Gazette* on 29 August 1969 and subsequently from time to time amended is hereby revoked.

1.4 The responsible authority for carrying out the Scheme is the Council of the Shire of Bridgetown-Greenbushes hereinafter referred to as "the Council".

1.5 Arrangement of the Scheme: The Scheme Text is divided into the following parts:—

- PART I—Preliminary.
- PART II—Reserved Land.
- PART III—Zones.
- PART IV—General Provisions Relating to Zones.
- PART V—Non Conforming Use of Land.
- PART VI—Finance and Administration.
- Schedule 1—Special Rural Zones.

The remaining documents of the Scheme are as follows:—

1. Land Use Map.
2. Scheme Map.

1.6 Interpretation: In this Scheme the terms used will have the respective interpretations set out hereunder:—

- "Afforestation" means the planting and husbanding of commercial value trees—other than fruit and nut trees, vines, and nursery trees up to two years old—and occupying an area greater than 400 square metres on any one lot;
- "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;
- "Attached House" means a dwelling house, constructed as part of a group of two or more, each standing on its OWN SEPARATE LOT, and which may be attached to another house;
- "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;
- "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 Premises" means land and buildings used 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 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;

"Defined Site" in relation to a "grouped dwelling" means that area of the land on which a group of dwellings is to be erected which is allotted or set aside on the plans of the proposed development for the exclusive use of each such dwelling unit.

"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;

"Dry Cleaning Premises" means land and buildings used for the cleaning of garments and other fabrics by chemical processes;

"Dwelling Unit" or "Dwelling" means a separate self contained domicile.

"Dwelling House" means a building used primarily for living purposes as one separate family unit, and includes rooms separate from such building but ancillary thereto. The term also includes such outbuildings as are ancillary to the dwelling house 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 reformative institution or institutional home;

"Effective Frontage" means the distance along a line parallel to the street alignment at a distance from the lot frontage equivalent to the building set back required by the scheme and measured between the intersection of the set back line and the two side boundaries.

"Existing Use" means the 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 conditions set out in Part 4 Non-conforming use of land.

"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;

"Fish Shop" means a shop where the goods kept exposed or offered for sale include wet fish or fish fried on the premises for consumption off the premises.

"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 1.3 of the Uniform By-laws;

"Floor Area" shall have the same meaning as is given to it in 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 bulk sale of solid or liquid gaseous fuel, but does not include a service station;

"Funeral Parlour" means land and buildings occupied by undertakers where bodies are stored and prepared for burial or cremation;

"Gazetted 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;

"Grouped Dwelling" means a dwelling unit, constructed as one of a group of two or more on ONE LOT such that no dwelling is placed wholly or partly vertically above any other, and which may be attached to another dwelling.

Where there are special conditions of landscape or topography the local authority may vary the requirement that no dwelling is placed wholly or partly above any other.

"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 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 20 square metres;
- (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 0.2 square metre in area;

"Hotel" means land and buildings the subject of a Publican's General Licence, an Hotel Licence or a Wayside-house Licence granted under the provisions of the Licensing Act 1911 (as amended), or of any Act in substitution for the 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 work on buildings, work 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 reformatory institution;
- (d) a hospital for treatment or care of the mentally sick; or
- (e) any other similar use;

"Institutional Home" means a residential building 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;

"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 a hotel or boarding house but in which special provision is made for the accommodation of patrons with motor vehicles;

"Motor Repair Station" means land and buildings used for or in connection with mechanical repairs and overhauls, including tyre recapping, retreading, panel beating, spray painting and chassis reshaping;

"Multiple Dwelling" means a separate, self contained dwelling within a building containing two or more such dwellings, but the term does not include any part of a grouped dwelling or attached house.

"New Street Alignment" See "Street Alignment";

"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 an offensive 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 display and/or sale of goods and equipment;
- “Open Space” means that area of a lot or defined site which is not occupied by building, but shall include accessible roofs, drives, car parking areas, and private balconies.
- “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 land and buildings used 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 land and buildings used for residential purposes 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;
- “Private Recreation” means the use of land for parks, gardens, playgrounds, sports arenas or other grounds for recreation which are not normally open to the public without charge;
- “Professional Offices” means any building 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, swimming pool or gymnasium, or for games;
- “Public Assembly—Place of” means any special place of assembly including grounds for athletics, all sports grounds with spectator provision, racecourses, trotting tracks, stadia or show-grounds;
- “Public Authority” means a Minister of the Crown acting in his official capacity, a State Government Department, State trading concern, State instrumentality, State public utility and any other person or body, whether corporate or not, who or which, under the authority of any Act, administers or carries on for the benefit of the State, a social service or public utility;
- “Public Recreation” means the use of land for a public park, public gardens, foreshore reserve, playground or grounds for recreation which are normally open to the public without charge;
- “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;
- “Public Worship—Place of” includes buildings used primarily for the religious activities of a church, but does not include an institution for primary, secondary or higher education, or a residential training institution;
- “Radio and T.V. Installation” means land, buildings, devices or structures for the transmission or receiving of signals and/or pictures but does not include domestic radio and television receivers.
- “Redevelopment” means revision or replacement of an existing land use according to a controlled plan;
- “Reformatory Institution” includes a penal institution;
- “Residential Building” means a building, other than a dwelling house, designed for use for human habitation together with such outbuildings as are ordinarily used therewith, and the expression includes a hostel, an hotel designed primarily for residential purposes and a residential club;
- “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;
- “Rural Use” means the use of land for the purposes of agriculture, farming or grazing including the growing of fruit or vines;
- “Service Industry” means a light industry carried out on land and in buildings having a retail shop front and in which goods may be manufactured only for sale on the premises, or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced;
- “Service Station” means land and buildings used for the supply of petroleum products and automotive accessories and includes greasing, tyre repairs and minor mechanical repairs;
- “Shop” means any building wherein 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, petrol filling station, milk depot, marine store, timber yard or land and buildings used for the sale of motor and other vehicles, or for any purpose falling within the definition of industry;
- “Showrooms” means rooms in connection with warehousing or offices, and intended for display of goods of a bulky character;
- “Sports Ground” means any land used of any sport; but does not include land within the curtilage of a dwelling, if not used commercially;
- “Street Alignment” means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed, means the new street alignment so prescribed;
- “Tavern” means a tavern as defined in the Liquor Act No. 34 of 1970;
- “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 from one such motor vehicle to another of such motor vehicles, and includes maintenance and repair of vehicles;
- “Truck Machinery Sales Premises” means land or buildings used for the sale of trucks and machinery and includes facilities for the repair and servicing of goods sold from the premises;

“Uniform Building By-Laws” means the Uniform Building By-laws, 1974, published in the *Government Gazette* on 19 December 1974, and amended from time to time thereafter by notices published in the *Government Gazette*;

“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 for the use of land, but does not include land reserved.

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 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 Council.

(c) In giving its approval the Council 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, for which the prior consent in writing of the Council has been obtained, of buildings or works lawfully existing on the land.

2.2 (a) Where a Council 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 that are unacceptable to the applicant the owner of the land may, if the land is injuriously affected thereby, claim compensation for such injurious affection.

(b) Claims for such compensation shall be lodged at the office of the Council not later than six months after the date of the decision of the Council refusing approval or granting it subject to conditions that are unacceptable to the applicant.

(c) In lieu of paying compensation the Council may purchase the land affected by such decision of the Council 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 that are unacceptable to the applicant.

PART III—Zones.

3.1 The Scheme Area is divided into 8 zones set out hereunder:—

- Park and Recreation.
- Residential.
- Commercial.
- Industrial.
- Special Uses.
- Rural.
- Special Rural.
- Residential Development.

3.2 Table No. 1 appended to Clause 3.3 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 lefthand side of the Table and the list of “Zones” on the top of that Table.

3.3 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 under this Scheme.

“AA” = A use that is not permitted unless approval is granted by the Council.

“IP” = A use that is not permitted unless such use is incidental to the predominant use as decided and approved by the Council.

“X” = A use that is not permitted.

TABLE 1
Zones

	Park and Recreation	Residential	Commercial	Industrial	Special Uses	Rural	Special Rural	Residential Development
1. Afforestation	X	X	X	X		X	X	X
2. Caravan Parks	X	X	X	X		AA	X	X
3. Caretaker's House/Flat	AA	P	AA	IP		AA	X	X
4. Car Parks	AA	AA	AA	P		X	X	X
5. Car Sales Premises	X	X	AA	P		X	X	X
6. Cemeteries/Crematoria	X	X	X	X		X	X	X
7. Civic Buildings	X	AA	P	X		AA	X	X
8. Consulting Rooms	X	AA	P	X		X	X	X
9. Drive-In Theatre	X	X	X	X		X	X	X
10. Dry Cleaning Premises	X	X	AA	P		X	X	X
11. Educational Establishments	X	AA	AA	X		AA	X	X
12. Fish Shop	X	AA	AA	X		X	X	X
13. Fuel Depot	X	X	AA	P		AA	X	X
14. Funeral Parlour	X	X	AA	X		X	X	X
15. Health Centre	X	AA	AA	X		X	X	X
16. Home Occupation	X	AA	AA	X		AA	AA	X
17. Hospital	X	X	X	X		X	X	X
18. Hotel	X	AA	P	X		X	X	X
19. Industry—Extractive	X	X	X	X		AA	X	X
20. Industry—General	X	X	X	AA		X	X	X
21. Industry—Hazardous	X	X	X	AA		X	X	X
22. Industry—Light	X	X	AA	AA		AA	X	X
23. Industry—Noxious	X	X	X	AA		X	X	X
24. Industry—Rural	X	X	X	AA		P	X	X
25. Industry—Service	X	AA	AA	AA		AA	X	X
26. Institutional Building	X	AA	AA	X		AA	X	X
27. Institutional Home	X	AA	AA	X		AA	X	X
28. Milk Depot	X	X	AA	P		AA	X	X
29. Motel	X	AA	P	P		X	X	X
30. Motor Repair Station	X	X	AA	P		X	X	X
31. Office	X	AA	P	IP		X	X	X
32. Open Air Display	X	X	AA	AA		AA	X	X
33. Outdoor Recreation	P	P	P	AA		AA	AA	X
34. Petrol Filling Station	X	AA	AA	P		AA	X	X
35. Private Hotel	X	AA	P	X		AA	X	X
36. Professional Office	X	AA	P	X		X	X	X
37. Public Amusement	AA	X	AA	X		AA	X	X
38. Public Assembly	AA	AA	AA	X		AA	X	X
39. Public Utility	P	P	P	P		P	P	X
40. Public Worship	X	AA	AA	X		AA	X	X
41. Radio/T.V. Installation	X	X	X	AA		X	X	X
42. Residential Building	X	AA	AA	X		AA	X	X
43. Residential	X	X	X	X		X	X	X
(a) Single House	X	P	AA	X		P	P	AA
(b) Attached House	X	P	AA	X		AA	X	X
(c) Grouped Dwelling	X	AA	AA	X		X	X	X
(d) Multiple Dwelling	X	AA	AA	X		X	X	X
44. Restaurant	X	AA	P	X		AA	X	X
45. Rural Use	AA	X	X	P		P	P	P
46. Service Station	X	AA	AA	P		AA	X	X
47. Shop	X	AA	P	IP		X	X	X
48. Showroom	X	X	P	P		X	X	X
49. Tavern	X	X	AA	X		X	X	X
50. Transport Depot	X	X	X	P		AA	X	X
51. Truck Machinery Sales Premises	X	X	X	P		X	X	X
52. Warehouse	X	X	AA	X		X	X	X
53. Zoological Garden	X	X	X	X		AA	X	X

3.4 Development and its approval.

3.4.1 Except as hereinafter provided no development including a material change in the use of land shall be carried out on land within the Scheme Area without the prior consent of the Council. Such consent is hereinafter referred to as “a planning approval” and is required in addition to a building licence.

3.4.2 Application for Planning Approval shall be in writing addressed to the Shire Clerk and shall be accompanied by such plans or explanatory documents as may be necessary to enable Council to gain a complete understanding of the proposal and its effect on the locality.

3.4.3 The Council, when considering granting its approval to a use marked AA in Table 1, will take into consideration the effect which such use will have on

the amenity of the area likely to be affected by the use, the effect on the road system of the locality and any other matters which it may consider relevant to the establishment of the use, and may either—

- (a) grant approval or
- (b) grant approval subject to such conditions and requirements as it deems fit.
- (c) refuse to grant approval giving its reasons.

Without limiting the generality of the foregoing the Council may where it deems appropriate limit the period of validity of any approval granted and may grant approvals for development for limited periods of time.

3.4.4 The Council shall convey its decision on any such application for Planning Approval to the applicant within 60 days of the date upon which it was first received at the Council offices unless the Council shall have first obtained the applicant's approval in writing for an extension of that period and in the event that a decision has not been made within that period or extended period the application shall be deemed to have been refused.

3.4.5 The following classes of development may be undertaken without the approval of the Council and are referred to as permitted development:—

- (a) The construction, replacement, maintenance or repair by a Government Agency or Statutory Undertaking of any equipment necessary to provide and maintain a public service.
- (b) Development by public authorities and local authorities for the purpose of their undertaking of functions on land owned by them at the time of the coming into operation of this Scheme.
- (c) The maintenance and repair of any building provided that no works of a structural nature are undertaken and no material change in the external appearance of the building is involved.
- (d) Subject to the provisions of this Scheme, changes in the uses of land and buildings which do not give rise to:—
 - (i) a material change in the appearance of the property concerned;
 - (ii) the need, according to the provisions of this Scheme and/or as may be determined by the Council by experience of similar uses elsewhere, for additional car parking accommodation, loading and unloading accommodation, landscaping or other special site treatments;
 - (iii) significant increases in the amount of traffic attracted to the site;
 - (iv) the need for the provision of significantly improved public services and utilities of any kind.

3.4.6 Failure to comply with the conditions imposed by Council on the grant of a planning approval or failure to carry out development so approved in strict accordance with the plan approved by Council in respect of a particular proposal, shall constitute a contravention of the Act and the Council may:

- (a) By written notice served on the owner and/or occupier of the land, require the development to be carried out in accordance with the conditions imposed on any approval granted and/or in strict accordance with the plans approved in the grant of any such approval within the period specified in the notice (not being less than 28 days) failing which the Council may enter the land and carry out the work itself and recover any expenses so incurred from the person in default as a simple contract debt in such Court of Civil Jurisdiction as is competent to deal with the amount of the claim.

- (b) Prosecute the owner or occupier of the land as the case may be pursuant to section 10 of the Act.
- (c) Revoke the approval so granted and require the removal of the development carried out as set out in section 10 of the Act.

3.4.7 Any applicant who is aggrieved by any decision made or deemed to have been made by Council exercising any of the discretionary powers available to it under this Scheme may appeal, within 60 days of the date of Council's decision, against such decision in accordance with the provision of Part V of the Act.

PART IV—General Provisions Relating to Zones.

4.1 Amenity: Council's Primary Objective will be to ensure that the overall amenity of the townsite is retained and enhanced for the benefit of residents and the landscape value of the environment is maintained.

4.1.1 Notwithstanding that a proposed development conforms in all other respects to the requirements of the Scheme, Council may at its discretion refuse to grant approval if in its opinion such development would by its siting design or construction result in a significant deterioration of the landscape and amenity of the townsite.

4.2 Commercial Zone: Council's objective will be to ensure that the Town Centre continues to function effectively as the location for the Districts commercial and civic activity, that the uses approved therein will be compatible with the objective, and with enhancement of the Centre's activity and movement systems.

4.2.1 Building Requirements.

- (a) For uses other than residential approved within the zone the following minimum building setbacks from the street alignment shall apply:—

Commercial	Nil
Civic and Public Uses	Nil
Industrial	9 metres except that in the area bounded by Bunbury, Roe, Phillips and Hampton Streets the building line may be reduced at the discretion of Council.
Service Station and Perol Filling Stations	7.5 metres
Other Uses	At Discretion of Council.

- (b) Residential uses approved within the Zone shall conform to the G.R. 4 provisions of Table 11.13 Part A of the Uniform Building By-laws.

4.3 Residential Zone: Council's objective will be to ensure that the residential character and amenity of the zone is retained and enhanced and that any other uses approved within the Zone under the provisions of the Scheme are compatible with this basic objective.

4.3.1 Building Requirements.

- (a) Multiple residential uses approved under the zone shall conform to the G.R. 4 provision of Table 11.13 Pt. A of the Uniform By-laws.
- (b) In considering the granting of Planning Approval within the zone to a multiple dwelling or other use marked AA in Table 1 Council will consider the effect of the development on the residential amenity and the street system of the locality, and the suitability of the site for the disposal of effluent, and may impose such conditions of approval as it thinks fit.
- (c) Multiple dwellings where approved shall be limited to a height of two storeys.
- (d) For uses other than approved residential the following minimum building setbacks from the street alignment shall apply.

Commercial	Nil. Setback in Gifford Road may be increased at discretion of Council.
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Service Station and Petrol Filling Station	7.5 metres.
Other	At discretion of Council.

4.3.2 On privately owned land within the zone a person shall not:—

- (a) park or allow to remain stationary for more than four hours consecutively:
 - (i) more than two commercial vehicles and if there are two such vehicles one at least must be housed in a domestic garage or outbuilding;
 - (ii) any vehicle which due to size or load is not capable of being completely housed within a domestic garage or outbuilding having a maximum floor area of 50 square metres and in which no horizontal dimension is more than 7.5 metres;
 - (iii) a vehicle which together with the load thereon exceeds 3 metres in height;
- (b) repair service or clean a commercial vehicle unless such work is carried out whilst the vehicle is housed in a domestic garage or outbuilding.

4.4 Industrial Zone: Council's objective will be to allow for the establishment of industry in areas which will allow proper access to be secured and which will allow development to take place without undue deterioration of the environment.

4.4.1 Development of land for industrial purposes will require:—

- (a) access points to major roads to be adequately located and designed for safe use by vehicular traffic;
- (b) provision for screening along main road frontages by retention of existing trees and substantial vegetation where such exist and by additional planting and landscaping where in the opinion of Council this is necessary or desirable.

4.4.2 Within an industrial zone:—

- (a) the building setback from a street alignment shall be a minimum of 9 metres except that the minimum setback for a Service Station or Petrol Filling Station shall be 7.5 metres;
- (b) land between the building setback line and a street alignment shall not (except with the written consent of the Council) be used for a purpose other than for lawns and gardens, for the parking of vehicles or as a means of access;
- (c) adequate parking space as determined by Council shall be provided on the site for the parking of the vehicles of owners, employers and visitors additional to that provided for under subclause (b) of this clause;
- (d) parking space shall be designed and constructed to standards which Council may determine as adequate and proper after consideration of the nature and use of the industry.

4.5 Rural Zone: Council's objective will be to retain the rural character of the zone in the interests of the town's landscape and environment.

4.5.1 Within the zone the minimum building setback from the street alignment shall be 15 metres except that Council may at its discretion permit a building to be constructed closer to the street alignment than 15 metres but not less than 7.5 metres.

4.5.2 Where a lot within the zone is not less than one hectare in area, Council may permit the erection and occupation of not more than two residences on the lot provided that in its opinion:—

- (a) in the circumstances the construction and occupation of two such buildings should be permitted;
- (b) the environment of the general area will not be adversely affected thereby;

and that

- (c) both buildings comply with all other provisions of this Scheme.

4.6 Special Rural Zone: Council's Objective is to select areas wherein closer subdivision of rural areas will be permitted to provide for such uses as hobby farms, horse breeding, rural-residential retreats, intensive agriculture including market gardens and viticulture, and to ensure that development which takes place within the zone as a result of increased activity does so with the least possible detriment to the rural character and landscape value of the land involved.

4.6.1 In order to achieve its objectives Council will require that any application for development must show an adequate concern for the physical environment and will require all significant land uses which exist on the land to be shown on the proposal, and the effect of any subdivision on that land use properly assessed.

4.6.2 The provisions for controlling subdivision, land uses and development relating to specific Special Rural Zones will be as laid down in Schedule I to the Scheme and future subdivision will accord with the Plan of Subdivision for the specified area referred to in the Schedule and such Plan of Subdivision shall form part of the Scheme.

Before making provision for a Special Rural Zone, Council will prepare, or require the owner(s) of the land to prepare, a submission supporting the creation of the Special Rural Zone and such submission shall include:—

- (i) A statement as to the purpose or intent for which the zone is being created.
- (ii) The reasons for selecting the particular area the subject of the proposed zone with particular reference as to how this relates to the Council's Rural Planning Strategy.
- (iii) A plan or plans showing contours at such intervals as to adequately depict the land form of the area and physical features such as existing buildings, rock outcrops, trees or groups of trees, lakes, rivers, creeks, swamps, orchards, wells and significant improvements.
- (iv) Information regarding the method whereby it is proposed to provide a potable water supply to each lot.
- (v) The proposed staging of the subdivision and development and the criteria to be met before successive stages are implemented.

4.6.3 The Scheme provisions for a specific Special Rural Zone shall include a Plan of Subdivision:—

- (i) The proposed ultimate subdivision including approximate Lot sizes and dimensions.
- (ii) Areas to be set aside for Public Open Space, pedestrian access-ways, horse trails, community facilities, etc. as may be considered appropriate.
- (iii) Those physical features it is intended to conserve.
- (iv) The proposed staging of the subdivision where relevant.

4.6.4 In addition to the Plan of Subdivision, the Scheme provisions for a specific Special Rural Zone shall specify:—

- (i) The facilities which the purchasers of the lots will be required to provide (e.g. their own potable water supply, liquid and solid waste disposal system, etc.).
- (ii) Proposals for the control of land uses and development which will ensure that the purpose of intent of the zone and the rural environment and amenities are not impaired.
- (iii) Any special provisions appropriate to secure the objectives of the zone.

4.6.5 In addition to a Building Licence, the Council's prior approval to commence development is required for all development including a private dwelling house.

4.6.6 Notwithstanding the provisions of section 11.3 (4) of the Uniform Building By-laws, not more than one private dwelling house per lot shall be erected.

4.6.7 The Council may, by notice served upon individual landowners or upon a subdivider of land within this zone require the preservation of specified

groups of trees and thereafter no landowner or subdivider shall cut, remove or otherwise destroy any group of trees so specified unless the Council rescinds the notice or order.

4.6.8 In addition to such other provisions of the Scheme as may affect it, any land which is included in a "Special Rural Zone" shall be subject to those provisions as may be specifically set out against it in Schedule 1, entitled "Special Rural Zones—Provisions Relating to Specified Areas".

4.6.9 Notwithstanding the provisions of the Scheme and what may be shown in the Plan of Subdivision specified in Schedule 1, the Town Planning Board may approve a minor variation to the subdivisional design but further breakdown of the lots so created shall be deemed to be contrary to the provisions of the Scheme.

4.6.10 A building may not be constructed within the zone of materials which in the opinion of Council, are undesirable for the locality.

4.6.11 A dwelling house or outbuilding shall not be constructed within 20 metres of a lot boundary provided that the Council may approve of a lesser distance where it is satisfied that the topography or the shape of the lot or the existing vegetation upon it make it desirable to do so.

4.6.12 A dwelling shall not be constructed or approved for construction within the zone unless a roof water storage tank of minimum capacity of 90 000 litres is incorporated in the approved plans and no dwelling shall be considered fit for human habitation unless such a tank has been installed and is operating but this clause shall not apply when:—

- (a) Any lot created within the zone is supplied with reticulated water by the Water Supply Authority.
- (b) The developer has produced evidence from some competent professional adviser which satisfies Council that an adequate potable on site water source is available.

4.6.13 Septic tanks, leach drains, or other such installations for on site disposal of effluent or wastes shall be constructed at least 30 metres distant from any bore, well or other surface water supply whether on the same lot or any other lot and no such installation or similar potential source of water pollution shall be established or maintained within 30 metres of any river, stream, creek, spring or watercourse in which water flows in a natural channel, whether permanently or intermittently.

An effluent disposal system shall not be installed within 20 metres of any lot boundary.

4.6.14 With the intention of preventing over-stocking or other practices detrimental to the amenity within the zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without approval in writing of Council. In giving approval under this clause the Council may impose limits of stocking or such other conditions as it sees fit and may vary such conditions in the light of prevailing seasonal conditions.

4.6.15 Amenity: Notwithstanding that a building or work may conform in all respects to the provision of this section the Council may require alterations to a proposed building if it considers that the proposed building or work would be likely to seriously affect the amenity or the visual appearance of the area.

4.6.16 Control of Bush Fires: Proposals for the subdivision must contain an analysis of the bushfire vulnerability of the land within the subdivision area, arising from the proposal itself or areas within the locality.

Upon the basis of such analysis the developer shall present to Council the measures proposed within the subdivision to control bushfires which shall include, but not necessarily be limited to, the provision and allocation of strategic firebreaks and methods of fire management control.

4.7 Residential Development Zone: Council's Objective will be to ensure that the zone is developed for Residential uses in a manner which makes optimum use of the zone's environmental character and landscape and which provides for the most economic utilisation of services.

Council's Development Policy will therefore be to:—

- (a) require re-subdivision of existing lots into a structure more appropriate to good land utilisation, servicing by roads, water supply and drainage, and with regard to the topography and the environment.
- (b) regard a lot size in the range 4 000 m² to 7 000 m² as appropriate depending on the circumstances except where it can be shown that clustering techniques of lots of lesser size are desirable.
- (c) not permit development on lots unserved by constructed roads, water supply, power or drainage.
- (d) require protection of any existing substantial trees by means of open space or road widenings and the setting aside by reservation of land which contributes significantly to the amenity of the area and the Town.
- (e) consider the introduction of a Guided Development Scheme in order to achieve its objectives if such becomes necessary or desirable.

4.7.1 Building and development for residential or other uses will not be permitted on a lot which does not front a public road constructed to standards adopted by Council or which is not provided with reticulated water and adequate drainage.

4.7.2 Prior to approval of any development Council will require a plan of resubdivision to be prepared, approved and implemented.

4.7.3 A plan prepared under the requirement of Clause 4.7.2 shall have adequate consideration given to:—

- (a) protection of the area's landscape and amenity;
- (b) determination of lot sizes appropriate to the topography and the general environment;
- (c) protection of vegetation on road reserves and existing lots;
- (d) sound construction practices for the location of roads and the provision of services.

4.8 Car Parking.

4.8.1 Within the Scheme area development or re-development of land for any of the uses in Table 2 shall provide on site car parking spaces constructed to the satisfaction of Council in accordance with the provisions of the Table, except that Council may accept a lesser number of spaces if it considers that the development by its nature would not require the provisions of the Table to be adhered to.

4.8.2 Where on site parking in accordance with the requirement of Clause 4.8.1 cannot reasonably be provided Council may accept a cash payment in lieu of the provision of car parking spaces but subject to the requirements of this clause:—

- (a) a cash in lieu payment shall not be less than the estimated cost of providing and constructing the parking spaces required by the Scheme plus the value as estimated by the Chief Valuer of the Department of State Taxation of that area of land which might have been occupied by the parking spaces;
- (b) any moneys required to be paid to Council under this clause shall be paid into a special fund to be applied solely to the provision, construction and maintenance of further car parking facilities in reasonable proximity to the premises from which the moneys were derived.

Table 2—Car Parking Provisions.

Use.	No. of car parking spaces to be provided.
Commercial.	1 per 15 m ² retail floor space.
Industrial.	1 per 15 m ² gross floor space.
Private Recreation Institutional.	To be determined by Council after taking into consideration the proposed use and its location in relation to the road systems and other uses in the vicinity.

PART V—Non-Conforming Use of Land.

5.1 No provision of this 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), and any other law authorising the development to be carried out had been duly obtained and was current.

5.2 (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 5.1 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 Council 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 5.1 of this Part on that land, and provided the prior consent in writing of the Council has been obtained, 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.

5.3 Change of Non-Conforming Use: The Council may permit the use of any land to be changed from one non-conforming use to another non-conforming use, provided the proposed use is, in the opinion of the Council, less detrimental to the amenity of the neighbourhood than the existing use, or is, in the opinion of the Council, closer to the intended uses of the zone.

5.4 Discontinuance of non-conforming use.

- (a) Notwithstanding the preceding provisions of this Part, except where a change of Non Conforming Use has been permitted by the Council under Clause 5.3, when a Non Conforming Use of any land or building has been discontinued for a period of 3 months, such land or building shall not thereafter be used other than in conformity with the provisions of the Scheme.
- (b) The Council 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 VI—Finance and Administration.

6.1 Disposal of Land: The Council 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.

6.2 Compensation: Claims for compensation by reason of the Scheme other than for the purpose 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.

6.3 Compliance with Scheme.

- (a) A person shall not use land or any buildings or structure thereon contrary to or otherwise than in accordance with the provisions of the Scheme.
- (b) If pursuant to the provisions of the Scheme approval has been granted subject to conditions, a person shall not commit a breach of, or neglect to carry out, any of those conditions.

- (c) Twenty-eight (28) days notice in writing is hereby prescribed as the notice to be given pursuant to section 10 of the Act where the conditions of this subclause are not complied with, and any expenses incurred by the Council under that section may be recovered from the person in default as a single contract debt in such Court of Civil jurisdiction as is competent to deal with the amount of the claim.

6.4 Entry to Premises: The Council may by an 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.

6.5 Valuation of Land: Any valuation required under any provision of this Scheme may be made by either the Valuer General or by a Licensed Valuer appointed by the Council.

6.6 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.

Schedule 1—Special Rural Zones.

Specified Zone.	Provisions to Apply to Zone.
Special Rural Zone A Lefroy Street.	<ol style="list-style-type: none"> (1) Subdivision and development to be in general accordance with the Plan of Subdivision adopted by Council as part of this Scheme. (2) In order to preserve the natural beauty of the hillslopes and river frontage of the subject land and notwithstanding the provisions of Clause 4.6.7 all trees shall be retained unless their removal is authorised by Council. (3) A reticulated public water supply shall be provided to all lots having an area less than 2 ha as a condition of subdivisional approval. (4) The minimum standard of fencing shall be 1.4 m post and 4 strand wire or such similar materials as approved by Council but such materials as asbestos, metal sheeting or wooden pickets shall not be used. Fencing standards shall be in accordance with Council's Fencing By-laws.

Adopted by resolution of the Council of the Shire of Bridgetown-Greenbushes at the ordinary meeting of the Council held on 21 May 1982 and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of—

S. E. WATERS,
President.

S. A. GIESE,
Shire Clerk.

This Scheme Text is to be read in conjunction with the approved maps of the Scheme described in Clause 1.5 of this Scheme and to which formal approval was given by the Hon. Minister for Town Planning on 26 November 1982.

Recommended—

L. F. O'MEARA,
Chairman of the
Town Planning Board.

Dated 22/11/82.

Approved—

JUNE CRAIG,
Minister for Urban Development
and Town Planning.

Dated 26/11/82.

TOWN PLANNING AND DEVELOPMENT
ACT 1928 (AS AMENDED).

Advertisement of Approved Town Planning Scheme.

Shire of York Town Planning Scheme No. 1—District
Scheme.

T.P.B. 853/4/34/1.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 (as amended) that the Minister for Urban Development and Town Planning approved the Shire of York, Town Planning Scheme No. 1—District Scheme on 19 November 1982 the Scheme Text of which is published as a Schedule annexed hereto.

P. MONGER,
President.

L. O. DELAHAUNTY,
Shire Clerk.

Schedule.

Scheme Text.

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- 1.1 Arrangement of Scheme Text.
- 1.2 Citation.
- 1.3 Objects of the Scheme.
- 1.4 Responsible Authority.
- 1.5 Maps.
- 1.6 Scheme Area.
- 1.7 Interpretation.

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 - Residential Development Zone.
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 - Service Station Zone.
 - Light Industry Zone.
 - General Industry Zone.
 - Public Utility Zone.
 - School Zone.
 - Civic and Cultural Zone.
 - Recreation Zone.
 - General Farming Zone.
 - Forestry Zone.
 - Special Rural Zone.
 - Special Zone.
 - Important Regional Road.

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- 6.1 Application for Planning Consent.
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- 6.3 Matters to be considered by Council.
- 6.4 Council Decisions.
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- 1 Form: Application for Planning Consent.
- 2 Form: Grant/Refusal of Planning Consent.
- 3 Form: Notice of Public Advertisement of Development Proposal.
- 4 Form: Landscaping to Building Setbacks.
- 5 Form: Car Parking Modules.
- 6 Form: Modified requirements for Specific Special Rural Zones.
- 7 Form: Schedule of Historic Places.
- 8 Form: Policies for Heritage Planning Areas.
- 9 Form: Interpretation.

1.2 Citation: This Town Planning Scheme may be cited as the Shire of York Town Planning Scheme No. 1 District Scheme (hereinafter called "the Scheme").

1.3 Objects of the Scheme.

1.3.1 The general objects of the Scheme are:—

- (a) to zone the Scheme Area for the purposes in the Scheme described;
- (b) to secure the amenity, health and convenience of the Scheme Area and the inhabitants thereof;
- (c) to make provisions as to the nature and location of buildings and the size of lots when used for certain purposes;
- (d) the preservation of places of natural beauty, of historic buildings and objects of historical and scientific interest; and
- (e) to make provisions for other matters necessary or incidental to town planning and housing.

1.3.2 The particular objects of the Scheme are:—

- (a) to consolidate the urban area of York and to provide for new development whilst insuring that the historical character of the District is preserved;
- (b) to enable the provision of adequate public utilities;
- (c) to protect a major road hierarchy;

- (d) to acknowledge the trend towards hobby farming and low density residential lifestyles and to ensure that development of the numerous 2 to 4 hectare lots existing in the York town-site area does not result in degradation of the landscape;
- (e) to enhance the tourist and educational value of the places of heritage value in York.

1.4 Responsible Authority: The authority responsible for enforcing the observance of the Scheme is the Shire of York hereinafter referred to as "the Council".

1.5 Maps: The following maps form part of the Scheme:

- Land Use Map.
- Historic Places Scheme Map.
- Scheme Map.

1.6 Scheme Area: The Scheme applies to the area of land contained within the inner edge of a broken black line on the Scheme Map (hereinafter called "the Scheme Area"). The Scheme Area comprises the whole of the District of the Shire of York.

1.7 Interpretation.

1.7.1 In the Scheme unless the context otherwise requires, the words and expressions set out in Appendix 9 have the respective meanings given to them in that Appendix.

1.7.2 Words and expressions used in the Scheme but not defined in Appendix 9 have the meanings assigned to them in the Act or in Appendix D to the Town Planning Regulations, 1967, unless the context otherwise requires or unless it is otherwise provided herein.

PART 2—Control of Development and use of Land.

2.1 Classification into Zones.

2.1.1 There are hereby created within the Scheme Area the several zones listed hereunder:—

- Residential Zone.
- Residential Development Zone.
- Tourist Zone.
- Hotel Zone.
- Shop Zone.
- Service Station Zone.
- Light Industry Zone.
- General Industry Zone.
- Public Utility Zone.
- School Zone.
- Civic and Cultural Zone.
- Recreation Zone.
- General Farming Zone.
- Forestry Zone.
- Special Rural Zone.
- Special Zone.
- Important Regional Road.

2.1.2 The Zones of such of them as are now required in the Scheme Area are delineated or coloured or otherwise indicated on the Scheme Map according to the legend thereon.

2.2 Zoning and Development Table.

2.2.1 The Zoning and Development Table indicates subject to the provisions of the Scheme, the uses permitted in the various zones and the development standards that apply to various uses specified in the Table for each Zone.

2.2.2 The symbols used in the cross references in the Zoning and Development Table have the following meanings:—

P = a use that is permitted if it complies with the relevant development standards contained in this Scheme Text and in the Zoning and Development Table.

PS = a use that is not permitted unless special approval to it is given by the Council, and unless—

- (a) it complies with the conditions of the approval (if any) of the Council; and
- (b) it complies with the relevant standards contained in this Scheme Text and in the Zoning and Development Table.

AP = a use that is not permitted unless—

- (a) approval to it is given by the Council after the proposal has been advertised in accordance with clause 6.2.2;
- (b) it complies with the conditions of the approval (if any) of the Council; and
- (c) it complies with the relevant standards contained in this Scheme Text and in the Zoning and Development Table.

IP = a use that is not permitted unless it is incidental to the predominant use of the land as determined by the Council.

2.2.3 Where in the Zoning and Development Table a particular use is mentioned, it is deemed to be excluded from any class which by its more general terms would otherwise include such particular use.

2.2.4 If a particular use is not listed in the use classes, and is not included in the general terms of any use class, then the Council shall, upon application to it, determine either;

- (a) That the use shall be prohibited within the Scheme Area; or
- (b) That the use may be permitted within one or more of the zones within the Scheme Area.

The Council shall, in the latter case, decide which of the use symbols shall apply and may impose any conditions or development standards it deems fit.

2.2.5 Subject to the provisions of the Scheme, no person shall use any land or erect any building or structure thereon for a use or purpose specified in the Zoning and Development Table otherwise than in accordance with the relevant provisions of that Table and unless such building complies with the requirement of the Table.

2.2.6 Nothing contained in the preceding clauses of this Part or in the Zoning and Development Table limits the powers of the Council to impose conditions when granting planning consent to commence development pursuant to clause 6.4.1 and in particular, but without limiting the generality of the foregoing the Council may impose conditions in respect of additional restrictions and requirements not specified in the Zoning and Development Table.

2.2.7 The Council may relax the requirements of the Zoning and Development Table in respect of the retention or restoration of an Historic Place, or in respect of development in a Heritage Planning Area.

2.2.8 If there is any conflict between the provisions of the Zoning and Development Table and a policy statement therein, the provisions of the Table prevail.

2.2.9 The Policy Statements contained in the Zoning and Development Table—

- (a) are statements of general policy only;
- (b) are not binding on the Council; and
- (c) do not affect the obligation of the Council to consider the circumstances and merits of each particular case.

ZONING AND DEVELOPMENT TABLE

ZONE : RESIDENTIAL

POLICY STATEMENT: Primarily single storey single family housing. Grouped or attached housing will only be permitted if the site is near open space and can be integrated into the single residential environment. Council's policy on further subdivision is to seek lot sizes of about 1,500 sq.m. for detached dwelling houses.

The erection of a single dwelling house on a lot of less than 700 sq.m. in area will not be permitted except where Council is prepared to approve such development in accordance with the provisions of Clause 6.8 of the Scheme Text. Nevertheless, in areas zoned "Residential" any lot approved by the Town Planning Board subsequent to the gazettal of this Scheme may be developed for residential purposes subject to other relevant provisions of the Scheme.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
700m ²	18m	0.30	7.5m	7.5m	1.0m one side. 1.5m other side per storey	2	50%		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	DWELLING HOUSE	P							
2	DUPLEX HOUSE	P	900m ²	20m			1.5m each side per storey	2 per dwelling unit	
3	TRIPLEX AND QUAD-RUPLEX HOUSE	PS	1,000m ²	30m					
4	GROUP HOUSING	PS	1,000m ²	25m					
5	FLATS/DWELLING UNITS BUILDING NOT MORE THAN TWO STOREYS	AP							SEE SEPARATE SHEET (GROUP HOUSING)
6	FLATS/DWELLING UNITS BUILDING MORE THAN TWO STOREYS	AP							SEE SEPARATE SHEET (MULTIPLE RES.)
7	RESIDENTIAL BUILDING	AP	1600m ²	30m			1.5m each side / storey	1.5 spaces /bed	
8	PRIVATE HOTEL	AP	2000m ²	40m					
9	CONSULTING ROOMS ALL ALLIED FOR A DWELLING HOUSE	AP	1000m ²	20m	0.35		2.0m each side	2/Residence 4/Consultant	
10	DAY CARE CENTRE CHILD MINDING CENTRE	AP	1000m ²	20m	0.35	11m	2.0m each side	1 every 5 children	

ZONING AND DEVELOPMENT TABLE

ZONE RESIDENTIAL

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
700m ²	18m	0.30	7.5m	7.5m	1.0m one side. 1.5m other side per storey	2	50%		

PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.										
11	NURSING HOME	AP	2000m ²	40m	0.35	11.0m		3.0m storey each side	1 space/5 beds			
12	CONVALESCENT HOME	AP	"	"	"	"	"	"	"			
13	AGED PERSONS HOME	AP										
14	INSTITUTIONAL HOME	AP										
15	CARETAKER'S HOUSE	IP										
16	HOME OCCUPATIONS	IP										
17	OFFICE OF A PROFESSIONAL PERSON WITHIN A DWELLING HOUSE	IP										
18	CAR PARK	IP				2.0m	2.0m	1.5 each side		See clause 3.1.4		No direct access to an Important Regional Road
19	PARKS/RECREATION GROUNDS/GOLF LINKS/BOTANICAL GARDENS/PLAYING FIELDS NOT USED AT NIGHT	IP										

ZONING AND DEVELOPMENT TABLE

ZONE RESIDENTIAL

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				

PERMITTED USES				NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
Group Residential	Single Storey Dwelling Units	Overall Site	PS	1,200m ²	30m	0.35	7.5m	7.5m	1.5m each side	1 visitor space for every 2 units			
		Unit Site	PS	400m ²	10m		7.5m x 10m screened courtyard at front and/or rear 7.5m between buildings	Nil between units	2/unit 1 space to be continuous to the unit + roofed	50% including courtyard		1. Council shall determine which is front and rear of unit. 2. Access to rear courtyard required but not through a habitable room. 3. Where communal open space is provided on site the unit area may be required to 300m ²	
	Two Storey Dwelling Units	Overall Site	PS	1,000m ²	25m	0.5	7.5m	7.5m	2.0m on each side	1 visitor space for every 2 Units			
			PS	333m ²	8m		7.5m x 8.0m screened Courtyard at front and/or rear 10m between buildings	Nil between units	2/unit 1 space to be contiguous to the unit and roofed	50% including courtyard		1. Council shall determine which is front & rear of unit. 2. Access to rear courtyard required but not through a habitable room. 3. Where communal open space is provided on site the unit area may be reduced to 300m ²	

ZONING AND DEVELOPMENT TABLE

ZONE RESIDENTIAL CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS												
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS			
			FRONT	REAR	SIDES							
PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
MULTIPLE RESIDENTIAL	FLATS AND DWELLING UNITS WITH NO INDIVIDUAL PRIVATE OPEN SPACE	AP	200m ² to 2499m ²	30m	0.3	9m	9m	3 Metres	2 Per Dwelling unit	25%		
		AP	2500m ² to 2999m ²	35m	0.3	9m	9m	each Side	Plus			
		AP	3000m ² to 3499m ²	40m	0.33	9m	9m	Per Storey	1 Visitor			
		AP	3500m ² to 3999m ²	45m	0.35	9m	9m	"	Space for			
		AP	4000m ² to 1ha.	50m	0.35	9m	9m	"	Every 2			
		AP	MORE THAN 1ha.	50m	0.40	9m	9m	"	Dwelling Units			

ZONING AND DEVELOPMENT TABLE

ZONE TOURIST

POLICY STATEMENT The intention of Council is to encourage the development of a tourist facilities in the Town. Apart from the existing Caravan Park, Council is promoting the development of a Motel/Convention Centre in the Joaquina Street area.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	20m	.5	11m or 20m	11m	2.0m per Storey	1.5 spaces/unit.	20%	-	See Clause 3.6.2.

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
1	PRIVATE HOTEL	P	2000m ²	40m		7.5m	7.5m	1.5m each side/storey			
2.	MOTEL	P	4000m ²	40m		7.5m	7.5m	3.0m each side per storey	25%		
3	CARAVAN PARK INCLUDING KIOSK AND FUEL OUTLET FOR PATRONS ONLY	P	1 Hectare	40m		As for the Shire of York By-Laws relating to Caravan Parks and Camping Grounds published in the Government Gazette on the 1st December, 1970 .			1/site 1/visitor space for every 5 sites	50%	Development shall be partly or wholly screened from view from public roads and places by maintained vegetation or other material acceptable to Council
4	CAMPING AREA	P	0.5 Hect.	40m		"	"				" "
5	CHALETS/HOLIDAY CABINS INCLUDING KOSK AND FUEL OUTLET FOR PATRONS ONLY	P	0.5 Hect.	40m		(AS FOR CARAVAN PARK)					(AS FOR CARAVAN PARK)
6	RESIDENTIAL BUILDING	PS	1600m ²	30m		7.5m	7.5m	1.5 each side per storey			
7	LICENCED RESTAURANT	P									
8	DWELLING HOUSE	IP									
9	CARETAKER'S HOUSE	IP									
10	ADMINISTRATIVE BUILDING FOR CARAVAN/CHALET OR CAMPING PARK	IP									

ZONING AND DEVELOPMENT TABLE

ZONE TOURIST CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	20m	.5	11m or 20m	11m	2.0m per Storey	1.5 spaces/unit.	20%		See Clause 3.6.2.

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
11	LAUNDROMAT	IP							
12	CAR PARK	IP							
13	PARKS/RECREATION GROUNDS/GOLF LINKS/BOTANICAL GARDENS/PLAYING FIELDS NOT USED AT NIGHT	IP							
14	LICENSED MOTEL	AP							
15	EATING HOUSE	IP							
16	PLACE OF AMUSEMENT	IP							
17	ROOMS FOR THE EXHIBITION OF WORKS OF ART OR CRAFT PHOTOGRAPHS FOR INSTRUCTION	P							
18	ART & CRAFT STUDIO AND SALES	P							

ZONING AND DEVELOPMENT TABLE

ZONE

HOTEL

POLICY STATEMENT Specific zoning is provided for because of the particular traffic and other nuisances associated with liquor outlets. The zoning has been applied only to existing hotels. Proposals for additional hotels or taverns will thus require an amendment to the Scheme thus affording the community with the maximum opportunity for comment. It is Council policy to encourage the restoration of the existing hotels to a character consistent with the historical origin of the Town.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
4000m ²	40m	0.4	15m or 20m	15m or 20m	10m each side per storey	1 for each 3m ² of bar + Public Area	25%		Clause 3.6.2. No direct access to Important Regional Road

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.										
1	HOTEL	P	5000m ²	80m	0.6	20m	15m		1 per bedroom 1 for each 3m ² of Bar + public area				
2	LICENCED MOTEL	P				7.5m	7.5m	3m each side/storey	1.5 spaces/unit for each 3m ² of Bar public area				
3	TAVERN/WINE (ATTACHED) SHOP	P		10m	0.6	(AS FOR SURROUNDING USES)				At discretion of Council		Maximum Public Area of 200m ² .	
4	TAVERN (FREE STANDING)	P											
5	LICENCED RESTAURANT	P		10m		(AS FOR SURROUNDING ZONE USES AT THE DISCRETION OF COUNCIL)			1 space for every 4 seats	At discretion of Council			
6	REGISTERED SPORTING CLUB ETC.	P											
7	NIGHT CLUB/CABARET ROOM	IP		20m					1 space for every 5m ² of Bar + Lounge area				
8	SHOP WITH DWELLING ABOVE	IP											
9	EATING HOUSE	IP											
10	CARETAKER'S HOUSE	IP											
11	PLACE OF AMUSEMENT	IP											

ZONING AND DEVELOPMENT TABLE

ZONE HOTEL CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS

See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
4000m ²	40m	0.4	15m or 20m	15m or 20m	10m each side per storey	1 for each 3m ² of Bar and Public area	25%		Clause 3.6.2. No Direct access to Important Regional Road

PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
12	CAR PARK	IP				2.0m	2.0m	1.5m each side		See clause 3.4.4		

ZONING AND DEVELOPMENT TABLE

ZONE SHOP

POLICY STATEMENT Primarily retail shops and other uses normally associated with shopping areas. In keeping with the objects of enhancing the character of York, Council will encourage the use of existing buildings rather than re-development. Council will encourage the development of staff and customer parking at the rear of the existing premises.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
	6m	1.0	11m	7.5m	NIL	1 space for every 10m ² of Retail Floor space	10%		Clause 3.6.2. No direct access to Important Regional Road.

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.																
1	SHOP	P																	
2	SHOP WITH DWELLING ABOVE	P																	
3	EATING HOUSE	P										1 space for every 4 seats	At discretion of Council						
4	LIQUOR STORE	P																	
5	PROFESSIONAL OFFICE	P	700m ²	18m			11m	2m				1 space for every 10m ² of Retail Floor space							
6	BANK	P	700m ²	18m			11m	2m											
7	ART AND CRAFT STUDIO AND SALES	P																	
8	DRY CLEANING AGENCY	P																	
9	LAUNDROMAT	P	1000m ²	20m	0.5	11m or 20m	7.5m	5.0m one side				1 space for every 20m ² R.F.S.	20%						
10	PLACE OF AMUSEMENT	P																	
11	MUNICIPAL OFFICE	P	700m ²	18m			11m	2m											
12	GOVERNMENT OFFICE	P	700m ²	18m			11m	2m											
13	PUBLIC AMUSEMENT	PS	1000m ²	20m	0.5	11m or 20m	7.5m	5.0m one side				1 space for 20m ² of gross floor area	20%						

ZONING AND DEVELOPMENT TABLE

ZONE SHOP CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

PERMITTED USES			DEVELOPMENT STANDARDS									
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
						FRONT	REAR	SIDES				
			6m	1.0	11m	7.5m	NIL	1 space for every 10m ² of Retail floor Space	10%		Clause 3.6.2. No direct access to Important Regional Road	
NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.												
14	CONSULTING ROOM	PS	700m ²	18m		11m	2m					
15	RADIO AND T.V. STUDIO AND INSTALLATION	PS										
16	SHOWROOM	PS	1000m ²	20m	0.5	11m or 20m	7.5m	5.0m one side	1 space for 20m ² of gross floor area	20%		
17	PUBLIC LIBRARY	PS										
18	MEDICAL CLINIC	PS										
19	TAKE AWAY FOOD OUTLET	PS	2000m ²	40m	0.35			3.0m each side	1 space for every 1m length of queuing area	25%		
20	ROOM FOR THE EXHIBITION OF WORKS OF ART OR CRAFT OR PHOTOGRAPHS FOR INSTRUCTION	PS										
21	TAVERN WINE SHOP	AP	4000m ²	40m	0.4	20m	15m	10m each side/storey	1 space for every 3m ² of Public area	25%		
22	LICENSED RESTAURANT	AP		10m	(AS FOR SURROUNDING ZONE USES AT THE DISCRETION OF COUNCIL)		(THE)		1 space for every 4 seats	At discretion of Council		

ZONING AND DEVELOPMENT TABLE

ZONE SHOP CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
	6m	1.0	11m	7.5m	nil	1 space for every 10m ² of Retail Floor space	10%		Clause 3.6.2 No direct access to Important Regional Road.

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
23	NIGHT CLUB/CABARET ROOM	AP		20m					1 space for every 5m ² of Bar + Lounge area	25%		
24	DAY CAR/CHILD MINDING CENTRE	AP	1000m ²	20m	0.35			2.0m each side	1 space/ every 5 children	50%		
25	CARETAKER'S HOUSE	IP										
26	A RESIDENCE FORMING PART OF AN OFFICE BUILDING WITH PRIVATE GARDEN SPACE OF NOT LESS THAN 50 SQ.M. BEING AVAILABLE IN ADDITION TO PARKING AREAS EXCLUSIVE USE OF EACH RESIDENCE	IP	1000m ²	20m	0.35	7.5m	7.5m	2.0m each side	2/residence 4/consulting room			
27	OFFICE	IP	700m ²	18m			11m	2.0m				
28	PLANT NURSERY AND PREMISES FOR THE SALE OF DOMESTIC GARDEN PLANTS AND ALLIED PRODUCTS	IP										
29	CAR PARK	IP				2m	1m	1.5m each side				

ZONING AND DEVELOPMENT TABLE

ZONE SERVICE STATION

POLICY STATEMENT Specific zoning is provided for because of the particular traffic hazards and nuisances created by such activity. The zoning has been applied to existing premises only so that proposals for additional stations will require an amendment to the Scheme.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	40m	0.35	11m	7.5m	3.0m each side		20%		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	SERVICE STATION	P							
2	ROAD HOUSE	P	1500m ²						
3	CAR SALES PREMISES	PS			11m or 20m		5.0m one side	1 space for each 20m ² of display area	Provisions of Clause 3.4.4 shall apply
4	CAR WASH	PS							
5	EATING HOUSE	PS		6m			nil	1 space for every 4 seats	At discretion of Council
6	CARETAKER'S HOUSE	IP							
7	CAR PARK	IP							
8	DRY CLEANING AGENCY	IP							

ZONING AND DEVELOPMENT TABLE

ZONE LIGHT INDUSTRY

POLICY STATEMENT Primarily industry which will not affect the locality through the emission of noise odours smoke etc., and which in general terms are less detrimental to the visual amenity of nearby areas. Council will endeavour to co-ordinate the positioning of crossovers and landscaping of adjoining premises.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 25m ² of Gross floor area			See Clause 3.6

PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
1	RADIO AND TV STUDIO AND INSTALLATION	P								
2	ART AND CRAFT STUDIO AND SALES	P								
3	SHOWROOM	P			7.5m	5.0m on one side	1 space for 20m ² of G.F.A.			
4	OPEN AIR DISPLAY	P								
5	WAREHOUSE	P			7.5m	5.0m on one side	1 space for 20m ² of G.F.A.			
6.	CAR SALES PREMISES	P)							
7.	CARAVAN SALES PREMISES	P)							
8	BOATING SALES PREMISE	P	)		7.5m	5.0m on one side	1 space for every 20m ² of display area	Provisions of Clause 3.4.4 shall apply		No direct access to an Important Regional Road.
9	SERVICE STATION	P)							
10	ROAD HOUSE	P	)	1500m ²	40m	0.35		3.0m on each side	20%	No direct access to an Important Regional Road.
11	CAR WASH	P)							

ZONING AND DEVELOPMENT TABLE

ZONE LIGHT INDUSTRY CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 25m ² of gross floor area			See Clause 3.6

PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
12	LAUNDROMAT	P							
13	FUNERAL PARLOUR	P							
14	PLANT NURSERY AND PREMISES FOR THE SALE OF DOMESTIC GARDEN PLANTS & ALLIED PRODUCTS.								
15	LIGHT INDUSTRY	P							
16	VETERINARY CLINIC	P							
17	BUILDER'S YARD	P							
18	SERVICE INDUSTRY	P							
19	DEPOT FOR THE STORAGE OF CARGO IN TRANSIT	P							
20	PREMISES FOR THE TEMPORARY OR PERMANENT STORAGE OF ENGINEERING EQUIPMENT & MATERIAL AND THE PARKING OF EARTHMOVING EQUIPMENT & MACHINERY	P							
21	OPEN AIR DISPLAY/TRADE DISPLAY	P							
22	PUBLIC AMUSEMENT	P							

ZONING AND DEVELOPMENT TABLE

ZONE LIGHT INDUSTRY CONT/D

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LDT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 25m ² of Gross Floor area			See Clause 3.6

PERMITTED USES		NOTE--UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
23	VEHICLE REPAIR STATION	PS								
24	DAY CARE CENTRE/ CHILD MINDING CENTRE	PS			0.35		7.5m	2.0m each side	1 space for every five children	50%
25	CARETAKER'S HOUSE	IP								
26	OFFICE	IP								
27	A LOCK UP SHOP UPON THE PREMISES OF OR ADJOINING A FACTORY USED PRIMARILY TO PROVIDE MEALS AND REFRESHMENTS FOR THE EMPLOYEES OF THE FACTORY	IP								
28	A FACTORY SHOWROOM OR AN OFFICE UPON THE PREMISES OF OR ADJOINING THE FACTORY	IP								
29	A RETAIL OR WHOLESALE BUSINESS CONNECTED WITH THE INDUSTRY	IP								
30	AMENITY BUILDING	IP								
31	CAR PARK	IP				2.0m	1.5m each side			See Clause 3.4.4
										No Direct access to Important Regional Road

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL INDUSTRY

POLICY STATEMENT Primarily for industrial land uses which are likely to create problems of noise, dust, smoke, odours and the like and which by their bulk or appearance are likely to detrimentally affect the visual amenity of nearby areas. Light industrial uses will be permitted on the basis that their proprietors will have taken account of the likely effects of general industry.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space/ every 100m ² of G.F.A.			See Clause 3.6

PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	RADIO AND T.V. STUDIO AND INSTALLATION	P									
2	SHOWROOM	P				11m	7.5m		1 space for every 20m ² G.F.A.		
3	CAR SALES PREMISES	P)								
4	CARAVAN SALES PREMISES	P	)				7.5m		1 space for each 20m ² of display area	Provisions of Clause 3.4.4 shall apply	
5	BOATING SALES PREMISES	P	)							No direct access to an Important Regional Road without special approval of Council	
6	SERVICE STATION	P	)	1000m ²	40m	0.35		7.5m	3.0m each side	20%	as above
7	ROAD HOUSE	P)								
8	VEHICLE REPAIR STATION	P)								
9	CAR WASH	P)								
10	LIGHT INDUSTRY	P		1000m ²							1 space for every 25m ² of Gross floor area
11	VETERINARY HOSPITAL	P									
12	VETERINARY CLINIC	P									

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL INDUSTRY CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 100m ² of G.F.A.			See Clause 3.6

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.											
13	BUILDER'S YARD	P												
14	SERVICE INDUSTRY	P												
15	TRANSPORT DEPOT	P												
16	PUBLIC AUTHORITY OR LOCAL AUTHORITY DEPOT	P												
17	DEPOT FOR THE STORAGE OF CARGO IN TRANSIT	P												
18	GENERAL INDUSTRY	P												
19	PREMISES FOR THE TEMPORARY OR PERMANENT STORAGE OF ENGINEERING EQUIP. & MATERIAL AND THE PARKING OF EARTHMOVING EQUIP. & MACHINERY	P												
20	DEPOT FOR THE SALE AND DISTRIBUTION OF COAL/COKE/AND OF FIREWOOD	P												
21	PETROLEUM FUEL DEPOT	P												
22	CAR WRECKING	PS												
23	DRY CLEANING PREMISES	PS												
24	NOXIOUS INDUSTRY	AP)			0.35	20m	30m	10m each side	At discretion of Council					
25	HAZARDOUS INDUSTRY	AP)												Council shall ensure that all staff & visitor parking is accommodated on site

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL INDUSTRY CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

PERMITTED USES			DEVELOPMENT STANDARDS									
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
FRONT	REAR	SIDES										
			2000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 100m ² OF G.F.A.			See Clause 3.6
			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
26	EXTRACTIVE INDUSTRY	AP										
27	WATER SUPPLY/SEWERAGE AND DRAINAGE HEADWORKS	AP										
28	ELECTRICITY GENERATION	AP)										
29	GAS MANUFACTURING AND STORAGE	AP)				(AS FOR THE SURROUNDING USES AT)			1 space for every two employees	At the discretion of Council Minimum 25%		Council shall review the parking provision from time to time and may vary the requirements to ensure that all staff & visitor parking is accommodated on site.
30	PUBLIC TRANSPORT DEPOT AND STATION	AP)				(THE DISCRETION OF COUNCIL)						
31	STOCK HOLDING PADDOCKS	AP										
32	STOCK YARDS AND SALE YARDS	AP										
33	OPEN AIR DISPLAY	IP										
34	WAREHOUSE	IP					7.5m		1 space for every 20m ² of G.F.A.			
35	A LOCK UP SHOP UPON THE PREMISES OF OR ADJOINING A FACTORY USED PRIMARILY TO PROVIDE MEALS AND REFRESHMENTS FOR THE EMPLOYEES OF THE FACTORY	IP										

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL INDUSTRY CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.3.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2000m ²	20m	0.5	11m or 20m	10m	5.0m one side	1 space for every 100m ² of G.F.A.			See Clause 3.6

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
36	A FACTORY SHOWROOM OR AN OFFICE UPON THE PREMISES OF OR ADJOINING THE FACTORY	IP								
37	A RETAIL OR WHOLESALE BUSINESS CONNECTED WITH THE BUSINESS	IP								
38	AMENITY BUILDING	IP								
39	FUEL AND POWER GENERATION PLANT	IP								
40	OPEN AIR DISPLAY/TRADE DISPLAY	IP								
41	CAR PARK	IP		2.0m	2.0m	1.5m each side		See Clause 3.4.4.		No direct access to Important Regional Road without approval from Council.
42	CARETAKER'S HOUSE	IP								
43	OFFICE	IP								

ZONING AND DEVELOPMENT TABLE

ZONE SCHOOL

POLICY STATEMENT A specific zone incorporating schools of most types. Council will encourage the use of the playing fields which comprise most of schoolsites by the community at large.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS							
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS	
			FRONT	REAR	SIDES					
2000m ²	20m ²	0.5	11m or 20m	7.5m	2m per storey	As determined by Council	20% of site			
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
1	PRE SCHOOL CENTRE	P		30m				1 space for every employee	50%	
2	PRIMARY SCHOOL	P	4 hectares	150m				1.25 spaces/classroom	50%	
3	HIGH SCHOOL	P	10 "	200m				1.5 spaces/classroom	50%	
4	TECHNICAL AND TERTIARY EDUCATION	P								Subject to negotiation Council shall ensure that all staff & student parking is accommodated on site
5	EDUCATIONAL ESTABLISHMENT OTHER	P								
6	CAR PARK	IP			2.0m	2.0m	1.5m each side		See Clause 3.4.4.	No direct access to Important Regional Road
7	CARETAKER'S HOUSE	IP								
8	PARKS/RECREATION GROUNDS/GOLF LINKS/BOTANICAL GARDENS/PLAYING FIELDS (NOT USED AT NIGHT)	IP								

ZONING AND DEVELOPMENT TABLE

ZONE CIVIC AND CULTURAL

POLICY STATEMENT Intended for a wide range of government, civic and community uses covering educational cultural civic business and some recreational activity. Council will set and expect high standards of architecture, landscaping and site treatment. In determining the car parking standard Council will take account of the number of cars likely to congregate on site.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2000m ²	20m	0.5	11m or 20m	7.5m	20m/storey	As determined by Council	20% of site		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	DAY CARE CENTRE/CHILD MINDING CENTRE	P	1000m ²		0.35	11m	7.5m	2m each side	1 space every 5 children	50%		
2	PRE SCHOOL CENTRE	P	2000m ²	30m					1 space/employee	50%		No frontage to an Important Regional Road
3	PUBLIC LIBRARY	P			0.5				1 space for every 40m ² of Public floor area	25%		
4	MUSEUM	P							1 space to every 40m ² of public floor area	25%		
5	INFANT HEALTH CLINIC	P										
6	MEDICAL CENTRE	P	1000m ²	30m	0.35				5 spaces/Practitioner	50%		
7	HOSPITAL	P	4000m ²	40m				5m/storey each side	1 space for every two beds	25%		
8	NURSING HOME	P	2000m ²	40m	0.35			3m/storey each side	1 space for every 5 Beds	50%		
9	AGED PERSONS HOME	P										
10	INSTITUTIONAL HOME	P										
11	CEMETERY	P										

ZONING AND DEVELOPMENT TABLE

ZONE CIVIC AND CULTURAL CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
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- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

			DEVELOPMENT STANDARDS									
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
						FRONT	REAR	SIDES				
			2000m ²	20m	0.5m	11m or 20m	7.5m	2m/Storey	As determined by Council	20% of site		
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
12	MUNICIPAL OFFICE	P										
13	GOVERNMENT OFFICE	P										
14	PUBLIC AMUSEMENT	P										
15	HOUSES OF WORSHIP	P	2000m ²	30m	0.35				1 space for every 5 seats	50%		
16	PUBLIC HALL	P							1 space for every 5 persons the building is designed to accommodate	50%		
17	PRIVATE RECREATION	P										
18	ROOMS FOR THE EXHIBITION OF WORKS OF ART OR CRAFT OR PHOTOGRAPHS FOR INSTRUCTION	P										
19	CONVALESCENT HOME	P		40m	0.35			3m/storey each side	1 space for every 5 Beds	50%		
20	PARKS/RECREATION GROUNDS/GOLF LINKS/BOTANICAL GARDENS/PLAYING FIELDS, NOT USED AT NIGHT											

ZONING AND DEVELOPMENT TABLE

ZONE CIVIC AND CULTURAL CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 3.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2000m ²	20m ²	0.5	11m or 20m	7.5m	2m/Storey	As determined by Council	20% of site		

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
21	PLAYING FIELDS USED AT NIGHT	P									
22	BUILDINGS USED IN CONJUNCTION WITH AND FOR THE PURPOSE OF PLAYING FIELDS/RECREATION GROUNDS AND SPORTING CLUBS										
23	PRIVATE CLUBS INCLUDING GOLF AND OTHER SPORTING CLUBS	P									
24	AGED PERSONS VILLAGE	PS	5000m ²	40m		7.5m	7.5m	1.5m each side/storey	0.5 spaces/unit	50%	Maximum site of 2 hectares.
25	EATING HOUSE	PS		6m	1.0			nil	1 space for every 4 seats	At the discretion of Council	
26	DRIVE-IN AND OPEN AIR THEATRES	AP				20m	20m	20m	1 space for every employee minimum of 5 spaces	10% around perimeter	1.No.direct access to Important Regional Road. 2.Screen face not to be visible to passing traffic.
27	CAR PARK	IP				2.0m	2.0m	1.5m each side		See Clause 3.4.4.	No direct access to an Important Regional Road
28	SHOP	IP									
29	CARETAKER'S HOUSE	IP									

ZONING AND DEVELOPMENT TABLE

ZONE RECREATION

POLICY STATEMENT This zone includes land and uses which covers all forms of recreational activity and is not specifically confined to publically owned land use. In considering the location of recreational developments, Council shall heed the principle that major spectator and traffic generating activity should not be located on small spaces where a detrimental effect on surrounding or adjoining residential areas will result.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	20m	N/A	N/A	N/A	N/A	At discretion of COUNCIL			

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	PARKS/RECREATION GROUNDS/GOLF LINKS/BOTANICAL GARDENS/PLAYING FIELDS/NOT USED AT NIGHT	P										
2	BUILDINGS USED IN CONJUNCTION WITH AND FOR THE PURPOSE OF PLAYING FIELDS/RECREATION GROUNDS AND SPORTING CLUBS.											
3	NATURAL COUNTRYSIDE WITH MANAGED PUBLIC ACCESS	P										
4	PLAYING FIELDS USED AT NIGHT	P										
5	SQUASH COURTS	AP	2000m ²	40m	0.5	11m	7.5m	3m/storey on each side	4 spaces/court	25%		
6	PUBLIC HALL	AP			0.5				1 space to every 5 persons the building is designed to accommodate	50%		
7	SPECTATOR SPORTS GROUND	AP										

ZONING AND DEVELOPMENT TABLE

ZONE RECREATION CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

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- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
1000m ²	10m	N/A	N/A	N/A	N/A	At discretion of Council			

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
8	PRIVATE RECREATION	AP								
9	PRIVATE CLUBS INCLUDING GOLF & OTHER SPORTING CLUBS	AP								
10	PUBLIC AMUSEMENT	AP	2000m ²	40m	0.5	11m	7.5	3.0m/Storey each side	25%	
11	CAR PARK	IP				2.0m	2m	1.5m each side	See Clause 3.4.4.	No direct access to an Important Regional Road.

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL FARMING

POLICY STATEMENT This zone embraces the broad acre farming areas of the Shire. Council intends to promote the continued economic farming use of the areas and to preserve rural character and appearance. Council will not permit uses which will result in the introduction of noxious plants or animals nor create a shadow of higher land values.

EXPLANATION OF SYMBOLS
See Clause 2.3.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
Based on locally acceptable farming units	200	N/A	15m	15m	15m	At discretion of Council			

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
1	RURAL PURSUIT	P								
2	VITICULTURE/HORTICULTURE/MARKET GARDENING	P								
3	BEE KEEPING	P								
4	PLANT NURSERY (NOT INCLUDING SALE TO THE PUBLIC)	P								
5	RURAL INDUSTRY	P								
6	LOT FEEDING	P								
7	PIGGERIES	P								
8	NATURAL COUNTRYSIDE WITH MANAGED PUBLIC ACCESS	P								
9	STOCKHOLDING PADDOCKS	P								
10	BATTERY POULTRY KEEPING	P								
11	DOG KENNELS (MORE THAN 2 DOGS)	P								
12	HORSE STABLES	P								
13	VETERINARY CLINIC	P								
14	STOCKYARDS AND SALE-YARDS	P								

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL FARMING CONT/D

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
Based on locally acceptable farming units.	200	N/A	15m	15m	15m	At discretion of Council			

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
15	RESIDENTIAL BUILDINGS	PS								
16	CARAVAN PARK INCLUDING KIOSK AND FUEL OUTLET FOR PATRONS ONLY	PS								
17	CAMPING AREA	PS								
18	CHALETS/HOLIDAY CABINS INCLUDING KIOSK AND FUEL OUTLET FOR PATRONS ONLY	PS								
19	RADIO AND TV STUDIO AND INSTALLATION	PS								
20	ROAD HOUSE	PS								
21	PLANT NURSERY AND PREMISES FOR THE SALE OF DOMESTIC GARDEN PLANTS AND ALLIED PRODUCTS.	PS								
22	PREMISES FOR THE TEMPORARY OR PERMANENT STORAGE OF ENGINEERING EQUIP. AND MATERIAL AND THE PARKING OF EARTHMOVING EQUIP./MACH. EXCL. FARM MACHINERY	PS								
23	RAILWAYS/RAILWAY STATIONS AND MARSHALLING YARDS/SIDINGS AND RAILWAY WORKS OTHER THAN INDUSTRIAL FACTORIES.	PS								

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL FARMING CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
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- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS										
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS	
			FRONT	REAR	SIDES					
Based on locally acceptable farming units	200	N/A	15m	15m	15m	At discretion of Council				
PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
24	WATER SUPPLY/SEWERAGE AND DRAINAGE HEADWORKS	PS								
25	ELECTRICITY GENERATION EXCL. FARM GENERATORS	PS								
26	SPECTATOR SPORTS GROUND	PS								
27	PRIVATE RECREATION	PS								
28	ART AND CRAFT STUDIO AND SALES	PS								
29	CAR PARK	PS								
30	PRIVATE CLUBS INCLUDING GOLF AND OTHER SPORTING CLUBS	PS								
31	VETERINARY HOSPITAL	PS								
32	EXTRACTIVE INDUSTRY	AP								
33	INSTITUTIONAL BUILDING	AP								
34	MOTEL NOT LICENCED	AP								
35	DWELLING HOUSE	P								
36	DUPLEX	P								
37	ADMINISTRATIVE BUILDING FOR CARAVAN CHALET OR CAMPING PARK.	IP								

ZONING AND DEVELOPMENT TABLE

ZONE GENERAL FARMING CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards
- PS = Use not permitted unless special approval given by Council and conditions complied with
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
Based on locally acceptable farming units	200	N/A	15m	15m	15m	At discretion of Council			

PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
38	OFFICE OR PROFESSIONAL PERSON WITHIN A RESIDENTIAL HOUSE	IP							
39	FUEL AND POWER GENERATION PLANT	IP							
40	HOME OCCUPATION	IP							

ZONING AND DEVELOPMENT TABLE

ZONE FORESTRY

POLICY STATEMENT Intended to identify and protect the defined State Forest in extreme western parts of the Shire which also functions as water catchment. Council will liaise with Forests Department on any proposal affecting the integrity of the zone.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

PERMITTED USES			DEVELOPMENT STANDARDS									
			MINIMUM LGT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
						FRONT	REAR	SIDES				
			AT DISCRETION OF COUNCIL									
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	DWELLING HOUSE	P										
2	NATURAL COUNTRYSIDE WITH MANAGED PUBLIC ACCESS	P										
3	FORESTRY	P										
4	BEE KEEPING	P										
5	PLANT NURSERY, (NOT INCLUDING SALE TO THE PUBLIC)	P										
6	RURAL INDUSTRY	P										
7	RESIDENTIAL BUILDING	PS										
8	CARAVAN PARK, INCLUDING KIOSK AND FUEL OUTLET FOR PATRONS ONLY.	PS)										
)										
)										
9	CAMPING AREA	PS)										
)										
10	CHALETS/HOLIDAY CABINS INCLUDING KIOSK AND FUEL OUTLET FOR PATRONS ONLY	PS)										
)										
)										
)										
11	PREMISES FOR THE TEMPORARY OR PERMANENT STORAGE OF ENGINEERING EQUIP. & MATERIAL & THE PARKING OF EARTH-MOVING EQUIPMENT	PS										

ZONING AND DEVELOPMENT TABLE

ZONE FORESTRY CONT/D.

POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

PERMITTED USES			DEVELOPMENT STANDARDS									
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
						FRONT	REAR	SIDES				
			AT DISCRETION OF			COUNCIL						
NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.												
12	DEPOTS FOR THE SALE AND DISTRIBUTION OF COAL/COKE AND CUT FIREWOOD	PS										
13	CAR PARK	PS										
14	EXTRACTIVE INDUSTRY	AP										
15	FUEL AND POWER GENERATION PLANT	IP										
16	ADMINISTRATIVE BUILDING FOR CARAVAN/CHALET OR CAMPING PARK	IP										

ZONING AND DEVELOPMENT TABLE

ZONE SPECIAL RURAL

POLICY STATEMENT The intention of Council is to recognise the trends towards residential living in a rural atmosphere. Council intends to confine such activity to the considerable areas around the York Townsite already subdivided or partly subdivided to ensure that the land use and appearance of development is in character with the York District.

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

DEVELOPMENT STANDARDS									
MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
			FRONT	REAR	SIDES				
2ha	30m	N/A	20m	10m	10m	2	-	-	Additional or modified requirements as per Appendix 6.

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
1	DWELLING HOUSE	P								
2	HORSE STABLES	P								
3	NATURAL COUNTRYSIDE WITH MANAGED PUBLIC ACCESS	P								
4	VITICULTURE/HORTICULTURE/MARKET GARDENING	P								
5	FORESTRY	PS								
6	BEE KEEPING	AP								
7	RESIDENTIAL BUILDING	AP								
8	HOME OCCUPATIONS	IP								
9	ART AND CRAFT STUDIO AND SALES	AP					At discretion of Council			
10	PLANT NURSERY AND PREMISES FOR THE SALE OF DOMESTIC GARDEN PLANTS AND ALLIED PRODUCTS	AP					" "			
11	PRIVATE RECREATION	AP								
12	PLANT NURSERY (NOT INCLUDING SALE TO THE PUBLIC)	P								
13	DOG KENNELS (MORE THAN TWO DOGS)	AP								

ZONING AND DEVELOPMENT TABLE

ZONE SPECIAL RURAL CONT/D.
POLICY STATEMENT

EXPLANATION OF SYMBOLS
See Clause 2.2.2.

- P = Use permitted subject to compliance with Development Standards.
- PS = Use not permitted unless special approval given by Council and conditions complied with.
- AP = Not permitted unless special approval given by Council after advertising.
- IP = Use not permitted unless it is incidental to a predominant use as determined by Council.

PERMITTED USES	MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING	OTHER REQUIREMENTS
				FRONT	REAR	SIDES				
14 PARKS AND RECREATION GROUNDS/GOLF LINKS/BOTANICAL GARDENS/PLAYING FIELDS/RECREATION GROUNDS AND SPORTING CLUBS	2ha	30m	N/A	20m	10m	10m	2	-	-	Additional or modified requirements as per Appendix 6.
15 OFFICE OF PROFESSIONAL PERSON WITHIN A DWELLING HOUSE				10m	5m	5m				
16 VETERINARY CLINIC							4 per Veterinarian.			

NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.

ZONING AND DEVELOPMENT TABLE.

Special Zone.

Those portions of the Scheme Area which are specified in the Special Zone Table below are classified as Special Zones.

Notwithstanding that a parcel of land described in the Special Zone Table is within another zone or area, the land or any building thereon may be used for the purpose set against that parcel in that Table in addition to the uses permitted in the zone or area in which the land is situated, unless any of those uses is excluded or modified by a condition specified in the Table. The use of the parcel of land is also subject to any other conditions considered appropriate by the Council and stated opposite the parcel in the Table.

Table.

Particulars of land (as shown on Scheme Map)	Base Zone	Special Use	Conditions
Pt. Lot 2 of Avon Loc. x Balladong Street	Recreation	Plant Nursery with Retail Sales	
Pt. Lot 1 & Pt. Lot 2 of Avon Loc. u Avon Terrace (between Balladong Street and Redmile Road)	Civic and Cultural	Farm Machinery Repairs	

ZONING AND DEVELOPMENT TABLE.

Important Regional Roads.
Policy Statement.

The Important Regional Roads delineated on the Scheme Map are important regional roads which form the region's primary road network. They connect

major parts of traffic generation and carry most long distance movements. Access points and adjacent development need to be controlled and future alignments protected to ensure the roads' traffic functions is not impaired. Access points require approval under the Main Roads Act 1930, as amended.

Development Standards.

1. A person shall not without the approval of the Council carry out any development on land designated as an Important Regional Road.

2. The Council may refer an application for planning consent to commence development on land designated as an important regional road to the Main Roads Department for comment and shall have regard to that Department's comments in considering the application.

3. Development on land adjoining an important regional road shall comply with the Development Table for the zone in which it is situated except that—

- (a) the requirement that the front boundary set back specified for development proposed applies from the alignment of the important regional road whether that alignment corresponds with the boundary of the lot or not;
- (b) vehicular access from the land to the important regional road is not permitted without the approval of the Council and the Council shall not grant approval if it is satisfied that reasonable alternative access to the land is available;
- (c) an advertising sign shall not be erected over an important regional road nor without the approval of the Council within 50 metres of the alignment of the important regional road.

4. Where application is made to the Council for planning consent to a development which would in the opinion of the Council have an adverse effect on an important regional road or the alignment thereof the Council may—

- (a) negotiate with the applicant to change the proposed development so that any adverse effect thereof will be eliminated or minimised;
- (b) subject to paragraph 2 hereof, grant planning consent and alter or modify the alignment of the important regional road; or
- (c) after negotiation with the Main Roads Department concerning the liability for payment of any compensation payable, refuse to grant planning consent.

PART 3—General Provisions.

3.1 General Appearance of Buildings.

3.1.1 No person shall without the written approval of the Council erect a building which by virtue of colour or type or materials, architectural style, height or bulk, ornamental or general appearance, has an exterior design which is grossly out of harmony with existing buildings or the landscape character of the area.

3.1.2 No person shall without the written approval of the Council adorn any business or industrial building with bunting and such devices designed to attract the attention of passers by or detract from the visual amenity of an area.

3.2 Access for Loading and Unloading of Vehicles.

3.2.1 No person shall in any zone except a Residential Zone, a Special Rural Zone or a General Farming Zone, use any land or building for any purpose unless there is provided a paved accessway to a street to the building or land so that loading and unloading can take place off the street but the Council may relax this requirement in a Heritage Planning Area.

3.2.2 The accessway shall be so constructed that vehicles using it may return to a street in forward gear.

3.2.3 If there exists a right-of-way to the side or rear of the lot, an area shall be paved on the lot so that vehicles when loading or unloading shall not remain in the right-of-way and the area shall be of such a size that if no alternative route exists, vehicles may manoeuvre so as to return to a street in forward gear.

3.2.4 Except as hereinafter mentioned the accessway shall be not less than four and one half metres in width; if the size of the lot makes the provision of a four and one half metres wide accessway impracticable or unreasonable the Council may permit an accessway of a narrower width but in no case less than three metres in width.

3.2.5 The Council may vary the requirement of clauses 3.2.1 to 3.2.4 if all buildings are set back twenty metres from the street frontage in accordance with Appendix 5.

3.3 Screening of Storage Areas: No person shall in any Zone except a Residential Zone or except on land which Council has approved the development of an Open Air Display, develop open storage purposes unless it is screened from public view by a fence, wall, trees or shrubs, the location and height of which have been approved by the Council.

3.4 Car Parking.

3.4.1 Car parking requirements are set out in the Zoning and Development Table for the land uses shown therein. In addition the following general requirements apply, but the Council may relax these requirements in a Heritage Planning Area.

3.4.2 The parking space required under the provisions of Scheme, shall measure not less than the dimensions shown in Appendix 5 for the type of parking layout adopted.

3.4.3 All car parking spaces, and all necessary access-ways shall unless the Council agrees otherwise and except as hereinafter provided be paved.

3.4.4 Where the maximum dimension of any open car parking area exceeds twenty metres in length or width, one car parking space in every ten shall be used for garden and tree planting to provide visual relief and so long as the garden and tree planting areas shall be maintained in good order, those car parking spaces shall be included in calculations as car parking and not as landscaping.

3.4.5 Where the owner can demonstrate to the satisfaction of the Council that there is not the demand for the number of parking spaces specified in the Zoning and Development Table landscaping may be provided in lieu of car parking spaces not constructed and the landscaping shall be included in calculations as car parking but not as landscaping; but the Council may from time to time require that the additional parking spaces be provided.

3.4.6 In the Shop Zone or in a Heritage Planning Area where a developer can satisfy the Council that the minimum car parking requirements cannot be provided on the site the Council may accept a cash payment in lieu of the provision of car parking spaces but subject to the requirements of this clause:

- (a) a cash-in-lieu payment shall be not less than the estimated cost to the owner of providing and constructing the parking spaces required by the Scheme, plus the value, as estimated by the Valuer-General of that area of his land which would have been occupied by the parking spaces;
- (b) before the Council agrees to accept a cash payment in lieu of the provision of parking spaces, the Council must either have already provided a public car park nearby, or must have firm proposals for providing a public car park area nearby within a period of not more than eighteen months from the time of agreeing to accept the cash payment;
- (c) payments made under this clause shall be paid into a special fund to be used to provide public car parks in the near vicinity.

3.5 Landscaping.

3.5.1 The landscaping requirement shown in the Zoning and Development Table or referred to in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use and at the discretion of the Council it may include natural bushland, swimming pools and areas under covered ways; but garbage collection and handling spaces, and other open storage areas shall not be included.

3.5.2 Access driveways between a street alignment and any buildings may be included in the landscaping requirement but otherwise car parking areas and driveways shall not be included.

3.5.3 The Council may in a landscaped area encourage the use of concrete, gravel, pebble and similar hard materials and the planting of natural trees, shrubs and ground cover that requires little maintenance.

3.5.4 Where a proposed development utilizes less than fifty percent of the allowable plot ratio, the Council may reduce the landscaping requirement, but the landscaping requirement shall be required proportionately as subsequent development occurs.

3.5.5 A requirement of the landscaping is that one tree capable of growing to a height of three metres or more shall be planted for every twenty square metres of landscape area. This requirement shall not apply to a dwelling house in any zone and the Council may relax this requirement in the case of other residential land uses.

3.5.6 Subject to the provisions of clause 3.5.5., no person shall unless the Council otherwise approves, occupy any building forming part of an approved development until the requirement for landscaping has been constructed and planted.

3.6 Landscaping and use of land between setback line and street alignment.

3.6.1 In all new developments on land exceeding four thousand square metres in area within a Light Industry or General Industry Zone at least one quarter of the area shall be set aside and use for landscaping and at least one half of the landscaped area shall be on the margins of the site.

3.6.2 In the Tourist Zone, Hotel Zone, Shop Zone, Public Utility, Light Industry Zone and General Industry Zone the area of land between the setback line and the street alignment may be developed and used in accordance with and for the purposes shown on or other of the diagrams shown in Appendix 4 or in such other manner as is approved by the Council.

3.7 Battle-Axe Lots: In the application of the Zoning and Development Table to battle-axe lots and in the creation of battle-axe lots the following standards apply:

- (a) the access strip shall be excluded in calculating the area of the lot;
- (b) the requirements of plot ratio and site coverage and other site requirements shall be applied to the area as calculated in paragraph (a);
- (c) the setback requirements shall be applied according to the direction in which the dwelling house faces or in such other direction as agreed upon by the Council and the owner.

3.8 Development of Lots with more than one Street Frontage.

3.8.1 Where development is proposed on a lot which has more than one street frontage the Council may decide which street, (if any) shall not be considered to be a street frontage for the purposes of the Zoning and Development Table and the other provisions of the Scheme.

3.8.2 In considering an application to commence development on a lot with more than one street frontage the Council shall have particular regard to any traffic hazard that may be caused by the reduction of or interference with the view at the street corner of junction.

3.9 Development of Lots Abutting Unconstructed Roads: Without prejudice to the provisions of clause 6.4, where an application for planning consent to commence development is made in respect of land abutting an unconstructed road or not having access by means of a constructed road the Council may either—

- (a) refuse the application until the road has been constructed or access by means of a constructed road provided as the case may be; or
- (b) grant the application subject to a condition requiring the applicant to pay a sum of money in or towards payment of the cost or estimated cost of construction of the road or part thereof and any other conditions it thinks fit to impose.

3.10 Additional Requirements for Special Rural Zones: In addition to the provisions of the Zoning and Development Table applicable to land within a Special Rural Zone, the additional requirements and modifications to those provisions specified in Appendix 6 apply in the areas set against those requirements and modifications in that Appendix.

PART 4—Special Provisions.

4.1 Heritage Planning Area and Historic Places.

4.1.1. The places described in Appendix 7 and depicted on the Historic Places Scheme Map are considered by the Council to be of historical interest or value and are referred to in this part as "Historic Places". Where no black diagonal hatch is shown on the Historic Places Scheme Map, the classification refers to the building only.

4.1.2. In a Heritage Planning Area or within the curtilage of an Historic Place, no person shall without the consent of the Council—

- (a) carry out any development;
- (b) clear land or remove any tree;
- (c) erect or construct or make any addition to any building, object, sign or advertising device;
- (d) demolish, alter or remove any building, part of a building or sign.

4.1.3. The Council shall in considering an application for its consent under clause 4.1.2. follow the procedures of advertising and consultation set out in clause 6.2.

4.1.4. The Council shall refer any such application to any Advisory Panel constituted under clause 6.5 to advise the Council on matters relating to the protection or enhancement of the Historic Places and Heritage Planning Areas.

4.1.5. The Council may prepare specific land use and development policies for any area or place and incorporate them into the Scheme as Policy Statements set out in Appendix 8, but—

- (a) if there is any conflict between the provisions of the Scheme and a policy, the Scheme prevails; and
- (b) a policy statement—
 - (i) is a statement of general policy only;
 - (ii) is not binding on the Council;
 - (iii) does not affect the obligation of the Council to consider the circumstances and merits of each particular case.

4.1.6. The Council may give its special approval to development in, at or on a Heritage Planning Area or Historic Place if the development;

- (a) complies with the land use requirements of the zone in which the development is proposed; and
- (b) subject to clause 4.1.5, complies with the requirements of any policy set out in Appendix 8 in respect of an area or place.

4.1.7. The Council may give its special approval to the restoration of an Historic Place notwithstanding that the work involved does not comply with the Uniform Building By-laws, or with the provisions of the Zoning and Development Table for the zone or area in which the place exists.

4.1.8. A person whose land or property is injuriously affected by a decision of the Council refusing an application for its consent to do any of the things mentioned in clause 4.1.2 or granting its consent subject to conditions not acceptable to the applicant may if the refusal or conditions relate to the preservation of the place and if the claim is made within six months of the decision of the Council claim compensation from the Council.

PART 5—Non-conforming Uses of Land.

5.1 Continuance of Non-conforming Uses: If at the gazettal date any land, building or structure is being

lawfully used for a purpose or in a manner not permitted by the Scheme (hereinafter referred to as a "non-conforming use") the non-conforming use may continue subject to the following restrictions—

- (a) the non-conforming use shall not be extended beyond the boundaries of the lot or lots upon which the non-conforming use is in fact being carried on at the gazettal date;
- (b) if the building or buildings in which the non-conforming use is carried on are wholly within one lot at the gazettal date, the building or buildings shall not be extended beyond the limits of that lot;
- (c) if the building or buildings in which the non-conforming use is carried on are constructed on more than one lot at the gazettal date, the building or buildings shall not be extended beyond—
 - (i) the land on which the building or buildings stand, and,
 - (ii) such land which is adjacent to the building or buildings and not being used for any other purpose authorised by the Scheme, as is reasonably required for the purpose for which the building or buildings are being used;
- (d) a person shall not erect, alter or extend a building or buildings used in conjunction with a non-conforming use unless in conformity with the provisions and requirements of the Scheme and the Council may require—
 - (i) compliance with the requirements applicable to the zone in which the non-conforming use is carried on;
 - (ii) compliance with the requirements applicable to any zone in which the non-conforming use is, subject to compliance with the other provisions of the Scheme, permitted;
 - (iii) compliance with any requirements applicable to the use class in which the non-conforming use is comprised in any zone in which that use class is, subject to compliance with the other provisions of the Scheme, permitted;

or the Council may for the purpose of regulating the erection, alteration or extension of a building or buildings used in conjunction with a non-conforming use determine such requirements as it thinks necessary to secure the amenity, health or convenience of the area in addition to or substitution for any of the foregoing.

5.2 Discontinuance: Subject to clause 5.3, if a non-conforming use is discontinued or changed after the gazettal date, a person shall not thereafter use the land or any building or structure thereon or in which the non-conforming use was carried on for a purpose not permitted by the Scheme.

5.3 Change to Another Non-conforming Use.

5.3.1 The Council may upon such conditions as it thinks fit permit the change of a non-conforming use to another non-conforming use if in its opinion the latter use is less prejudicial to the amenity of the area.

5.3.2 If the Council approves the change of a non-conforming use to another use, the owner and occupier of the land on which the use is carried on shall comply with all the requirements of the Scheme relating to the new use and to the building or buildings used or to be used in respect thereof.

5.4 Acquisition and Agreements: The Council may for the purpose of discontinuing a non-conforming use or in prohibiting the extension or alteration of a non-conforming use (other than in accordance with this Part), acquire the land and building (if any) on or in which the use is or is permitted to be carried on or make an agreement relating to the payment of compensation of moneys to a person willing to discontinue a non-conforming use.

5.5 Registration of Non-conforming Uses: A person carrying on a non-conforming use shall within six months after the gazettal date or when requested by Council give to the Council in writing full information of the nature and extent of the non-conforming use.

5.6 Arbitration: If any question arises as to whether at any particular date any land—

- (a) does or does not comprise the lot or lots on which a non-conforming use is being carried on; or
- (b) is or is not being used for any purpose authorised by the Scheme; or
- (c) is or is not reasonably required for the purpose for which any building is being used;

that question shall, on the application of the claimant or the Council, be determined by arbitration under and in accordance with the Arbitration Act 1895, unless the parties agree on some other method of determination.

PART 6—Administration.

6.1 Application for Planning Consent: A person who desires to develop land for any purposes shall make application to the Council for planning consent to the development before applying for a Building Licence. The application shall be in the form and contain the particulars referred to in the form in Appendix 1 and such further particulars as the Council may consider necessary to enable Council to determine the application.

6.2 Application for Special Approval.

6.2.1 The Council shall in the case of a use marked AP in the Zoning and Development Table and may in the case of a use marked PS in the Zoning and Development Table or in other cases in which application is made for its approval or consent require that notice to be given to ratepayers likely to be effected by the granting of the approval or consent. If notice is to be given to the ratepayers, the Council shall notify the applicant of the names and addresses of all persons who according to the Rate Book are the rateable owners of land within an area to be specified by the Council likely to be affected by the granting of the application.

6.2.2 If the use is marked AP in the Zoning Table or in other cases if so required by the Council the applicant shall cause—

- (a) to be sent by certified post to the owners whose names and addresses have been given to him by the Council and to all persons having an interest in the land the subject of application, notice of the proposal;
- (b) to be published in a newspaper circulating in the Scheme Area and in the State of Western Australia, notice of the proposal setting out in an abbreviated form the information contained in the proposal and stating that submissions may be made to the Council within one calendar month from the publication of the said notice; and
- (c) a sign containing the information referred to in paragraph (b) hereof to be displayed in a conspicuous place on the land for a period of one calendar month from the date of the notice referred to in paragraph (b).

6.2.3 If the Council resolves to recommend that special approval be granted, it shall refer the matter to a subsequent meeting of the Council to be held not less than three (3) weeks nor more than three (3) months after the passing of the resolution recommending approval.

6.2.4 At a subsequent meeting of the Council held, if notices have been given, after the expiration of one calendar month from the publication of the said notice and after the expiration of one calendar month from the posting of the said notices to the owners whichever is the later, the Council shall consider the application and decide whether to grant or refuse its special approval or to grant such approval upon conditions.

6.2.5 The notice referred to in clause 6.2.1 and 6.2.2 shall be in the form contained in Appendix 3 with such modification as the circumstances require.

6.3 Matters to be Considered by Council.

6.3.1 In considering and making its decision on applications for approval under clauses 6.1 or 6.2., the Council shall take into consideration the following matters:—

- (a) the provisions of the Scheme and of any other Town Planning Scheme affecting the land the subject of the application or affecting land in the vicinity;

- (b) the size, shape and character of the land to which the application relates and the view from the building and interruption of the views likely to be caused by the proposed building;
- (c) any plan, design, development, code or policy adopted by the Council for the development of the locality, zone or use;
- (d) the existing and likely future character and amenity of the neighbourhood, including (but without limiting the generality of the foregoing) the question of whether the proposed development is likely to cause injury to such character and namely including injury due to the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products;
- (e) the availability and adequacy of public utilities;
- (f) the nature of roads giving access to the land;
- (g) the provision of car parking, access for the manoeuvring of vehicles and likely traffic hazards;
- (h) the presence of vegetation on the site, the desirability of retaining portion of that vegetation and provision of adequate landscaping;
- (i) the submissions received by the Council including representations made by any statutory authority;
- (j) the advice or recommendations made by the Advisory Panel where convened;
- (k) the position of proposed buildings and their effect on adjoining buildings or land;
- (l) such other matters as the Council considers relevant.

6.3.2 The Council may enter into an agreement with the applicant whereby the applicant covenants for himself to carry out and observe the conditions (if any) imposed by the Council in granting its special approval.

6.4 Council Decisions.

6.4.1 The Council may grant planning consent or its special approval with or without conditions or may refuse to grant its consent or approval to the application. The decision shall be in the form of Appendix 2 and shall be conveyed to the applicant.

6.4.2 If the Council grants its planning consent or its special approval subject to conditions and any of the conditions is not fulfilled or complied with the Council may revoke its consent or approval.

6.4.3 The Council may limit the time for which its consent or its special approval remains valid.

6.4.4 The Council shall notify each person by whom a submission has been made following the publication of a notice under clause 6.2.2 of the decision of the Council and shall state the conditions (if any) imposed by the Council in granting its special approval or the grounds upon which approval was refused as the case may be.

6.5 Advisory Panel.

6.5.1 The Council may from time to time appoint Advisory Panels to advise the Council on matters relating to the protection or enhancement of Historic Places and Heritage Planning Areas.

6.5.2 Each panel shall consist of the President or in his absence a Councillor nominated by him and at least three other persons, one of whom shall if practicable be a town planner or an architect, who in the opinion of the Council has the knowledge and experience to give a proper decision on the matters to be considered by the panel. None of the other persons appointed shall be a Councillor or an Officer of the Council.

6.5.3 The Council may from time to time revoke the appointment of a member of an advisory panel other than the President or his nominee and may appoint a person in the place of the member of a panel whose appointment has been revoked or who resigns or is unable to act. No person who has any direct or indirect pecuniary interest in a matter before an advisory panel shall act as a member of that panel.

6.5.4 The Council is not bound by a recommendation of an advisory panel but if it does not accept the recommendation, it should give reasons for its action.

6.6 Powers of Council.

6.6.1 The Council in the conduct and management of the Scheme has, in addition to all other powers vested in it, the following powers:—

- (a) by an authorised officer, to enter at all reasonable times any building or land for the purpose of ascertaining whether the provisions of the Scheme are being observed;
- (b) to enter into agreements and arrangements with any of the owners of land within the Scheme Area;
- (c) to acquire land or buildings within the Scheme Area;
- (d) to dispose of any land acquired by it pursuant to the Scheme.

6.6.2 The Council may at any time exercise the powers conferred by Section 13 of the Act.

6.7 Enforcement.

6.7.1 A person shall not without the written consent of the Council use or occupy a building or part of a building in respect of which the Council has granted planning consent subject to conditions until all of those conditions have been complied with to the satisfaction of the Council.

6.7.2 One month's written notice is hereby prescribed as the notice to be given pursuant to Section 10 of the Act before the Council exercises the powers conferred by that Section—

- (a) to remove, pull down or alter any building or other work in the Scheme Area, which has been commenced or continued after the gazettal date and which is such as to contravene the Scheme, or in the erection or carrying out of which any provision of the Scheme has not been complied with;
- (b) to execute any work which it is the duty of any person to execute under the Scheme, in any case where it appears to the Council that delay in the execution of the work would prejudice the efficient operation of the Scheme and any expenses incurred by the Council under that section may be recovered from the person in default in a court of competent jurisdiction.

6.8 Relaxation of Standards: If a development the subject of an application for planning consent does not comply with a standard of requirement prescribed by the Scheme applicable thereto the Council may if it is satisfied that—

- (a) if approval were granted, the development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality; and
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development or the property in or the inhabitants of the locality or the likely future development of the locality;

by an absolute majority grant planning consent to the development subject to any conditions the Council thinks fit notwithstanding the non-compliance with the Scheme.

Prior to granting planning consent the Council shall advertise its intention to consider doing so in accordance with clause 6.2.2.

6.9 Offences and Penalties.

6.9.1 A person shall not use any land or any building or structure thereon contrary to or otherwise than in accordance with the provisions of the Scheme.

6.9.2 If pursuant to the provisions of the Scheme planning consent or an approval has been granted by the Council upon conditions a person shall not commit a breach of any of those conditions.

6.9.3 A 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 the penalties prescribed by the Act.

6.10 Claims for Compensation and Betterment.

6.10.1 Except where otherwise provided in the Scheme, the time limited for the making of claims for compensation pursuant to Section 11 of the Act is six months after the date when notice of the approval of the Scheme is published in manner prescribed by the regulations made under the Act.

6.10.2 Claims made by the Council pursuant to Section 11 (2) of the Act shall be made within eighteen months of the completion of the work or the section of the work by reason of which the land in respect of which the claim is made is increased in value.

6.10.3 Where the Council refuses approval to the development of land within the Scheme Area on the grounds that the land is ultimately to be used for public purposes, or grants approval subject to conditions that are unacceptable to the applicant, the owner of the land may, if the land is injuriously affected thereby, claim compensation in accordance with the Act.

6.10.4 A person who wishes to claim compensation shall lodge the claim with the Council not later than six months after the date upon which approval to the development of the land is refused by the Council or granted subject to conditions that are unacceptable to the applicant, as the case may be.

6.10.5 In lieu of paying compensation, the Council may purchase the land affected by the decision of the Council at a price not exceeding the value of the land at the date of refusal of approval or grant of approval subject to conditions that are unacceptable to the applicant.

6.11 Appeals: A person has a right of appeal under Part V of the Act in respect of the exercise of a discretionary power by the Council under the Scheme.

Appendix 1.

Office Use Only
Application No.
Date Received
Notice of Application

Shire of York.

Town Planning Scheme No. 1.

District Scheme.

Application for Planning Consent.

I/We
(Full Name of Applicant)

of Post Code.....
(Address for Correspondence)

hereby apply for planning consent to:—

(1) use the land described hereunder for the purpose of

(2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies).

The existing use of the land is
The approximate cost of the proposed development is \$.....

The estimated time of completion is
The approximate number of persons to be housed/employed when the development is completed is

Titles Office Description of Land	Locality Plan
Lot No. Street	(Indicate distance to nearest intersecting street)
Loc. No. Plan or Diag.	
Certificate of Title:	
Vol: Folio	
Dimensions:	
Site Area Square Metres	
Frontage Metres	
Depth Metres	
Signature of Applicant	
Date	
Where the Applicant is not the owner the owner's signature is required.	
Signature of Owner	
Date	

THIS FORM IS TO BE SUBMITTED IN DUPLICATE, TOGETHER WITH THREE COPIES OF PLANS, COMPRISING THE INFORMATION SPECIFIED IN THE PARTICULARS REQUIRED WITH APPLICATION AS SHOWN BELOW.

THIS IS NOT AN APPLICATION FOR A BUILDING LICENCE.

Particulars Required with Application.

Where an application involves the erection or alteration of a building or a change in levels of a site, the plans accompanying an application for planning consent shall, unless specifically exempted by the Council—

(a) indicate the position and describe the existing buildings and improvements on the site and indicate those which are to be removed;

(b) indicate the position and describe the buildings and improvements proposed to be constructed, their appearance, height and proposed uses in relation to existing and proposed contours;

(c) indicate the position, type and height of all existing trees on the site and indicate those to be retained and those to be removed;

(d) indicate the areas to be landscaped and the location and type of shrubs, trees and other treatment proposed;

(e) indicate site contours and details of any proposed alteration to the natural contour of the area;

(f) indicate car parking areas, their layout and access-way, dimensions and the position of existing and proposed crossovers;

(g) indicate site dimensions and be to metric scale.

OFFICE USE ONLY

Appendix 2.

Shire of York.

Town Planning Scheme No. 1.

District Scheme.

Approval/Refusal of Approval/of Planning Consent.

Name and Address of Landowner.....

Planning consent is hereby *GRANTED/REFUSED in respect of Application No..... made on the.....

by in respect of land situated at and described as.....

(1) to be used for the purpose of.....

(2) to carry out development in accordance with the *ENDORSED/SUBMITTED plans; upon the following *CONDITIONS/GROUNDS

This approval is valid for a period of.....

If development is not completed within this period a new approval must be obtained before commencing or continuing development.

Shire Clerk Date

* Delete whichever is not applicable.

NOTE: This is not a building licence for which a separate application is necessary.

Appendix 3.

Shire of York.

Town Planning Scheme No. 1.

District Scheme.

Notice of Public Advertisement of Development Proposal.

It is hereby notified for public information and comment that the Council has received an application to develop land for the purpose described hereunder.

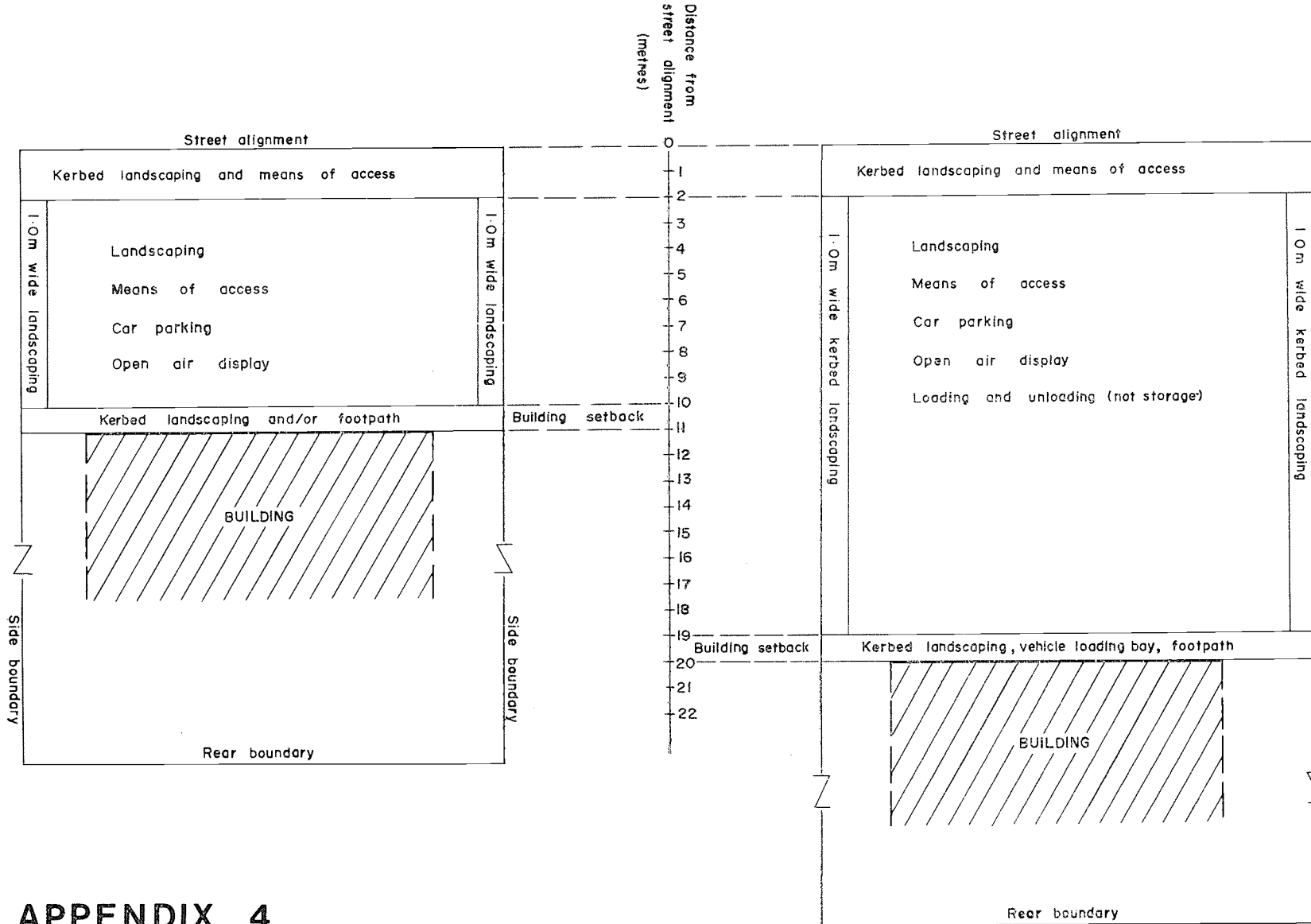
Land Description: Lot No..... Street.....
Proposal

Details of the proposal are available for inspection at the Council Office. Comments on the proposal may be submitted to Council in writing on or before

Shire Clerk Date

11 METRE SETBACK

20 METRE SETBACK



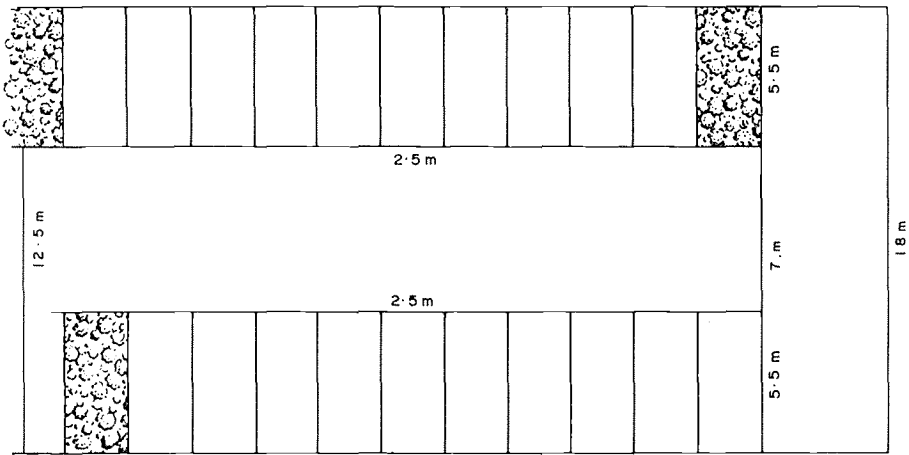
APPENDIX 4

APPENDIX 5

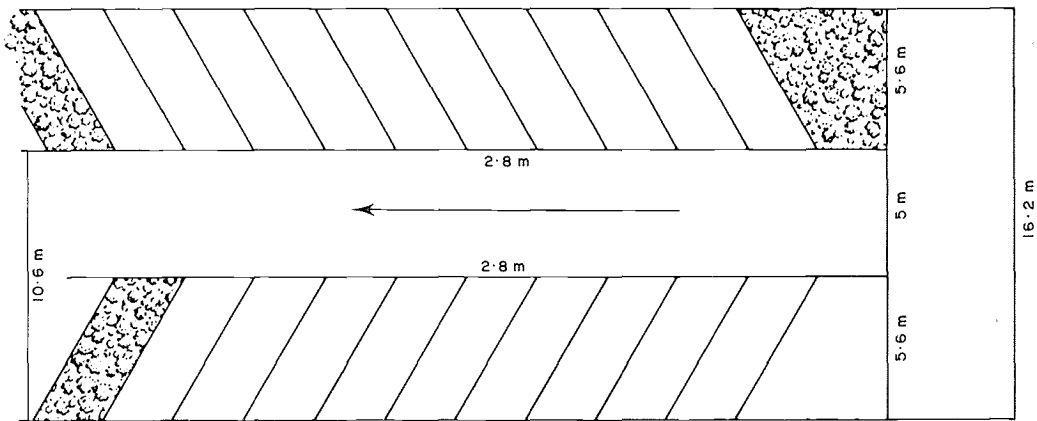
CAR PARKING LAYOUTS

LANDSCAPING IN ACCORDANCE WITH CLAUSE 3.4 OF THE SCHEME TEXT

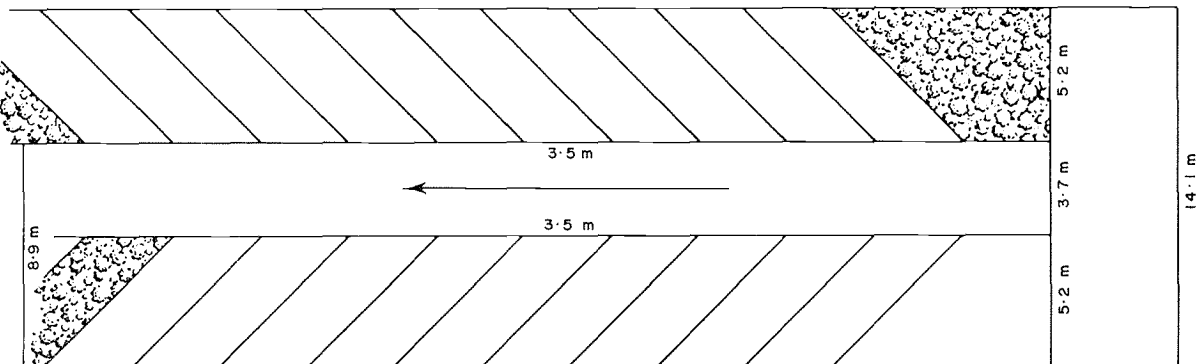
90° PARKING



60° PARKING



45° PARKING



Scale 1:250

Appendix 6. Modified Requirements for Specific Special Rural Zones.		Bakewell	
Area.	Requirements.		
Mt. Brown	<ol style="list-style-type: none"> 1. It is the intention of the Council that this area be a general hobby farming area. 2. Greyhound kennels will not be permitted. 3. The Council will require that new buildings are sited adjoining groups of existing trees and may require as a condition of development the planting of additional trees. 	Ulster	<ol style="list-style-type: none"> 1. It is the intention of the Council that this area be a low density rural residential area. 2. Commercial horse training and breeding will not be permitted.
Attfield	<ol style="list-style-type: none"> 1. It is the intention of the Council that this area be a general hobby farming area. 2. Greyhounds kennels will not be permitted. 3. Because of the open cleared nature of the area the Council will require the planting and maintenance of fast growing trees along the boundaries of lots and in clumps around new buildings as a condition of development. 4. Transportable houses will only be permitted if the materials and colours are of the "earth" colour range (i.e. cream, yellow browns, red browns, green browns) and additional screen planting is provided. 5. No development will be permitted on the banks of the Avon River. 6. Asbestos fencing on lot boundaries will not be permitted. 	Cold Harbour Gwambygine Panmure (Boothill) (Area bounded by Northam Road, Pioneer Drive, Chandos Road, Cemetery Road and the Mt. Brown Park-land Reserve).	<ol style="list-style-type: none"> 1. It is the intention of the Council that this area be a low density rural residential area. 2. Commercial horse training and breeding will not be permitted. 3. Dog kennels will not be permitted. 1. It is the intention of the Council that this area be a general hobby farming area. 2. Greyhound kennels will not be permitted. 1. It is the intention of Council that this area be primarily restricted to residential and associated hobby farming use on the existing lots. 2. Council will require that new buildings are sited near existing buildings and/or trees and may require the planting of additional trees as a condition of development. 3. Dog kennels and commercial horse training and breeding will not be permitted.

Appendix 7
Shire of York
Schedule of Historic Places

Code No.	Name of Place	Location	Description
1.	Faversham Barns	Lot 5 of Pt. York Suburban Lot A2 Ford Street (southern side of street midway between Grey Street and Avon Terrace)	Brick and Stone Service Buildings associated with the adjacent main house
2.	Faversham House (outbuildings and grounds)	Pt. York Suburban Lot A2 Grey Street (eastern side of street midway between Pool Street and Ford Street)	1830s and 1850s large two-storeyed house and walled garden
3.	Sandalwood Yards	Lot 4 of York Suburban Lot A2 cnr Ford Street and Avon Terrace (south-west cnr of intersection)	Two groups of buildings in timber, brick and stone forming part of the original Monger establishment and dating from the 1840s
4.	Former Monger's Store	Lot 2 of Avon Sub Loc. A2 cnr Pool Street and Avon Terrace (north-west cnr of intersection)	
5.	Methodist Church....	Pt. York Suburban Lot D Grey Street (eastern side of street between Pool Street and Macartney Street)	Stone church built in 1888
	Avon Terrace Precinct	Main Commercial Centre of Avon Terrace from Pool Street to South Street	
6.	House (including outbuildings)	York Town Lot 1 cnr Avon Terrace and Pool Street (south-east cnr of intersection)	Commercial and residential buildings erected generally between 1860 and 1910
7.	C.W.A. House	Lot 51 of York Town Lot 2 Avon Terrace (2 lots south of Pool Street on eastern side of street)	
8.	Shops (residence over)	Lot 52 of York Town Lot 2 Avon Terrace (3 lots south of Pool Street on eastern side of street)	
9.	A.N.Z. Bank (and quarters)	York Town Lot 3 Avon Terrace (2 lots north of Macartney Street on east side of street)	
10.	Commercial Building	Lot 4 of York Suburban Lot D cnr Avon Terrace and Lowe Street (north-west cnr of intersection)	

Appendix 7—continued

Code No.	Name of Place	Location	Description
11.	Commercial Building	Northern portion of Pt. Lot 3 of York Suburban Lot D cnr Avon Terrace and Lowe Street (south-west cnr of intersection)	Commercial and residential buildings erected generally between 1860 and 1910
12.	Fire Station	Southern portion of Pt. Lot 3 of York Suburban Lot D Avon Terrace (2 lots south of Lowe Street on western side of street)	
13.	Bank of N.S.W. (and quarters)	Lot 1 of York Suburban Lot D cnr Avon Terrace and Macartney Street (north-west cnr of intersection)	
14.	York Hotel	York Town Lot 17 cnr Avon Terrace and Macartney Street (south-west cnr of intersection)	
15.	Shops and Garage shop and quarters over	Pt. York Town Lot 18 Avon Terrace (2 lots south of Macartney Street on western side of street)	
16.	Four Shops	Pt. York Town Lot 19 Avon Terrace (3 lots south of Macartney Street on western side of street)	
17.	Settler's House (including court yard and garden)	Rear of Pt. York Town Lot 19 Avon Terrace (3 lots south of Macartney Street on western side of street)	
18.	Shop Bakery and Residence over	Lot 28 of York Town Lot 20 Avon Terrace (6 lots north of South Street on western side of street)	
19.	Shop	Pt. York Town Lot 20 Avon Terrace (5 lots north of South Street on western side of street)	
20.	Central Buildings (north section)	Pt. Lot 24 of York Town Lot 21 Avon Terrace (4 lots north of South Street on western side of street)	
21.	Central Buildings (central section)	Pt. Lot 25 of York Town Lot 21 Avon Terrace (3 lots north of South Street on western side of street)	
22.	Central Buildings (south section)	Lot 500 of York Town Lot 21 Avon Terrace (2 lots north of South Street on western side of street)	Commercial and residential buildings erected generally between 1860 and 1910
23.	Castle Hotel (and outbuildings)	Pt. Town Lot 22 cnr Avon Terrace and South Street (north-west cnr of intersection)	
24.	York Co-op (including quarters behind)	York Town Lot 5 cnr Avon Terrace and Macartney Street (south-east cnr of intersection)	
25.	Post Office	Lot 551 of York Town Lot 6 Avon Terrace (2 lots south of Macartney Street on eastern side of street)	
26.	Police Station, Court House and Gaol	↑22997 Avon Terrace (3 lots South of Macartney Street on eastern side of street)	
27.	Police Station (2 houses)	Rear of ↑22997 Avon Terrace (3 lots south of Macartney Street on eastern side of street)	
28.			
29.	Business Premises	Lots 24, 21 of York Town Lot 101 Avon Terrace (7 and 8 lots north of South Street on eastern side of street)	
30.	Eastern Districts Trading Company	Lot 15 of York Town Lot 101 Avon Terrace (6 lots north of South Street on eastern side of street)	
31.	Shop	Lot 18 of York Town Lot 101 Avon Terrace (5 lots north of South Street on eastern side of street)	
32.	Shops, Shop and residence	Pt. Lot 1 of York Town Lot 102 Avon Terrace (3 lots north of South Street on eastern side of street)	
33.	Collins Buildings	Lot 2 of York Town Lot 102 Avon Terrace (2 lots north of South Street on eastern side of street)	
34.	Davies Buildings	Lot 3 of York Town Lot 102 cnr South Street and Avon Terrace (north-east corner of intersection)	
35.	York Pottery	Pt. Lot 16 of Avon Loc. x cnr Avon Terrace and South Street (south-west cnr of intersection)	Commercial and residential buildings erected generally between 1860 and 1910
36.	House	Lot 28 of Avon Loc x cnr South Street and Monger Street (south-west cnr of intersection)	A brick town house erected in the 1870s
37.	House	Lot 27 of Avon Loc. x South Street (2 lots west of Monger Street on southern side of street)	A stone town house erected in the 1890s
38.	York District School—Primary Section	↑22089 Howick Street (western side of street between South Street and Macartney Street)	Brick Government School dating from 1898 and later

Appendix 7—*continued*

Code No.	Name of Place	Location	Description
39.	Saint Patrick's Church	Lot 1 of York Town Lot 24 cnr South Street and Howick Street (north-west cnr of intersection)	A group of church buildings ^s erected from 1859 (Hall) and 1894 (Presbytery) in brick stone
40.	Roman Catholic Presbytery	Lot 2 of York Town Lot 24 South Street (2 lots west of Howick Street on northern side of street)	
41.	Roman Catholic Church Hall	Lot 3 of York Town Lot 24 cnr South Street and Railway Street (north-east cnr of intersection)	
42.	Convent of Mercy (excluding 1940 additions)	Pt. Avon Loc. x and y (Memorial Book 1261) cnr South Street and Railway Street (south east cnr. of intersection)	A group of buildings originally established by the Sisters of Mercy and dating from the 1870s
43.	Saint Patrick's Convent School (original section)		
44.	House	Lots 3, 4 of York Town Lot 177 cnr South Street and Georgiana Street (north-east cnr of intersection)	A stone house built in 1893
45.	Monument and Park	Railway Reserve cnr South Street and Railway Street (south-west cnr of intersection)	A stone memorial erected after the first World War
46.	Railway Station (including platform and quarters)	Railway Reserve off Railway Street and opposite the end of Joaquina Street	A two-storeyed stone building erected in 1885
47.	Masonic Hall	Pt. Lot 8 of Avon Loc. x Joaquina Street (3 lots west of Avon Terrace on southern side of street)	Two-storeyed stonehall built in the 1880s
48.	Town Hall	Lots 9, 10, 11 of Avon Loc. x cnr Avon Terrace and Joaquina Street (south-west cnr of intersection)	A stucco and brick building erected in 1911
49.	Flour Mill	Lots 26, 27, 38 of Avon Loc. y Broome Street (at end of street on southern side)	A four-storeyed brick mill built in 1891
50.	Old Cemetery	Pt. Loc. x cnr. Balladong Street and Avon Terrace (south-east cnr of intersection)	Site of the original Cemetery
51.	Spencer's Bakery	Lot 34 of Avon Loc. u Avon Terrace (4 lots south of Henrietta Street on the western side of the street)	A 19th century baker's shop and quarters
52.	House	Pt. Avon Loc. u (Memorial Book XI page 672) Avon Terrace (5 lots south of Henrietta Street on the western side of the street)	A 19th century town house built in stages
53.	House (including outbuildings and walls)	Pt. Avon Loc. u (Memorial Book XIV page 160) Avon Terrace (6 lots south of Henrietta Street on the western side of the street)	A 1880s house with brick outbuildings and walls
54.	House	Pt. Lot 1 of Avon Loc. u Redmile Road (3 lots east of Avon Terrace on the northern side of street)	A house dating from the 1890s
55.	Redmile House (and grounds)	Pt. Lot 2 of Avon Loc. x Redmile Road (eastern end of street)	Two brick buildings erected in the 1860s
56.	Balladong House (and grounds)	Lot 11 of Pt. Avon Loc. u situated off a track leading south-east off Redmile Road (western side of track)	The second farmhouse associated with Balladong Farm—a large brick house of the 1890s
57.	Bridge House	Lot 10 of Avon Loc. u off a track leading south-east off Redmile Road (eastern side of track)	A two-storeyed colonial house built in 1863 as the Balladong Farmhouse
58.	Balladong Farm (granary and stables)	Lot 12 of Pt. Avon Loc. u situated off a track leading south-east off Redmile Road	Brick and stone farm buildings erected in the 1850s
59.	House	Pt. Avon Loc. u (Memorial Book 16/212) Avon Terrace (2 lots north of Wheeler Street on the western side of street)	A town house built in stages and dating from the 1890s
60.	House (and out-buildings)	Pt. Loc. u cnr Avon Terrace and Wheeler Street (north-west cnr of intersection)	A colonial house and detached bakery erected in 1860
61.	Group of five houses	Lots 15, 14 of Avon Loc. u and lots 4, 3 and 2 of Avon Loc. v Wheeler Street (northern side of street between Railway Reserve and Avon Terrace)	Five brick houses dating from the 1860s
62.			
63.			
64.			
65.	Blandstown Precinct	A group of residential and commercial buildings remaining from the original Blandstown built in brick and dating from the 1840's, 1860's and 1880's	
66.	House (and grounds)	Lot 7 of Avon Loc u Avon Terrace (2 lots north of Parker Road on eastern side of street)	
67.	House	Lot 8 of Avon Loc. u cnr Avon Terrace and Parker Road (north-east cnr of intersection)	
68.	House	Pt. Avon Loc. u cnr Avon Terrace and Bland Street (north-west cnr of intersection)	

Appendix 7—continued

Code No.	Name of Place	Location	Description
69.	House (and grounds)	Pt. Loc. t (Memorial Book CLXXXIII/46) cnr Avon Terrace and Bland Street (rear of lot) (south-west cnr of intersection)	
70.	House (former Albion Hotel)	Pt. Avon Loc. t (Memorial Book XLXXXIII/46) cnr Avon Terrace and Bland Street	
70.	House (former Albion Hotel and grounds)	Pt. Avon Loc. t (Memorial Book XLXXXIII/46) cnr Avon Terrace and Bland Street (south-west cnr of intersection)	A group of residential and commercial buildings remaining from the original Blandstown, built in brick and dating from the 1840s, 1860s and 1880s
71.	House	Pt. Avon Loc. t (C of T CCLVIII/17) Avon Terrace (5 lots north of Knotts Road on western side of street)	
72.	House	Pt. Avon Loc. t (Memorial Book XI/1082) Avon Terrace (3 lots north of Knotts Road on western side of street)	
73.	House	Pt. Avon Loc. t (south-east cnr of the intersection between the Railway Reserve and Bland Street)	
74.	"Bygraves" House and Shop	Lot 1 of Avon Loc. t Great Southern Highway and Knotts Road (south-west cnr of intersection)	A brick house and associated shop of the 1880s
75.	Old York Hospital	29520 572 Brook Street (opposite the end of Clifford Street)	A two-storeyed brick building erected in 1896
76.	Residency Museum	↑30890 577 cnr Suburban Road and Brook Street (south-west cnr of intersection)	A brick colonial house erected in the 1840s
77.	Anglican (and grounds)	Lot 1 of York Suburban Lot B Suburban Road (western side of street between Pool Street and Glebe Street)	A large house built in 1875
78.	Church of the Holy Trinity	Pt. York Suburban Lot A cnr Pool Street and Newcastle Street (north-west cnr of intersection)	A brick building commenced in the 1850s and extended later
79.	Kairey Cottage	Pt. York Suburban Lot P10 cnr Newcastle Street and New Street (north-east cnr of intersection)	A colonial house
80.	Marwick's Barn	York Town Lot 130 Newcastle Street (3 lots south of Clinton Street on western side of street)	A large timber barn dating from the 1870s
81.	York Cemetery	20628 cnr Mount Street and Chandos Street	Site, headstones, and railings of the current town cemetery
82.	"Hart Leap" Farmhouse (and out-buildings)	Lot 1 of Avon Loc. w and z Pt. Loc. w, Pt. Loc. z west of Forrest Street, south of Henrietta Street	A group of stone and brick buildings established in the 1880s
83.	"Hillside" Farmhouse	Lot 5 of Avon Loc. z off Forrest Street	A large farmhouse built in 1858.

Appendix 8.

Special Policies for Places of Heritage Value and Heritage Planning Areas.

1. Avon Terrace: It is the Council's policy:—

- (a) to preserve and encourage the rehabilitation of the Victorian linear streetscape of Avon Terrace generally in terms of the recommendations on the montage photographs in the Scheme Report;
- (b) to prevent the demolition or alteration of significant buildings;
- (c) to encourage the re-use of existing significant buildings;
- (d) to ensure that new developments or infil developments have facades that are in character with the streetscape and are sympathetic in architectural scale from materials and colours especially the restoration of over foot-path verandahs;
- (e) to develop a central "square" of landscaping and parking in the Howick Street area opposite the Primary School from which the tourist use of the area will radiate by pedestrian linkages—

Howick Street to Settlers House to Avon Terrace to Courthouse/Goal to the Avon River gardens and over the suspension bridge, to the Anglican Church

Howick Street to the Old Town Hall, to the Blandstown Balladong precinct and over the river to the Old Hospital and Residency Museum precinct

Howick Street to the Primary School, R.C. Church, and Convent to the Railway Station

Howick Street to Mongers Store and Faversham House.

- (f) to encourage the development of visitor and employee parking at the rear of commercial premises;
 - (g) to encourage and require where necessary the screening of parking and storage areas at the rear and sides of commercial premises with vegetation and hedging that is either native to the area or has become naturalised in the area such as olive, almond, tamarisk;
 - (h) to require that signs and hoardings are in character with the historic character of the area;
 - (i) to use its discretion to vary or waive any provision of the Scheme or any of its by-laws that might prevent development, re-development or use of land or buildings in accordance with these principles, when it has power to do so;
 - (j) progressively to publish guidelines on building form scale, materials and colours and on signs through consultation with an advisory committee and heritage authorities.
2. Blandstown Balladong.
- (a) In the case of the Blandstown precinct west of the Great Southern Highway it is the Council's policy to preserve the existing situation as an example of a turn of the century

small rural village. The Council will discourage alterations to the existing houses that change their visual appearance and discourage new buildings that are not in character with the above objective.

- (b) In the case of the Balladong Museum farm precinct it is the Council's policy to discourage any further building in the area to protect the integrity of the group of old homesteads (Balladong House, Bridge House and the restored Balladong farm stables). New buildings on the few existing vacant lots in the precinct should be carefully and heavily screened with vegetation. Their external design should be in the low form and scale as the adjacent buildings with corrugated iron roofs and verandahs to 75% of the street elevation.

Apart from tree planting on the farm and in the Highway Reserve the open vista of farmland between the river and the railway and the wheat bins should be maintained. The gallery forest in the river bed should be preserved.

- (c) In the case of the Residency Museum and Old Hospital precinct east of the Avon River, it is the Council's policy to discourage any further building development and encourage further landscaping, tree planting and related picnic facilities.

3. Avon River: The Council's policy is to preserve the dense tree galleries in the river bed which form a ribbon of vegetation visible from the Mt. Brown Tourist lookout.

The Council will oppose major tree clearing activity, on both the publicly owned land and private property. New building on the private property extending into the Area should be located as far from the tree line as the Scheme and any other by-laws will permit.

4. Mt. Brown: The Council's policy is to encourage the restoration of the tree vegetation on the slopes of Mt. Brown. To achieve this the Council will oppose the clearing of existing natural vegetation and encourage the planting of native trees.

The Council will require that any new building development be located adjoining existing trees and/or be screened with heavy planting of locally occurring tree species.

5. Rural Highways: The Council's policy is to protect the farmland appearance of the corridors along the highways and the approaches to the urban areas of York. The Council will encourage new buildings permitted under the Scheme to be located so that they will be in sympathy with the farming landscape. Such a policy will include a desirable setback of at least 100 m from the highway, location off skylines and tree planting around new buildings. The Council will encourage building design, colours and materials to reflect the typical farm styles.

Appendix 9. Interpretation.

Absolute Majority—means a total majority of the members for the time being of the Council whether present and voting or not;

Act—means the Town Planning and Development Act 1928 (as amended);

Aged Persons Home—means a residential building or group of buildings used for housing aged persons;

Aged Persons Village—means a building or group of buildings designed for residential occupation by aged persons and includes buildings and parts of buildings used for communal facilities, food preparation, dining, recreation, laundry or medical care;

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;

Builders Yard—means land or a building or buildings used for the storage, assembly or dismantling of building materials;

Building Envelope—means an area marked on a Scheme Map outside which building development is not permitted;

Car Park—means land or a building or buildings used primarily for parking private cars or taxis whether open to the public or not but does not include any part of a public road or any land or building on or in which vehicles are displayed for sale;

Car Sales Premises—means land or a building or buildings used for the display and sale of motor vehicles whether new or secondhand but does not include a workshop unless used only for the repair of those mechanical means;

Car Wash—means premises used for the washing or cleaning of motor vehicles by mechanical means;

Car Wrecking—means the dismantling and storage of vehicles of machinery of any nature and includes scrap metal yards.

Caravan Park—means an area of land set aside for the parking of caravans when used or available for use as a temporary habitation or for dwelling or sleeping purposes;

Caretaker's House—means a building used as a residence existing upon the same site as an industry, business, office building or recreation area and occupied by a person having the care of the building, plant, equipment or grounds thereof;

Consulting Rooms—means a building or part of a building (other than 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 conditions injuries or ailments;

Convalescent Home—means a building or group of buildings in which persons reside temporarily during an illness or during convalescence from an illness;

Day Care Centre—means premises in which children under the age of six years are cared for during the usual working hours;

Development has the meaning assigned to it by the Act which is as follows:

"development" means the use or development of any land and includes the erection, construction, alteration or carrying out, as the case may be, of any building, excavation or other works on any land;

District—means the District of the Council;

Dog Kennels—means premises—

- (a) licensed as an approved kennel establishment under the Dog Act 1976; or
- (b) in respect of which an exemption has been granted under section 26 (3) of that Act, which exemption has not been revoked;

Dry Cleaning Premises—means premises used for the cleaning of garments and other fabrics by chemical processes;

Duplex House—means a building comprising two dwelling units, each being complete and self contained, not being a building in which one dwelling unit is constructed above the other;

Dwelling Unit—means a building or part of a building used or capable of being used as a self contained residence and includes a dwelling house, and a flat but not a residential building or part of such building;

Dwelling House—means a building used primarily for living purposes by one separate family; the term also includes such outbuildings and gardens as are ordinarily used therewith, but does not include a residential building or part of such building;

Eating House—means premises in which meals are served to the public for gain or reward, but does not include—

- (a) premises in respect of which a hotel licence, a tavern licence, a limited hotel licence, a restaurant licence or a wine house licence has been granted under the Liquor Act 1970;

- (b) a lodging house; or
- (c) any building or other structure used temporarily for serving meals to the public at any fair, show, military encampment, races or other public sports, games or amusements;
- 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;
- Effective Frontage**—means the length of the lot boundary which is on the street alignment or the width of the lot at the minimum distance from the street alignment at which buildings may be constructed, whichever is the greater. If the lot has two or more boundaries on a street alignment then the least of the measurements shall be considered for ascertaining the effective frontage;
- Extractive Industry**—includes the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals or similar substances from the land, the winning, processing or treatment of minerals, 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;
- Factoryette**—means a portion of a factory tenement building that is the subject of a separate occupancy;
- Flat**—means a separate and self contained dwelling within a building containing two or more dwellings;
- Gazettal Date**—means the date on which notice of the approval of the Minister to this Scheme is published in the *Government Gazette*;
- General Industry**—means any industry other than a hazardous industry, a light industry, a noxious industry, an extractive industry, a rural industry or a service industry;
- Group Housing**—means a building or a group of buildings of not more than two storeys comprising more than two dwelling units each of which is wholly or partly on the ground floor and in which no part of a dwelling unit is directly above any part of another dwelling unit and each of which has a private garden or courtyard;
- Habitable Room**—has the meaning assigned to it by the Uniform Building By-laws;
- Hazardous Industry**—means an industry which should be isolated from other buildings by reason of the possible danger to persons or property by the processes involved, by the method of manufacture, or by the nature of the materials used, produced or stored;
- Home Occupation**—means a business carried on within a dwelling unit or domestic outbuilding that—
- 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 light noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid waste or waste products;
 - does not entail employment of any person not a member of the occupiers family;
 - does not occupy an area greater than twenty square metres;
 - 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;
 - does not display a sign exceeding one fifth of a square metre in area;
 - does not require the provision of parking facilities exceeding those normally required within the zone in which it is located; and
 - does not entail the presence use or calling of a vehicle of more than two tonnes tare weight;
- Hospital**—means a building or a group of buildings or part of a building whether permanent or otherwise, in which persons are received and lodged for medical treatment or care;
- Hotel**—means land and a building or buildings the subject of a hotel licence granted under the provisions of the Liquor Act 1970;
- Industry**—means the carrying out of a process for and incidental to—
- 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;
 - the mining processing or treatment of minerals;
 - the generation of electricity or the production of gas; and
 - 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:—
 - the carrying out of agriculture;
 - site work on buildings, works on land; and
 - in the case of the manufacture of goods referred to in paragraph (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 or a group of buildings used or designed for use wholly or principally for the purpose of—
- a hospital or sanatorium for the treatment of infectious or contagious diseases;
 - a home or other institution for care of State wards, orphans, or persons who are physically or mentally handicapped;
 - a penal or reformatory institution;
 - a hospital for treatment or care of the mentally sick; or
 - any other similar use;
- Institutional Home**—means a residential building for the care and maintenance of children, the aged or the infirm, and includes a benevolent institution; but does not include a hospital or mental institution;
- Light Industry**—means an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of light noise vibration electrical interference smell fumes smoke vapour steam soot ash dust grit oil liquid wastes or waste products and in which the only power driven machinery used is driven by electricity;
- Liquor Store**—means premises in respect of which a store licence has been granted under the Liquor Act 1970;
- Lodging House**—means a building or structure permanent or otherwise in which provision is made for lodging or boarding more than four persons, exclusive of the family of the keeper thereof, for hire or reward; but the term does not include—
- premises licensed under the Liquor Act 1970;
 - a motel;
 - premises used as a boarding school approved under the Education Act 1928; or
 - any building containing flats;

- Lot**—has the meaning given to it by the Act;
- Medical Clinic**—means premises in which facilities are provided for more than one medical practitioner or dental practitioner, physiotherapist, chiropractor or masseur;
- Minister**—means the Minister for Urban Development and Town Planning or such other member of the Executive Council as is for the time being charged by the Governor with the administration of the Act;
- Motel**—means land and a building or buildings used or intended to be used to accommodate patrons in a manner similar to an hotel but with separate bathing and toilet facilities for each suite and in which special provision is made for the accommodation of patrons with motor vehicles;
- Multiple Housing**—means a building or group of buildings not being a duplex house or group housing containing more than two dwelling units;
- Noxious Industry**—means an industry in which the processes involved constitute an offensive trade within the meaning of the Health Act 1911 but does not include fish shops or dry cleaning premises;
- Nursing Home**—means premises in which persons receive medical and domestic care during a long illness or infirmity;
- Office**—means a building or part of a building used in the conduct of administration, the practise 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 for the display or sale of goods and equipment not within buildings;
- Owner**—when used in relation to any land means and includes the Crown and every person who, jointly and severally, whether at law or in equity—
- is entitled to the land for any estate in fee simple in possession; or
 - is a person to whom the Crown has lawfully contracted to grant the fee simple of the land in possession; or
 - is a lessee or licensee from the Crown; or
 - 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;
- Place of Amusement**—means premises open to the public in which are provided for the use or amusement of customers one or more of the following items: A billiards table, a pool table, a bagatelle table, a machine or device at which games or competitions may be placed, a juke box;
- Places of Natural Beauty**—means the natural beauties of the area including rivers lakes and other inland waters, banks of rivers, foreshores of harbours and other parts of the sea, hill slopes and summits, and valleys;
- Private Hotel**—means land and a building or buildings the subject of a limited hotel licence granted under the provisions of the Liquor Act 1970;
- Private Recreation**—means the use of land for parks, gardens, playgrounds, sports arenas or for recreation which are not normally open to the public without charge and from which the public can be excluded;
- Professional Office**—means any building or portion of a building used for the purpose of his profession by an accountant, architect, artist, author, barrister, chiropractist, consular official, engineer, quantity surveyor, solicitor, surveyor, teacher (other than a dancing teacher or a music teacher) or town planner;
- Public Amusement**—means the use of land or a building or buildings as a theatre, cinema, dance hall, skating rink, swimming pool gymnasium or for games;
- Public Authority**—has the meaning assigned to it by the Act which is as follows:—
“public authority” means a Minister of the Crown acting in his official capacity, a State Government Department, State trading concern, State instrumentality, State public utility and any other person or body, whether corporate or not, who or which under the authority of any Act, administers or carries on for the benefit of the State, a social service or public utility;
- Public Recreation**—means the use of land for a public park, public garden, foreshore reserve, playground or for recreation which are normally open to the public without charge;
- Public Utility**—means any works or undertaking constructed or maintained by a public authority or the Council to provide water, sewerage, electricity, gas, drainage, communications or other similar services;
- Residential Building**—means a building other than a dwelling house, designed for use for human habitation together with such outbuildings as are ordinarily used therewith and the expression includes a hostel and an hotel (other than an hotel licensed under the Liquor Act 1970) designed primarily for residential purposes and a residential club;
- Restoration**—means any work or process on at or in respect of a building structure or place which wholly or partly brings back the building structure or place to its original condition or which reinstates its historic or natural character either by rebuilding or repairing its fabric or by removing accretions or additions;
- Roadhouse**—means a land and a building or buildings with a basic use as a service station and a supplementary use as a restaurant providing minor shop facilities;
- Rural Industry**—means an industry handling, treating, processing, packing or carrying products which have been grown reared or produced on the same property on which the industry is carried on or a blacksmith's shop or workshop servicing plant or equipment used in a rural pursuit in the locality;
- Rural Pursuit**—means extensive agriculture, and sheep and cattle farming and pasturing;
- Service Industry**—means a light industry carried on on land and in buildings having a retail shop front and in which goods are manufactured only for sale on the premises, or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced;
- Service Station**—means land and a building or buildings used for the supply of petroleum products and automotive accessories, greasing, tyre repairs and minor mechanical repairs;
- Setback Line**—means a line fixed in relation to a lot boundary adjacent to a road in accordance with the minimum setbacks of buildings from lot boundaries specified in the Development Table in Appendix 4;
- Shop**—means land or a building or portion of a building wherein goods are kept, exposed or offered for sale by retail, and includes a receiving depot, but does not include a bank, fuel depot, a wholesale market, service station, milk depot, marine store, timber yard or land or buildings used for the sale of vehicles or for any purpose falling within the definition of industry;
- Showroom**—means a room or rooms used in connection with warehousing or offices, and intended for display or goods of a bulky character;
- Small Holding**—means a lot in a rural area of a size less than a viable economic farming unit used for residential purposes and hobby farming;
- Street Alignment**—means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed under section 64 of the Local Government Act 1960 it means the new street alignment so prescribed;

Tavern—means land and a building or buildings the subject of a tavern licence granted under the provisions of the Liquor Act 1970;

Transport Depot—means land or a building or buildings used for the parking or garaging of road motor vehicles which are used or intended to be used for the carriage of goods, or land or a building or buildings used for the transfer of goods from on such motor vehicle to another of such motor vehicles and includes the maintenance and repair of such vehicles;

Uniform Building By-laws—means the Uniform Building By-laws 1974 published in the *Government Gazette* of the 19th December, 1974 (as amended);

Vehicle—includes tractor;

Vehicle Repair Station—means land or a building or buildings used for or in connection with mechanical repairs and overhauls of motor vehicles including tyre recapping, retreading, panel beating, spray painting and chassis reshaping;

Veterinary Clinic—means land or a building or buildings in which a veterinary surgeon or veterinarian treats the minor ailments of domestic animals but in which animals do not usually remain overnight.

Veterinary Hospital—means land and a building or buildings used for or in connection with the treatment of sick animals and includes the accommodation of such animals;

Warehouse—means a 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;

Wine Shop—means premises in respect of which a winehouse licence has been granted under the Liquor Act 1970;

Zoning and Development Table—means the Zoning and Development Table following clause 2.2.

Adopted by Resolution of the Council of the Shire of York at the ordinary meeting of the Council held on 8 June 1979.

R. W. LAWRENCE,
President.

L. O. DELAHAUNTY,
Shire Clerk.

Adopted for final approval by resolution of the Council of the Shire of York at the ordinary meeting of the Council held on 10 September 1982 and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of—

[L.S.] PAUL MONGER,
President.

L. O. DELAHAUNTY,
Shire Clerk.

Recommended/Submitted for final approval—

L. F. O'MEARA,
Chairman of the Town Planning Board.

Dated 25/10/82.

Final approval granted—

JUNE CRAIG,
Minister for Town Planning.

Dated 19/11/82.

TOWN PLANNING AND DEVELOPMENT
ACT 1928 (AS AMENDED).

Advertisement of Approved Town Planning
Scheme Amendment.

City of Gosnells Town Planning Scheme
No. 1—Amendment No. 185.

T.P.B. 853/2/25/1, Pt. 185.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 (as amended) that the Minister for Planning approved the City of Gosnells Town Planning Scheme Amendment on 1 March 1983 for the purpose of:—

1. deleting the second NOTE at the foot of Table 5 in Clause 24 (1) and replacing it with the following:—

NOTE: Where a design for a single unit is such that when complying with the provisions in respect of setbacks from front and side boundaries it is not possible to obtain a minimum clearance of 7.5 metres from the rear boundary the Council may reduce the requirement for setback from the rear boundary so that it at least averages 7.5 metres in accordance with the provisions of the Uniform Building By-laws; and

2. deleting all of the sentence after the words "setback line" in subclause (b) of Clause 35 and replacing it with the following:—

but not nearer than 3 metres in a Residential Zone and 4.5 metres in a Light Industry Zone to that Road or Street.

R. D. HARRIES,
Mayor.

G. N. WHITELEY,
Town Clerk.

TOWN PLANNING AND DEVELOPMENT
ACT 1928 (AS AMENDED).

Advertisement of Approved Town Planning
Scheme Amendment.

Shire of Albany Town Planning Scheme
No. 3—Amendment No. 50.

T.P.B. 853/5/4/5, Pt. 50.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 (as amended) that the Minister for Planning approved the Shire of Albany Town Planning Scheme Amendment on 1 March 1983 for the purpose of Incorporating into Scheme 3 Text an additional Clause, under Part 6—Finance and Administration, as follows:—

- 6.8 Council may enter into agreements with owners or occupiers of land within the Scheme Area or with any other person in respect of any matter pertaining to the Scheme.

H. A. RIGGS,
President.

K. F. BENTLEY,
Shire Clerk.

TOWN PLANNING AND DEVELOPMENT
ACT 1928 (AS AMENDED).

Advertisement of Approved Town Planning
Scheme Amendment.

Shire of Mundaring Town Planning Scheme
No. 1—Amendment Nos. 141 and 149.

T.P.B. 853/2/27/1, Pts. 141 and 149.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 (as amended) that the Minister for Planning approved the Shire of Mundaring Town Planning Scheme Amendment on 11 March 1983 for the purpose of:—

Amendment No. 141—Rezoning Glen Forrest Lot 152, Strettle Road, Glen Forrest from "Rural" to "Special Rural—Landscape Interest" and including in the Text relevant provisions as detailed in the Schedule annexed hereto.

Amendment No. 149—Rezoning Lot 38, Riley Road, Parkerville from “Rural” to “Special Rural—Landscape Interest” and including in the Text relevant provisions as detailed in the Schedule annexed hereto.

T. BROZ,
President.
M. N. WILLIAMS,
Shire Clerk.

Schedule.

Town Planning and Development Act 1928
(as amended).

Shire of Mundaring.

The Mundaring 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), and the Metropolitan Region Town Planning Scheme Act 1959 (as amended), hereby amends the above Town Planning Scheme by:

Town Planning Scheme No. 1—Amendment No. 141.

(1) Amending the Scheme maps to rezoning Glen Forrest Lot 152 Certificate of Title Volume 1029 Folio 504, Strettle Road, Glen Forrest from “Rural” to “Special Rural—Landscape Interest”.

(2) Amending the Scheme Text to insert in Schedule No. 1, Columns (A) and (B) the following:

(A)	(B)
Glen Forrest Lot 152 Certificate of Title Volume 1029 Folio 504 Strettle Road, Glen Forrest.	Subdivision of the subject land to be generally in accordance with the Plan of Subdivision which forms part of this amendment.

Town Planning Scheme No. 1—Amendment No. 149.

(1) Amending the Scheme Maps to rezone Lot 38 Riley Road, Parkerville, Certificate of Title Volume 1273 Folio 174 from “Rural” to “Special Rural—Landscape Interest”.

(2) Amending the Scheme Text to insert in Schedule No. 1—Special Rural Zones—Provisions Relating to Specific Areas—the following:

(A)	(B)
Lot 38 Riley Road, Parkerville, Certificate of Title Volume 1273 Folio 174.	Subdivision of the subject land to be generally in accordance with the plan of subdivision which forms part of Amendment No. 149 to Town Planning Scheme No. 1.

TOWN PLANNING AND DEVELOPMENT ACT 1928.

INTERPRETATION ACT 1918.

TOWN PLANNING AND DEVELOPMENT (EASEMENT)
REGULATIONS 1983.

MADE by His Excellency the Governor in Executive Council.

Citation. 1. These regulations may be cited as the Town Planning and Development (Easement) Regulations 1983.

Commencement. 2. These regulations shall come into operation on the day on which section 10 of the Town Planning and Development Amendment Act 1980 comes into operation.

Interpretation. 3. In these regulations unless the contrary intention appears—

“Act” means the Town Planning and Development Act 1928;

“affected land” means that part of the land included in a plan or diagram which is coloured and marked as an easement pursuant to these regulations;

“Authority” means the Metropolitan Water Authority;

“Commission” means the State Energy Commission of Western Australia;

“drains” in relation to an easement granted to a local authority, means the existing drains or any other drain or pipeline for the carriage of water through, under or upon the affected lands;

“easement” means an easement created by section 27A of the Act;

“electrical equipment” means towers, poles, wires, and other necessary works and apparatus including signal or control wires comprising a system of electricity transmission and distribution works;

“energy equipment” means apparatus, fittings, meters, connections and other equipment necessary to convey energy;

“fittings” in relation to drains and pipes means any apparatus connected with and necessary or desirable to secure the safe or proper working of the drains or pipes;

“local authority” means the local authority for the district in which the land is situated;

“pipeline” in relation to a gas easement granted to the State Energy Commission, means such apparatus, valves, fittings, meters, connections and other equipment necessary to convey gas through a pipeline;

“proprietor” means the registered proprietor from time to time, of the land;

“the pipes” in relation to an easement granted to a local authority or the Metropolitan Water Authority, means any existing pipeline or any other drain or pipeline for the carriage of water or sewage, through, under or upon the affected land.

Easements
to be coloured
and marked.

4. (1) Where a plan or diagram is approved by the Inspector of Plans and Surveys to be subject to an easement in favour of an authority or person referred to in paragraph (b) of section 27A (1) of the Act for the purposes mentioned in that paragraph, it shall be coloured in accordance with subregulation (2) and marked in accordance with subregulation (3) of this regulation.

(2) An easement in favour of—

- (a) a local authority shall be coloured orange;
- (b) the Minister for Water Resources or the Metropolitan Water Authority shall be coloured blue; and
- (c) the State Energy Commission of Western Australia shall be coloured yellow.

(3) Every easement under section 27A of the Act shall be marked by reference to the regulation setting out the rights, powers and privileges in relation to that easement and the marking shall be effected by the regulation number encircled and shown in a clear area on the plan or diagram.

Rights and
privileges
of local
authority.

5. Where land is subject to an easement in favour of a local authority for the purpose of drainage or access to drainage works—

- (a) persons acting under the authority of the local authority with or without any equipment may, at any time and from time to time, without liability for damage other than damage caused by negligence, enter upon the affected land to carry out all or any of the following works—
 - (i) to construct, reconstruct, replace, reinstate, extend, improve, alter, maintain, repair, open or cleanse drains and fittings;
 - (ii) make surveys and take levels of the affected land;
 - (iii) use or take away any soil, earth, stones, rubbish or other things taken from the affected land; and
 - (iv) open and break up the soil of the affected land and excavate and sink trenches;
- (b) the local authority may use the drains and the fittings for the conveyance of water and may remove any obstruction of the drains or fittings caused or permitted to be caused by the proprietor.

Rights and
privileges
of Metro-
politan Water
Authority.

6. Where land is subject to an easement in favour of the Authority for the purpose of water supply, sewerage, or drainage or access to water supply, sewerage, or drainage works—

- (a) a person acting under the authority of the Metropolitan Water Authority with or without any equipment may, at any time and from time to time, without liability for damage other than damage caused by negligence enter upon the affected land to carry out all or any of the following works—
 - (i) to construct, reconstruct, replace, reinstate, extend, improve, alter, maintain, repair, open or cleanse the pipes and fittings;
 - (ii) make surveys and take levels of the affected land;
 - (iii) use or take away any soil, earth, stones, rubbish or other things taken from the affected land; and
 - (iv) open and break up the soil of the affected land and excavate and sink trenches;
- (b) the Authority may use the pipes and the fittings for the conveyance of water or sewage and may remove any obstruction of the pipes or fittings caused or permitted to be caused by the proprietor;
- (c) the Authority may cut away and keep clear all trees and remove all structures or obstructions which in the opinion of the Authority endanger the proper operation or inspection of the pipes or fittings.

Rights and
privileges of
State Energy
Commission
re above
ground
electric
easement.

7. Where land is subject to an above ground electric easement in favour of the Commission—

- (a) a person acting under the authority of the Commission with or without equipment may, at any time and from time to time, without liability for damage other than damage caused by negligence, enter upon and use the affected land and remain therein so long as necessary for all or any of the following purposes—
 - (i) to clear the land;
 - (ii) to construct, alter, inspect, add to, repair, or maintain electrical equipment in, upon and across the affected land; and
 - (iii) to remove from the affected land electrical equipment;
- (b) the Commission may transmit electricity through electrical equipment on the affected land;
- (c) the Commission may cut away and keep clear all trees and remove all structures or obstructions which in the opinion of the Commission endanger the proper operation of the electrical equipment;

- (d) the Commission is not required to fence off the affected land or any part thereof but may cut and construct gates as the Commission shall require into any fences crossing the affected land.

Rights, powers and privileges of State Energy Commission re underground electric easement.

8. Where land is subject to an underground electric easement in favour of the Commission—

- (a) a person acting under the authority of the Commission with or without equipment may at any time and from time to time, without liability for damage other than damage caused by negligence enter upon and use the affected land and remain therein so long as necessary for all or any of the following purposes—
- (i) to clear and break the surface of the affected land and excavate and remove any soil; and
 - (ii) to lay down, construct, inspect, remove from, repair or maintain upon, over, under or through the surface of the affected land, cables or pipelines together with energy equipment;
- (b) the Commission may convey and transmit energy through energy equipment on the affected land;
- (c) the Commission may cut away and keep clear all trees, undergrowth, crops and fences from the affected land and remove all structures or obstructions which in the opinion of the Commission affect the proper operation of the energy equipment;
- (d) the Commission is not required to fence off the affected land or any part thereof but may cut and construct gates as the Commission shall require into any fences crossing the affected land; and
- (e) the energy equipment brought on to, laid or erected upon or buried in or under the affected land by the Commission shall at all times remain the property of the Commission notwithstanding that the same may be affixed to the freehold and shall be removable in whole or part by the Commission.

Rights, powers and privileges of State Energy Commission re gas easement.

9. Where land is subject to a gas easement in favour of the Commission—

- (a) a person acting under the authority of the Commission with or without equipment, may at any time and from time to time, without liability for damage other than damage caused by negligence, enter upon and use the affected land and remain therein so long as necessary for all or any of the following purposes—
- (i) to clear and break the surface of the affected land and excavate and remove any soil; and
 - (ii) to lay down, construct, inspect, remove from, repair or maintain upon, over, under or through the surface of the affected land a pipeline;
- (b) the Commission may convey and transmit gas through the pipeline on the affected land;
- (c) the Commission may cut away and keep clear all trees, undergrowth, crops and fences from the affected land and remove all structures or obstructions which in the opinion of the Commission affect the proper operation of the pipeline;
- (d) the Commission is not required to fence off the affected land or any part thereof but may cut and construct gates as the Commission shall require into any fences now or hereafter crossing the affected land; and
- (e) the pipeline brought on to, laid or erected upon or buried in or under the affected land by the Commission shall at all times remain the property of the Commission notwithstanding that it may be affixed to the freehold and shall be removable in whole or part by the Commission.

These regulations not to affect other Acts.

10. Nothing in these regulations affects any right, power or authority conferred by any other Act on a local authority, the Authority or the Commission.

By His Excellency's Command,

R. D. DAVIES,
Clerk of the Council.

METROPOLITAN REGION TOWN PLANNING
SCHEME ACT 1959-1982.

Notice of Appointment.

File: 806-2-1-7.

HIS Excellency the Governor in Executive Council, has been pleased to appoint under the provisions of sections 10 and 11 of the Metropolitan Region Town Planning Scheme Act 1959-1982, Donald Henry Viol of 7 Riley

Road, Claremont, as a Deputy Member of The Metropolitan Region Planning Authority to act in the absence of Colin Francis Porter for a term commencing on the day on which this notice is published in the *Government Gazette* and expiring on 31 August 1984.

A. L. HENDRY,
Secretary, Metropolitan
Region Planning Authority.

METROPOLITAN REGION TOWN PLANNING SCHEME ACT 1959-1982.

Metropolitan Region Scheme.

Notice of Resolution.

Clause 32/42.

Files: 810-2-1-1, 410-2-1-12.

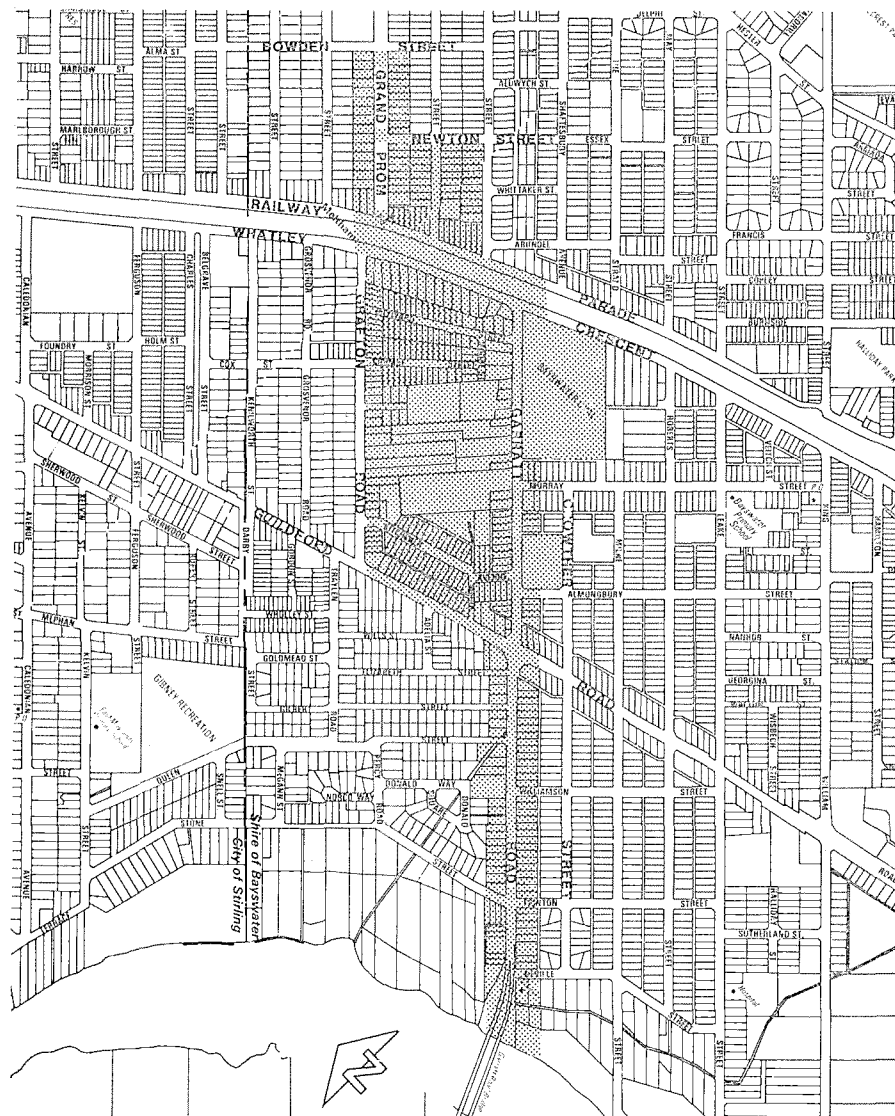
NOTICE is hereby given that at its meeting held on 23 February 1983 the Metropolitan Region Planning Authority acting pursuant to Clause 32 of the Metropolitan Region Scheme resolved that in respect of the area defined in Schedule 1 hereto (defined land), in respect of which the proposals contained in The Scheme are to be reviewed by the Authority, it requires:—

- (i) that every application for development of any class on the defined land shall be referred to the Authority for determination;
- (ii) the Shire of Bayswater to forward every application for development of any class on the defined land to the Authority for determination.

A. L. HENDRY,
Secretary, Metropolitan Region
Planning Authority.

Schedule 1.

The land in the Shire of Bayswater, generally bounded by Bowden Street in the north and the Swan River in the south, and including parts of Grand Promenade and Garratt Road and adjacent lots on either side together with the land bounded by the railway reserve, Grafton Road, Guildford Road and a line approximately forty (40) metres east of Garratt Road, as shown stippled on the plan hereunder.



PUBLIC WORKS DEPARTMENT.

Tenders, closing at West Perth at 2.30 p.m. on the dates mentioned hereunder, are invited for the following projects.

Tenders are to be addressed to the Minister (either for Works or for Water Resources) as indicated on the tender document.

C/- Contract Office,
Public Works Department,
Dumas House,
2 Havelock Street,
West Perth. Western Australia 6005

and are to be endorsed as being a tender for the relevant project.

The highest, lowest, or any tender will not necessarily be accepted.

As from 1 January 1982, tenders called for Architectural and Engineering Contracts will be governed by the "General Conditions of Contract N.P.W.C. Edition 3 (1981) and Amendments (W.A.)," a copy of which is available from the Contract Office as above and from P.W.D. Country Offices, free of charge.

Contract No.	Project	Closing Date	Tender Documents now available at
23235	Bentley Psychogeriatric Extended Care Unit—Erection of new Residential Units and Day Centre—Mechanical Services	22/3/83	P.W.D., West Perth
23242	Goldfields and Agricultural Water Supply Roofing of circular tanks at Dowerin, Koonkooing, Wyalkatchem and Yelbeni	22/3/83	P.W.D., West Perth
23243	Sale of building and land Lot 303 Herald Street, Narrogin	22/3/83	P.W.D., West Perth
23244	Sale of land and improvements Lot 24 Massie Street Yellowdine	22/3/83	P.W.D., West Perth
23245	Alexander Library Building—Perth Cultural Centre—Metal Stud Partitions Document 21.1	22/3/83	P.W.D., West Perth
23246*	Mandurah High School Stage 2	22/3/83	P.W.D., West Perth
23247	Mt. Magnet Primary School—Air Conditioning	22/3/83	P.W.D., West Perth P.W.D., A.D., Geraldton
23248	Mandurah High School Stage 2 Mechanical Services	22/3/83	P.W.D., West Perth
23250	Shenton Park—Lemnos Hospital M.H.S. New Administration Building Electrical Installation Nominated sub contract	22/3/83	P.W.D., West Perth
23251	Bentley Hospital—New Psychogeriatric extended care unit—Electrical Services Nominated sub contract	22/3/83	P.W.D., West Perth
23252	Merredin Hospital Redevelopment 1983—Stage I Electrical Installation Nominated Sub Contract	22/3/83	P.W.D., West Perth P.W.D., A.D., Merredin
23253	Esperance District Hospital Redevelopment 1983 Electrical Installation Nominated Sub Contract	22/3/83	P.W.D., West Perth Clerk of Courts, Esperance P.W.D., A.D., Kalgoorlie
23255	Mandurah High School Stage 2 Electrical Services	22/3/83	P.W.D., West Perth
23256	Shenton Park—Lemnos Hospital M.H.S. New Administration Building Lift Installation	22/3/83	P.W.D., West Perth
23257	(Merredin) Yilgarn Education Department Regional Office conversion from Agricultural Office	22/3/83	P.W.D., West Perth P.W.D., A.D., Merredin
23258†	Bunbury Senior High School new Classrooms and alterations	22/3/83	P.W.D., West Perth P.W.D., A.D., Bunbury
23260	Bunbury Senior High School 8 Classrooms and Alterations—Electrical Installation Nominated Sub Contract	22/3/83	P.W.D., West Perth P.W.D., A.D., Bunbury
ADQ3730	Mental Health Services Fairholme Hostel (three house units) Market Street, Guildford (recall)	22/3/83	P.W.D., A.D., Furniture Office 2nd Floor, Rm 223 2 Havelock Street West Perth 6005
23261	Geraldton Regional Water Supply Dongara-Denison Fibre Reinforced Plastic Water Treatment Unit	29/3/83	P.W.D., West Perth P.W.D., W.S., Geraldton
23262	The Alexander Library Building Perth Cultural Centre M.V. Main Switchboard Document No. 35.2.1 Direct Contract	29/3/83	P.W.D., West Perth
23263	The Alexander Library Building Perth Cultural Centre Standby Diesel Alternator Set Document No. 35.2.8 Direct Contract	29/3/83	P.W.D., West Perth
23264	The Alexander Library Building Perth Cultural Centre 11 000 volt Sub Main Cabling Document No. 35.2.4 Direct Contract	29/3/83	P.W.D., West Perth
23265	Como Primary School—Library Resource Centre	22/3/83	P.W.D., West Perth
23266	Bungaree Primary School Library Resource Centre	22/3/83	P.W.D., West Perth
23267	Transportable Toilets 1983 at Bolgart and Oakford Primary Schools and Swanview High School	22/3/83	P.W.D., West Perth
23268	Merredin Hospital—Redevelopment Stage 1 Mechanical Services	29/3/83	P.W.D., West Perth P.W.D., A.D., Merredin
23269	The Queen Elizabeth II Medical Centre—"J" Block—Carpet—Supply and Lay—Nominated Sub Contract	22/3/83	P.W.D., West Perth
23270	Public Trust Building 565 Hay St., Perth Alterations—Supply and Install new Ceilings	22/3/83	P.W.D., West Perth
23271	Dept. For Youth, Sport and Recreation—Wellington Mills Cottage Camp—Upgrading to 4 Cottages	29/3/83	P.W.D., West Perth P.W.D., A.D., Bunbury P.W.D., W.S., Collie
23272	Merredin Senior High School Internal and External Repairs and Renovations	29/3/83	P.W.D., West Perth P.W.D., A.D., Merredin
23273	Thornlie Primary School Internal and External Repairs and Renovations	29/3/83	P.W.D., West Perth

PUBLIC WORKS DEPARTMENT—*continued.*

Contract No.	Project	Closing Date	Tender Documents now available at
ADQ3825	The Queen Elizabeth II Medical Centre Physiotherapy Dept. "A" Block—Supply and Installation of Carpet	29/3/83	P.W.D., A.D., Furniture Office 2nd Floor, Rm 223 2 Havelock Street West Perth 6005
23274	Nungarin Sale of Property Lot 209 Mitchell Tce (Old Police Station and Quarters)	12/4/83	P.W.D., West Perth
23275	Bunbury Senior High School—New Classrooms and Alterations Mechanical Services	12/4/83	P.W.D., West Perth
23276	Merredin (Yilgarn) Education Department Regional Office upgrade and additions—Air conditioning services	12/4/83	P.W.D., A.D., Bunbury
23278	West Perth—Parliament House—Fire Detection System	29/3/83	P.W.D., West Perth
23279	Karrinyup Primary School—External and Part Internal Repairs and Renovations	29/3/83	P.W.D., West Perth
23280	Bridgetown Primary School—New Library	12/4/83	P.W.D., West Perth
23281	Laverton Dept. for Community Welfare—Transportable Accommodation Unit Erection	12/4/83	P.W.D., A.D., Bunbury Clerk of Courts, Bridgetown
23282	Cue Water Supply—225 m ³ reinforced concrete circular roofed tank	12/4/83	P.W.D., West Perth
23283	Esperance Water Supply Roofing of a circular tank at Dempster Head	12/4/83	P.W.D., W.S., Geraldton
23284	Morawa regional water supply—roofing two circular tanks at Perenjori and Billeranga	12/4/83	P.W.D., West Perth
23285	Swan District Hospital—Day Hospital Conversion Lift Installation Direct Contract	12/4/83	P.W.D., W.S., Kalgoorlie
23286	Carine Senior High School—Extension to Change Rooms	12/4/83	P.W.D., West Perth
23287	King Edward Memorial Hospital Block "A" Main Distribution Board Replacement and Associated Works—Phase 1 Direct Contract	12/4/83	P.W.D., West Perth
23288	Esperance Sewerage Reticulation Area No. 5A and Bostock Street Extension Schedule of Rates Contract	12/4/83	P.W.D., West Perth
23289	Fremantle Hospital Installation of New and Existing Sterilising equipment to new Central Sterile Supply Dept. Direct Contract	12/4/83	P.W.D., W.S., Kalgoorlie
23290	Kings Park Board West Perth—former Bowling Club—Alterations and Additions to Kiosk and Restroom Direct Contract	12/4/83	P.W.D., W.S., Esperance
23291	Bunbury Outer Harbour Reclamation and Stone Pitching—Schedule of Rates Contract	12/4/83	P.W.D., West Perth
23292*	Crown Law Dept. Bunbury Courthouse and Govt. Offices Erection Head Contract	12/4/83	P.W.D., W.S., Bunbury
23293	The Queen Elizabeth II Medical Centre Central Plant—Supply of 2 Mechanical Services Motor Control Centres Direct Contract	12/4/83	P.W.D., A.D., Bunbury

* Deposit on Documents \$100.

† Deposit on Documents \$200

ACCEPTANCE OF TENDERS

Contract No.	Project	Contractor	Amount
			\$
23182	West Pilbara Water Supply Karratha Light Industrial Area 225 m ³ Reinforced Concrete Circular Roofed Tank	Harvey Concrete Supplies	22 868
23175	Hopetoun Breakwater	J. J. Archibald & Co.	257 650
23213	Kings Park Board West Perth Hale Road Toilet Facility	Sita Building	42 620
23210	Lower Great Southern Water Supply—Kendunup Reticulation 200 m ³ Roofed Steel Tank on 15 m Stand	General Constructions (W.A.) Pty Ltd	67 843
23197	Albany Regional Prison—Kitchen Alterations	Messrs J. & J. D. Chapman	199 439
23122	Transportable Staff Housing various sites	Pre-Built Country Homes	443 778
23186	Mt. Lawley College of Advanced Education Performing Arts Additions	Fletcher Organisation Pty Ltd	1 683 761
23215	Roleystone District High School Cabinetwork	Monza Furnishers Pty Ltd	118 900
23204	North Lake Primary School Additions and Alterations 1982	Ken Mathews Constructions	154 432
23205	Bicton Primary School—Admin. Conversion, Upgrade, and Repairs and Renovations	Merston Construction P/L	227 390
23196	Bentley Technical College External and Internal Repairs and Renovations	P. R. Paul & Co. Pty Ltd	41 138
23190	Wembley—Govt. Printing Office External Repairs and Renovations	Doro Pty Ltd....	178 116
23200	Eastern Goldfields Regional Centre and Camp School (Kalgoorlie) Internal and External Repairs and Renovations	Romaturm Nominees Pty Ltd	50 600

K. T. CADEE,
Under Secretary for Works.

PUBLIC WORKS ACT 1902 (AS AMENDED).

Cancellation of Notice of Intention to Resume Land.

P.W. 2723/81.

THE Hon. Minister for Works hereby gives notice that the Notice of Intention to Resume land appearing on page 487 dated 11 February 1983 is hereby cancelled.

Dated this 4th day of March, 1983.

K. F. McIVER,
Minister for Works.

NAVIGABLE WATERS REGULATIONS.

Closure of Navigable Waters—Swan River.

Department of Marine and Harbours,
Fremantle, 15 March 1983.

ACTING pursuant to the powers conferred by Regulation 47 (1) of the Navigable Waters Regulations the Department of Marine and Harbours, by this notice, defines that portion of the Swan River situated between a line drawn from Pelican Point to the Judd Street overway on the Kwinana Freeway and the Narrows Bridge as an area closed to navigation by all vessels between 0915 and 1130 hours on Saturday, 26 March 1983 provided that such closure will not apply to competing craft or other authorised craft associated with the conducting of the Public Schools Head of the River Regatta.

C. J. GORDON,
General Manager.

WESTERN AUSTRALIAN MARINE ACT
1948-1980.

Restricted Speed Areas—Private Pleasure Craft.

Department of Marine and Harbours,
Fremantle, 15 March 1983.

ACTING pursuant to the powers conferred by section 16B of the Western Australian Marine Act 1948-1980

the Department of Marine and Harbours, by this notice, revokes sub-paragraph 3 (a) (vi) of the notice published in the *Government Gazette* of 4 December 1981 relating to speed limits in the Swan River and substitutes therefor a five (5) knot limit provided that such revocation and substitution will apply only in the area extending for 1 kilometre upstream of Barkers Bridge and only on Saturday, 26 March 1983 and Sunday, 27 March 1983 after which dates the limit will revert to eight (8) knots.

C. J. GORDON,
General Manager.

WESTERN AUSTRALIAN MARINE ACT
1948-1980.

Restricted Speed Areas—Private Pleasure Craft.

Department of Marine and Harbours,
Fremantle, 15 March 1983.

ACTING pursuant to the powers conferred by section 16B of the Western Australian Marine Act the Department of Marine and Harbours, by this notice, revokes sub-paragraph 2 (c) (i) of the notice published in the *Government Gazette* of 4 December 1981 relating to the speed limit in Thomson Bay, Rottnest Island provided that this revocation will apply only between 0915 and 1015 hours on Sunday 20 March 1983 in the area set out hereunder and is restricted to competitors in an approved event being conducted by the Dinghy Touring Club of W.A.:—

All the water contained in an area 50 metres either side of the southern leading line commencing at the eastern extremity of the 5 knot area and extending in a northwesterly direction to the foreshore between the Fuel Jetty and the Main Jetty.

C. J. GORDON,
General Manager.

P.W. 1906/82

Town Planning and Development Act 1928 (as amended); Metropolitan Region Town Planning Scheme Act 1959 (as amended); Public Works Act 1902 (as amended)

LAND ACQUISITION

Beechboro-Gosnells Controlled Access Highway—Bayswater

NOTICE is hereby given, and it is hereby declared, that the several pieces or parcels of land described in the Schedule hereto being all in the Swan District, have, in pursuance of the written consent under the Town Planning and Development Act 1928 (as amended), Metropolitan Region Town Planning Scheme Act 1959 (as amended) and approval under the Public Works Act 1902 (as amended) of His Excellency the Governor, acting by and with the advice of the Executive Council, dated the 8th day of March, 1983, been compulsorily taken and set apart for the purposes of the following public work, namely, Beechboro-Gosnells Controlled Access Highway—Bayswater.

And further notice is hereby given that the said pieces or parcels of land so taken and set apart are shown marked off on Plan P.W.D., W.A., 54413, which may be inspected at the Office of the Minister for Works, Perth. The additional information contained in the Schedule after the land descriptions is to define locality only and in no way derogates from the Transfer of Land Act description.

And it is hereby directed that the said lands shall vest in The Metropolitan Region Planning Authority for an estate in fee simple in possession for the public work herein expressed, freed and discharged from all trusts, mortgages, charges, obligations, estates, interests, rights-of-way, or other easements whatsoever.

SCHEDULE

No. on Plan P.W.D., W.A. No. 54413	Owner or Reputed Owner	Description	Area
Vinko Ante Ukic	Portion of Swan Location Q1 and being part of Lot 1040 on Diagram 64080 and being part of the land in Certificate of Title Vol. 1564 Fol. 932	9 288 m ²

Certified correct this 2nd day of March, 1983.

D. C. PARKER,
Minister for Planning.

R. TROWBRIDGE,
Governor in Executive Council.

Dated this 8th day of March, 1983.

Local Government Act 1960 (as amended); Public Works Act 1902 (as amended)

P.W. 1509/82

NOTICE OF INTENTION TO RESUME LAND

Public Way

THE Minister for Works hereby gives notice in accordance with the provisions of Section 17 (2) of the Public Works Act, 1902 (as amended) that it is intended to take or resume under Section 17 (1) of that Act, the pieces or parcels of land described in the Schedule hereto, and being all in the Perth District, for the purpose of the following public work, namely, Public Way and that the said pieces or parcels of land are marked off on Plan P.W.D., W.A., 54574, which may be inspected at the Office of the Minister for Works, Perth. The additional information contained in the Schedule after the land descriptions is to define locality only and in no way derogates from the Transfer of Land Act description.

SCHEDULE

No. on Plan P.W.D., W.A.	Owner or Reputed Owner	Occupier or Reputed Occupier	Description	Area (approx.)
No. 54574	George Thomson Proudfoot	....	Portion of Perth suburban Lot 213 being the portion coloured brown on Plan 1508 and being the land remaining in Certificate of Title Volume 359 Folio 184	100 m ²

Dated this 8th day of March, 1983.

K. F. McIVER,
Minister for Works.

M.R.D. 42/314-E

Main Roads Act 1930 (as amended); Public Works Act 1902 (as amended)

NOTICE OF INTENTION TO TAKE OR RESUME LAND

THE Minister for Works hereby gives notice, in accordance with the provisions of section 17 (2) of the Public Works Act 1902 (as amended), that it is intended to take or resume under section 17 (1) of that Act, the pieces or parcels of land described in the Schedule hereto and being all in the Boyup Brook District, for the purpose of the following public works, namely, widening and realignment of the Boyup Brook-Arthur Road (7·7-9·5 SLK) and that the said pieces or parcels of land are marked off on Plan M.R.D., W.A., 7902-189, 190 and 8002-19, which may be inspected at the Office of the Commissioner of Main Roads, Waterloo Crescent, East Perth.

SCHEDULE

No.	Owner or Reputed Owner	Occupier or Reputed Occupier	Description	Area (approx.)	
1	James Inglis and Rosemary Inglis	Aline J. & A. R. Inglis	Portion of Nelson Location 813 (Certificate of Title Volume 1524 Folio 591)	3·0794 ha

This notice supersedes the notice appearing on Page 2746 of the *Government Gazette* of 16 July 1982.

Dated this 16th day of March, 1983.

D. R. WARNER,
Secretary, Main Roads.

M.R.D. 42/26-16

Main Roads Act 1930 (as amended); Public Works Act 1902 (as amended)

NOTICE OF INTENTION TO TAKE OR RESUME LAND

THE Minister for Works hereby gives notice, in accordance with the provisions of section 17 (2) of the Public Works Act 1902 (as amended), that it is intended to take or resume under section 17 (1) of that Act the pieces or parcels of land described in the Schedule hereto and being all in the Mandurah District, for the purpose of the following public works, namely, realignment of the Bunbury Highway—Mandurah Bypass and that the said pieces or parcels of land are marked off on Plan M.R.D., W.A., Department of Lands and Surveys Plan No. 15201, which may be inspected at the Office of the Commissioner of Main Roads, Waterloo Crescent, East Perth.

SCHEDULE

No.	Owner or Reputed Owner	Occupier or Reputed Occupier	Description	Area (approx.)
1.	Lloyd Eaton Tuckey and Neil Robert George France	Hon. Minister for Works (Purchaser <i>vide</i> Caveat C71196)	Portion of Cockburn Sound Location 16 and being that part of Lot 147 on plan 2086 as is now comprised in diagram 52206, less portion resumed (Certificate of Title Volume 1180 Folio 822)	788 m ²

Dated this 16th day of March, 1983.

D. R. WARNER,
Secretary, Main Roads.

M.R.D. 42/47-BV2

Main Roads Act 1930 (as amended); Public Works Act 1902 (as amended)

NOTICE OF INTENTION TO TAKE OR RESUME LAND

THE Minister for Works hereby gives notice, in accordance with the provisions of section 17 (2) of the Public Works Act 1902 (as amended), that it is intended to take or resume under section 17 (1) of that Act, the pieces or parcels of land described in the Schedule hereto and being all in the West Arthur District, for the purpose of the following public works, namely, widening and realignment of the Roelands-Lake King Road (79.7-81.0 SLK Section) and that the said pieces or parcels of land are marked off on Plan M.R.D., W.A., 7902-110-1, which may be inspected at the Office of the Commissioner of Main Roads, Waterloo Crescent, East Perth.

SCHEDULE

No.	Owner or Reputed Owner	Occupier or Reputed Occupier	Description	Area (approx.)
1	Jack Joseph Ricetti and Cecilia Rosemary Ricetti	J. J. Ricetti and C. R. Ricetti	Portion of Wellington Location 1670 (Certificate of Title Volume 1253 Folio 329)	2.6153 ha
2	Jack Joseph Ricetti	J. J. Ricetti	Wellington Location 1671 (Certificate of Title Volume 833 Folio 147)	2.2583 ha
3	Minister for Water Resources	Minister for Water Resources	Portion of Wellington Location 1672 (Certificate of Title Volume 1112 Folio 26)	4 070 m ²

Dated this 16th day of March, 1983.

D. R. WARNER,
Secretary, Main Roads.

CITY OF STIRLING.		SUMMARY.	
STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 30 JUNE 1982.			
Receipts.		Net Surplus Balance 1/7/81	\$ 1 186 663
Rates	\$ 13 525 361	Add Receipts 1981-1982	28 751 769
Licences	194 505	Less Payments 1981-1982	29 938 432
Government Grants and Subsidies	4 701 658	Surplus Balance Forward 30/6/82	28 224 188
Other Grants and Contributions to Works	242 659		\$ 1 714 244
Income from Property	794 033	BALANCE SHEET AS AT 30 JUNE 1982.	
Sanitation and Health Charges	3 273 325	Assets.	
Town Planning Schemes	33 372	Current Assets:	\$
Fines and Penalties	72 353	Cash at Bank	1 585 022
Sale of Assets	263 605	Investments	8 526 884
Resource Recycling	28 622	Sundry Debtors	1 235 279
Investments and Commissions	1 464 664	Stock on Hand	193 965
Miscellaneous Revenue	252 295	Non-Current Assets:	
Sundry Debtor Accounts	553 077	Sale of Assets	337 233
Suspense and Advance Accounts	3 352 240	Fixed Assets	22 316 630
	\$28 751 769	Deferred Assets:	
		Particular Reserve Funds Contra	646 399
		Rates Pensioner Deferred Accounts	1 155 185
		Other Deferred Assets	2 070 335
			\$38 066 932
		Liabilities.	
		\$	
Administration:	\$	Current Liabilities:	
General	144 993	Bank Overdrafts	4 259 267
Members	183 255	Creditors and Other Current Liabilities	2 271 007
Community Services	165 863	Non-Current Liabilities:	
Personnel	76 779	Particular Reserve Funds	646 399
Administrative Services	435 706	Deposit and Advance Accounts	731 609
Treasury	726 121	Deferred Liabilities:	
EDP Centre	174 753	Town Planning Schemes Working Accounts	2 738 708
Public Works and Services Engineering	5 826 422	Loan Liability	15 645 061
Parks Operating and Works	3 472 257		\$26 292 051
Nursery	72 530	SUMMARY.	
Golf Course Operating	223 378	Total Assets	\$ 38 066 932
Swimming Pool Operating—Inglewood	266 089	Less Total Liabilities	26 292 051
Swimming Pool Operating—Balga	135 511	Municipal Accumulation Account Surplus	\$11 774 881
Building Construction	308 118		
Building Maintenance Overhead	28 005		
Building Repairs	205 531		
Buildings Operating and Cleaning	271 601		
Management and Advisory Committees	246 808		
Recreation Section Operating	221 635		
Libraries	1 019 940		
Pounds and Rangers	334 757		
Parking Control	83 841		
Town Planning	414 396		
Land Acquisition	219 577		
Town Planning Schemes	30 530		
Health Inspectorial	486 771		
Health Sanitation Overhead and Works	2 370 316		
Welfare Section	147 739		
Meals on Wheels Operating	211 175		
Autumn Centres and Night Shelters	254 544		
Central Purchasing and Stores Control	134 878		
Building Inspectorial Control Expenses	325 692		
Transport Control and Plant Operating	93 839		
Donations	532 198		
Transfers to Reserves	84 675		
Miscellaneous Expenditure	54 445		
Sundry Debtors	522 774		
Suspense and Advance Accounts	3 284 387		
Debt Service	2 655 525		
Baling Plant Operation	1 638 729		
Water Playground—Maylands	35 768		
Resource Recycling	102 337		
	\$28 224 188		

We hereby certify that the figures and particulars aforementioned are correct.

G. J. BURKETT,
Mayor.
M. G. SARGANT,
Town Clerk.

I have audited the accounts of the City of Stirling for the financial year ended 30 June 1982. The accounts have been found to be in order and properly kept in accordance with the provisions of the Local Government Act and have been allowed by me.

In my opinion the Balance Sheet and related financial statements for the year ended 30 June 1982 have been prepared on a basis consistent with the Local Government Act Accounting Directions and present a true and fair view of the affairs of the City of Stirling.

J. J. PAOLINO,
Auditor,
State Audit Department.

SHIRE OF MENZIES.

STATEMENT OF RECEIPTS AND PAYMENTS
FOR THE YEAR ENDED 30 JUNE 1982.

Receipts.		\$
Rates	.....	22 423.64
Licences	.....	16.00
Government Grants and Recoups	.....	171 147.25
Income from Property	.....	9 780.49
Sanitation	.....	508.00
Sale of Assets	.....	150.00
Other revenue	.....	20 878.72
Total Receipts	.....	\$224 904.10

Payments.		\$
Administration:		
Staff section	.....	20 641.55
Members Section	.....	3 216.98
Debt Service	.....	23 207.23
Public Works and Services		
Construction and Maintenance	.....	115 530.60
Reserves		
Parks and Gardens	.....	1 488.61
Buildings		
Construction	.....	3 511.49
Maintenance	.....	15 300.69
Health Services	.....	4 021.24
Bush Fire Control	.....	437.11
Purchase of Assets	.....	7 441.01
All other expenditure	.....	5 650.00
		\$200 446.51

SUMMARY.

	\$
Debit Balance 1 July 1981	1 956.10
Receipts as per Statement	224 904.10
	<u>\$222 948.00</u>
Payments as per Statement	200 446.51
Credit Balance 30 June 1982	<u>\$22 501.49</u>

BALANCE SHEET AS AT 30 JUNE 1982.

Assets.		\$
Current Assets	.....	39 172.06
Non-Current Assets	.....	21 491.25
Deferred Assets	.....	21 058.09
Fixed Assets	.....	217 208.00
Investment Trading Undertaking	.....	122 347.31
Total Assets	.....	\$421 276.71
Liabilities.		\$
Current Liabilities	.....	4 113.20
Non-Current Liabilities	.....	21 491.25
Deferred Liabilities	.....	121 335.57
Total Liabilities	.....	\$146 940.02

SUMMARY.

	\$
Total Assets	421 276.71
Total Liabilities	146 940.02
	<u>\$274 336.69</u>

The Statements of Accounts of the Shire of Menzies attached hereto, covers the period commencing 1 July 1981, and ending on 30 June 1982.

We hereby declare that they are correct and correspond with the books of accounts, vouchers and documents in connection therewith.

B. D. F. ROBINSON,
President.

H. E. WILLIAMS,
Shire Clerk.

Dated this 6th day of September, 1982.

I have audited the Books and Accounts of the Shire of Menzies for the year ended 30 June 1982. In my opinion the balance sheet and the related financial statements are prepared on a basis consistent with the Local Government Act Accounting Directions and present a true and fair view of the state of affairs of the Shire of Menzies as at 30 June 1982.

E. B. PEGG,
Auditor,
State Audit Department.

SHIRE OF WICKEPIN.

STATEMENT OF RECEIPTS AND PAYMENTS
FOR YEAR ENDED 30 JUNE 1983.

Receipts.		\$
Rates	.....	183 614.36
Licences	.....	70 605.31
Government Recoups	.....	249 131.00
Property Income	.....	30 578.82
Health Services	.....	9 030.00
Cemeteries	.....	67.20
Other Fees	.....	1 484.05
Other Revenue	.....	7 939.96
Sale of assets	.....	57 000.00
Other Receipts	.....	6 345.36

Payments.		\$
Administration	.....	51 019.94
Membership	.....	12 160.32
Debt Service	.....	86 484.45
Road Works	.....	224 472.56
Property Expenses	.....	46 615.47
Health Services	.....	18 850.19
Bushfire Control	.....	6 945.94
Traffic Control	.....	2 438.48
Public Works Overheads	.....	2 365.26
Plant operating costs	.....	20.88
Donations and grants	.....	64 328.75
Other works and services	.....	7 734.26
Transfers to reserves	.....	34 000.00
Materials	.....	2 882.62
Other Expenditure	.....	17 790.01
		\$579 699.45

SUMMARY.

	\$
Balance at 1/7/81	19 097.23
Receipts	615 793.06
	<u>634 890.29</u>
Payments	579 699.34
Balance at 30/6/82	<u>\$55 190.84</u>

BALANCE SHEET AS AT 30 JUNE 1982.

Assets.		\$
Current	.....	77 222.00
Non-Current	.....	126 555.65
Deferred	.....	10 429.27
Fixed	.....	893 405.92
		<u>\$1 107 612.84</u>
Liabilities.		\$
Current	.....	30.87
Non-Current	.....	12 896.37
Deferred	.....	603 165.02
		<u>\$616 092.26</u>

We certify that the figures and particulars above, to the best of our knowledge and belief, are correct.

H. M. LANG,
President.

W. I. WEIR,
Shire Clerk.

I have audited the accounts of the Shire of Wickepin for the financial year ended 30 June 1982. The accounts have been found to be in order and properly kept in accordance with the provisions of the Local Government Act and have been allowed by me.

In my opinion, the Balance Sheet and the related financial statements for the year ended 30 June 1982 have been prepared on a basis consistent with the Local Government Act Accounting Directions and present a true and fair view of the affairs of the Shire.

N. R. WOODS,
Auditor,
State Audit Department.

CITY OF BELMONT.

Acting Poundkeeper.

IT is hereby notified that Mr. Christopher Marian Jedrzejewski has been appointed to the above position and is to assist in duties relating to the Dog Act.

E. D. F. BURTON,
Town Clerk.

TOWN OF ALBANY.

IT is hereby notified for general information that effective from 28 February 1983, Mr. Russell David Weston has been appointed as a Ranger pursuant to section 450 of the Local Government Act 1960-1982 and Authorised Person pursuant to section 23 of the Dog Act 1976.

I. R. HILL,
Town Clerk.

SHIRE OF EAST PILBARA.

Authority to Administer.

IT is hereby notified for public information that Mr. Peter George Nangle has been appointed Authorised Dog Control Officer and Litter Control Officer for the purpose of controlling the following—

- (1) Dog control in accordance with the provision of the Dog Act 1976-1977.
- (2) Litter control in accordance with the provisions of the Litter Act 1979, and under section 665 (b) of the Local Government Act 1960-1981.

It is also notified for public information that the appointment of Mr. Gordon Collins, as a Litter Inspector is hereby cancelled.

J. M. READ,
Shire Clerk.

DOG ACT 1976-1977.

Shire of Boddington.

IT is hereby notified for Public information that Mr. Graham Thomas has been appointed an authorised person under the provisions of the Dog Act 1976-1977 effective from 1 March 1983.

The appointments of W. Richards and W. Davies are hereby cancelled.

P. L. FITZGERALD,
Shire Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Town of Kalgoorlie.

Notice of Intention to Borrow.

Proposed Loan (No. 149) of \$200 000.

PURSUANT to section 610 of the Local Government Act 1960-1982, the Council of the Municipality of the Town of Kalgoorlie hereby gives notice that it proposes to borrow moneys by the sale of debenture, on the following terms and for the following purpose: Loan No. 149 of \$200 000 for a period of twenty (20) years, repayable in equal half-yearly instalments. Purpose: Sewerage Extensions.

Plans, specifications and estimates of cost, as required by section 609 of the Local Government Act, are available for inspection at the office of the Council during normal office hours for a period of thirty-five (35) days from publication of this notice.

Dated this 10th day of March, 1983.

M. R. FINLAYSON,
Mayor.

T. J. O'MEARA,
Town Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of Augusta-Margaret River.

Notice of Intention to Borrow.

Proposed Loan (No. 107) of \$75 000.

PURSUANT to section 610 of the Local Government Act 1960-1982 the Council of the Shire of Augusta-Margaret River hereby gives notice of its intention to borrow money by the sale of debentures on the following terms and for the following purposes: \$75 000 for a period of 4 years repayable at the Office of the Council by 8 equal half-yearly instalments of Principal and Interest. Purpose: Purchase of Plant.

Estimates of cost as required by section 609 of the Act, are available for inspection at the offices of the Council, during normal office hours, for a period of 35 days after publication of this notice.

A. P. HILLIER,
President.

K. S. PRESTON,
Shire Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of Augusta-Margaret River.

Notice of Intention to Borrow.

Proposed Loan (No. 108) of \$75 000.

PURSUANT to section 610 of the Local Government Act 1960-1982 the Council of the Shire of Augusta-Margaret River hereby gives notice of its intention to borrow money by the sale of debentures on the following terms and for the following purposes: \$75 000 for a period of 4 years repayable at the Office of the Council by 8 equal half-yearly instalments of Principal and Interest. Purpose: Purchase of Plant.

Estimates of cost as required by section 609 of the Act, are available for inspection at the offices of the Council, during normal office hours, for a period of 35 days after publication of this notice.

A. P. HILLIER,
President.

K. S. PRESTON,
Shire Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of Augusta-Margaret River.

Notice of Intention to Borrow.

Proposed Loan (No. 109) of \$50 000.

PURSUANT to section 610 of the Local Government Act 1960-1982 the Council of the Shire of Augusta-Margaret River hereby gives notice of its intention to borrow money by the sale of debentures on the following terms and for the following purposes: \$50 000 for a period of 4 years repayable at the Office of the Council by 8 equal half-yearly instalments of Principal and Interest. Purpose: Purchase of Plant.

Estimates of cost as required by section 609 of the Act, are available for inspection at the offices of the Council, during normal office hours, for a period of 35 days after publication of this notice.

A. P. HILLIER,
President.

K. S. PRESTON,
Shire Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of Coolgardie.

Notice of Intention to Borrow.

Proposed Loan (No. 64) of \$23 170.

PURSUANT to section 610 of the Local Government Act 1960-1982, the Shire of Coolgardie hereby gives notice that it intends to borrow money by the sale of Debentures on the following terms for the following purpose: \$23 170 for a period of 10 years repayable at the office of the Council, Coolgardie in 20 half-yearly instalments of principal and interest. Purpose: Repayment of construction costs of storage room extensions to the Kambalda West Hall.

Specifications and estimated costs as required by section 609 of the Act, are open for inspection of rate-payers at the office of the Council, Bayley Street, Coolgardie, during normal office hours for 35 days after publication of this notice.

Dated this 8th day of March, 1983.

C. J. TREE,
President.

W. F. MOORE,
Shire Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of Denmark.

Notice of Intention to Borrow.

Proposed Loan (No. 86) of \$9 800.

PURSUANT to section 610 of the Local Government Act 1960-1982, the Council of the Shire of Denmark hereby gives notices that it proposes to borrow money by the sale of debentures on the following terms and for the following purposes: \$9 800 for a period of five (5) years repayable at the office of the Council by ten (10) equal half-yearly instalments of principal and interest. Purpose: Purchase of Plant—Light Dual Cab Truck.

Plans, specifications and estimates as required by section 609 of the Local Government Act 1960-1982 are open for inspection by ratepayers at the office of the Council during office hours for thirty-five (35) days after the publication of this notice.

Dated this 3rd day of March, 1983.

R. T. CYSTER,
President.

G. H. McCUTCHEON,
Shire Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of Mukinbudin.

Notice of Intention to Borrow.

Proposed Loan (No. 80) of \$45 000.

PURSUANT to section 610 of the Local Government Act 1960-1982, the Mukinbudin Shire Council hereby gives notice of its intention to borrow money by the sale of a debenture on the following terms and for the following purpose: \$45 000 for a period of ten (10) years. The rate of interest will be that rate applicable at the time of borrowing for the initial four (4) years, and the current rate of interest applicable at the expiration of the initial four years for the remaining six (6) years of the Loan. The loan is repayable at the Westpac Banking Corporation Mukinbudin. Purpose: Construction of a house for an Agriculture Protection Board employee.

Plans, specifications and estimates as required by section 609 of the Act are open for inspection at the Office of the Council, Shadbolt Street, Mukinbudin during normal office hours for a period of thirty five (35) days following the publication of this notice.

Note: All payments of principal and interest will be paid by the Agriculture Protection Board and there will be no cost to the ratepayers.

Dated this 10th day of March, 1983.

J. MONDY,
President.

G. EDWARDS,
Acting Shire Clerk.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of West Kimberley.

Loan Poll.

Department of Local Government,
Perth, 16 March 1983.

Proposed Loan (No. 101) of \$150 000 to undertake Stage 1 of the upgrading of the Derby Memorial Swimming Pool.

LG: WK-3-8.

IT is hereby notified for general information in accordance with section 138 of the Local Government

Act 1960-1982, that the result of a loan poll conducted on 12 March 1983, with respect to the above proposed loan was as follows:—

Yes votes	132
No votes	59
Total votes cast	191

In a poll in which 60.0 per cent of the persons eligible to vote, did so vote, a majority were for the proposal.

P. FELLOWES,
Secretary for Local Government.

LOCAL GOVERNMENT ACT 1960-1982.

Shire of Wanneroo.

Closure of Private Street.

Department of Local Government,
Perth, 26 January 1983.

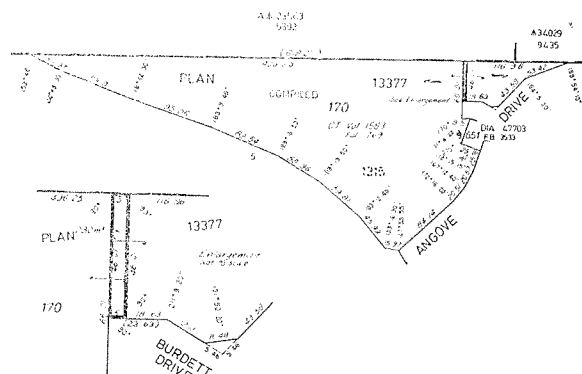
LG: WN-4-14.

IT is hereby notified for public information that the Lieutenant Governor and Deputy of the Governor has approved under the provisions of section 297A of the Local Government Act 1960-1982, the resolution passed by the Shire of Wanneroo that the private street which is described as being portion of Swan Location 1315 and being part of the land contained in Plan 11079 and shown as pedestrian accessway between the northern boundary of Burdett Drive and the southern boundary of Swan Location 5392 be closed and the land contained therein allocated to adjoining Lot 170 Angove Drive, Hillarys, as shown in the Schedule hereunder.

P. FELLOWES,
Secretary for Local Government.

Schedule.

Diagram No. 64500.



LOCAL GOVERNMENT ACT 1960-1982.

Municipal Election.

Department of Local Government,
Perth, 18 March 1983.

IT is hereby notified, for general information, in accordance with section 139 of the Local Government Act 1960, that the following persons have been elected members of the undermentioned Municipality to fill the vacancies shown in the particulars hereunder:—

Date of Election; Member Elected; Surname, First Names; Ward; How vacancy occurred; (a) Effluence of time; (b) Resignation; (c) Death; (d) Disqualified; (e) Other; Name of Previous Member; Remarks.

Shire of York.

26/2/83; Tomney, Paul Anthony; Town (b);
G. Duperouzel; Extraordinary.

P. FELLOWES,
Secretary for Local Government.

LOCAL GOVERNMENT ACT 1960-1982.

City of Stirling.

Closure of Private Streets.

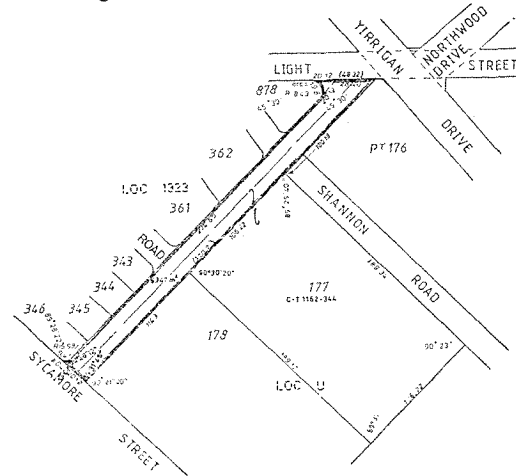
Department of Local Government,
Perth, 20 July 1982.

LG: ST-4-12A.

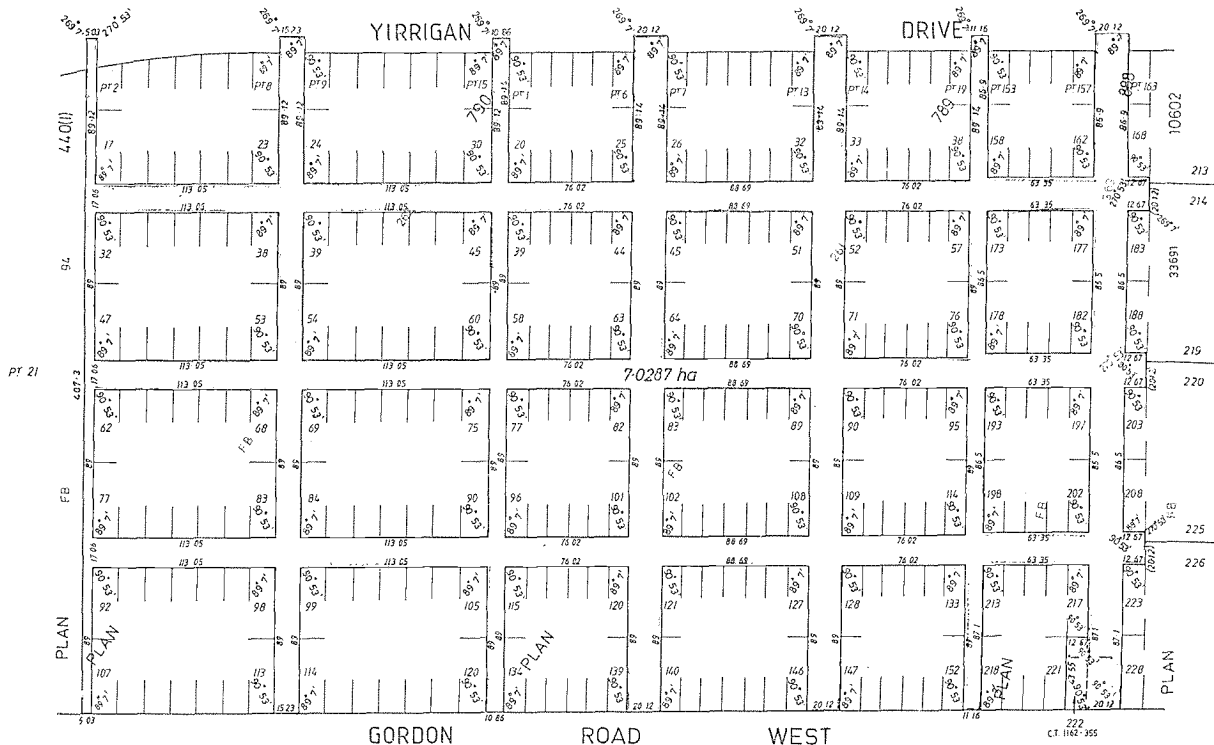
IT is hereby notified for public information that His Excellency the Lieutenant Governor and Administrator has approved under the provisions of section 297A of the Local Government Act 1960-1982, the resolution passed by the City of Stirling that the private streets which are described as being portions of Swan Locations M1 and U and being portion of the land coloured brown on Plans 4434, 789, 790 (1) and (2) and 888 and being part of the land comprised in Certificates of Title Volume 15 Folio 251, Volume 58 Folio 187, Volume 54 Folio 174 and Volume 1034 Folio 303 be closed and the land contained therein be allocated to the adjoining lots 222 and 177 as shown in the Schedule hereunder.

P. FELLOWES,
Secretary for Local Government.

Schedule.
Diagram No. 64484; Plan No. 14191.



Compiled from Plan 4434 (1) and 5781



Compiled from L.T.O. Plans 789, 790 (1) & (2), 888 & 12737

LOCAL GOVERNMENT ACT 1960-1982.

MUNICIPALITY OF FREMANTLE ACT 1925 (AS AMENDED).

Municipality of the City of Fremantle By-Law Relating to Building Lines.

IN pursuance of the powers conferred upon it by the abovementioned Act and of all other powers enabling it the Council of the abovementioned Municipality hereby records having resolved on 21 December 1981, to make and submit for the confirmation by the Governor the following By-law:—

1. By-law gazetted on 16 March 1928 together with that gazetted on 20 July 1955 (No. 213) for the provision of new building lines within the district of the City of Fremantle as hereby further amended by amending the 12' (3.66 m) and 8'3" (2.52 m) setbacks for road widening applicable to the north and south sides respectively of High Street, Fremantle, by deleting the 12' (3.66 m) and 8'3" (2.52 m) setbacks as shown on the Plan annexed hereto which applies to the frontage of property on both sides of High Street, between Market Street and Adelaide and William Street.
2. Annexed hereto is a Plan setting out the areas affected by this Amendment.

3. So much of the By-laws which were proclaimed on 16 March 1928 and 20 July 1955, and established setbacks of 12' (3.66 m) and 8'3" (2.52 m) for High Street, Fremantle, as relates to those sections of High Street across the frontages of properties on both sides of High Street, between Market Street and Adelaide and William Streets, as is set out in the Plan and the Schedule hereto are hereby repealed.

Dated the 11th day of January, 1983.

The Common Seal of the City of Fremantle was hereto affixed this 11th day of January, 1982 pursuant to a Resolution passed the 21st day of December 1981 in the presence of—

[L.S.]

W. A. MCKENZIE,
Mayor.

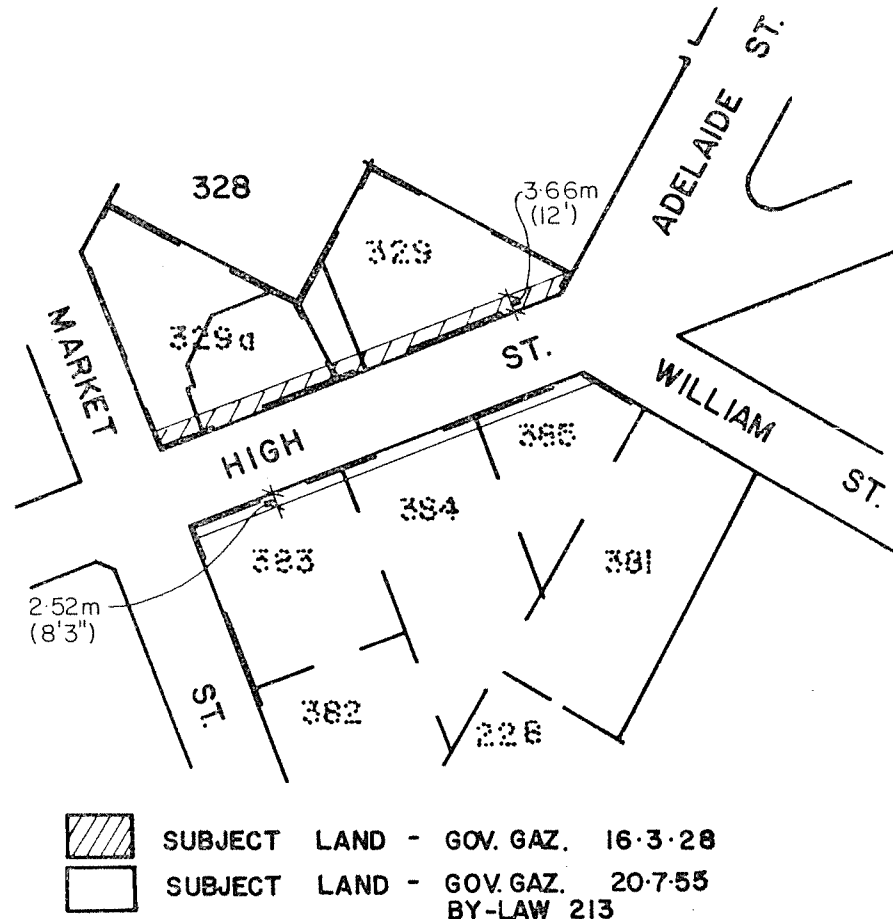
S. W. PARKS,
Town Clerk.

Recommended—

JEFF CARR,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 8th day of March, 1983.

R. D. DAVIES,
Clerk of the Council.



PLANT DISEASES ACT 1914-1981.

Department of Agriculture,
South Perth, 10 March 1983.

Agric. 438/76/V2.

I, the undersigned Minister for Agriculture, being the Minister charged with the administration of the Plant Diseases Act 1914-1981, acting in the exercise of the power in this behalf conferred on me by Regulation 5A of the compulsory Fruit Fly Baiting Regulations, do hereby cancel the appointment of E. J. Erickson

(deceased) as Chairman and member of the Committee of the Mukinbudin Compulsory Fruit Fly Baiting Scheme and appoint Francis Walter Piper as Chairman, and Ronald Arthur Forrester of 27 Calder Street, Mukinbudin as the replacement member; and acting in the exercise of the power in this behalf conferred on me by section 7 (2) of the said Act, do hereby appoint Francis Walter Piper as an inspector for the period ending 30 June 1983 and cancel the appointment of E. J. Erickson (deceased).

H. D. EVANS,
Minister for Agriculture.

PLANT DISEASES ACT 1914-1981.

Department of Agriculture,
South Perth, 10 March 1983.

Agric. 878/78.

I, the undersigned Minister for Agriculture, being the Minister charged with the administration of the Plant Diseases Act 1914-1981, acting in the exercise of the power in this behalf conferred on me by Regulation 5A of the compulsory Fruit Fly Baiting Regulations, do hereby cancel the appointment of Ernest August Hotker as a member of the Committee of the Wagin Compulsory Fruit Fly Baiting Scheme and appoint Dennis Roy Ellis of Scadden Street, Wagin, as the replacement member.

H. D. EVANS,
Minister for Agriculture.

EDUCATION ACT 1928-1981.

Authorised Pre-schools—1983.

Education Department of Western Australia,
Perth, 1 March 1983.

IN accordance with the provisions of section 27B of the Education Act 1928-1981, the following schools/pre-schools are authorised for the said Act for the current year.

Postal District Locality	Name of School/Pre-school
Albany	Albany Pre-school
Albany	Coolangarras Barmah Pre-pre school
Albany	Lockyer Pre-School
Armadale	Forrest Road Pre-school
Armadale	Mobile Pre-school Unit II
Armadale	West Armadale Pre-school
Balcatta	Amelia Heights Pre-school
Balga	Balga Pre-school
Balga	Mobile Pre-school Unit I
Balgo Mission	Balgo Pre-school
Balingup	Universal Brotherhood School
Bassendean	St. Michael's School
Bayswater	Bayswater Children's Centre
Bayswater	Kadee Pre-pre-School
Beaconsfield	Christ the King School
Beaconsfield	Davies Park Mobile Pre-school
Beagle Bay Mission	Beagle Bay Pre-school
Bencubbin	Bencubbin Pre-school
Bentley	Bentley Pre-pre-school
Bentley	Santa Clara School
Bentley	Bentley Pre-school
Beverley	Beverley Pre-school
Boulder	Djidjiku Pre-pre-school
Boulder	Half Way Pre-school
Bremer Bay	Bremer Bay Pre-school
Broome	Holy Child Pre-school
Broome	St. Mary's School
Bruce Rock	Bruce Rock Pre-school
Brunswick Junction	Brunswick Districts Pre-school
Bullsbrook East	Bullsbrook Pre-school
Bunbury	Bunbury Catholic Primary School
Byford	Byford Pre-school
Capel	Capel Pre-school
Carey Park (Bunbury)	Koala Pre-pre-school
Carine	Carine Pre-school
Carnamah	Carnamah Pre-school
Carnarvon	Minoo Malgoo Pre-school
City Beach	School of the Holy Spirit
City Beach	West Coast Pre-school
Claremont	Claremont Pre-school
Cloverdale	Belmont Pre-pre-school
Cloverdale	Harman Street Pre-school
Collie	Collie Pre-pre-school
Collie	St. Brigid's School
Como	Como Pre-school
Como	Koonawarra Pre-school
Como	Penrhos College
Coolbellup	Pineview Pre-school
Coolbellup	Tempest Park Mobile Pre-school
Corrigin	Corrigin Pre-school
Cottesloe	North Cottesloe Pre-school

Postal District Locality	Name of School/Pre-school
Craigie	Craigie Pre-school
Cue	Cue Pre-school
Cunderdin	Cunderdin Pre-school
Dalkeith	Dalkeith Pre-school
Dardanup	Dardanup Pre-school
Darlington	Beenong School
Darlington	Darlington Pre-school
Darlington	Helena School
Denmark	Denmark Pre-school
Derby	Bunja Wulan Nunga Pre-school
Derby	Holy Rosary School
Derby	Mowanjum Pre-school
Dianella	Carmel School
Dianella	Seabrook Pre-school
Dongara	Dongara Pre-school
Donnybrook	Donnybrook Pre-school
Duncraig	Duncraig Pre-school
East Fremantle	J. P. McKenzie Play Centre
East Victoria Park	Schoolar Memorial Kinder- garten
East Victoria Park	Xavier College
Eneabba	Eneabba Private Kindergarten
Fitzroy Crossing	Fitzroy Crossing Mobile Pre-school
Fitzroy Crossing	Fitzroy Crossing Pre-school
Floreat Park	St. Joseph's School
Forrestdale	Forrestdale Pre-school
Forrestfield	Forrestfield Pre-school
Fremantle	St. Patrick's Parish School
Geraldton	Meekaway Pre-pre-school
Gingin	Gingin Pre-school
Girrawheen	Blackmore Park Pre-school
Girrawheen	Hainsworth Park Pre-school
Goldsworthy	Goldsworthy Pre-school
Goomalling	Goomalling Pre-school
Greenwood	Greenwood Pre-school
Guildford	Guildford Grammar School
Guildford	Guildford Montessori School
Gwelup	Gwelup Play Centre
Halls Creek	Halls Creek Pre-school
Hamersley	Glendale Pre-school
Harvey	Harvey Pre-school
Hillarys	Hillarys Pre-school
Hollywood	Hollywood Pre-school
Hyden	Hyden Pre-school
Inglewood	Mt. Ingle Pre-school
Innaloo	Kullark Pre-pre-school
Jerramungup	Jerramungup Pre-school
Kalamunda	Kalamunda Pre-school
Kalannie	Kalannie Pre-school
Kalgoorlie	Kalgoorlie Catholic Primary School
Kalgoorlie	Lamington Pre-school
Kallaroo	Kallaroo Pre-school
Kalumburu Mission	Kalumburu Pre-school
Kambalda	Kambalda Pre-school
Karratha	Karratha Pre-school
Karrinyup	Our Lady of Good Counsel School
Katanning	Coolingah Pre-pre-school
Katanning	Katanning (Cliff Stree) Pre-school
Katanning	Katanning (Conroy Street) Pre-school
Kelmscott	Kelmscott Pre-school
Kelmscott	Kindaimanna Pre-school
Kewdale	Kewdale Pre-school
Kingsley	Montessori School
Kingsley	Yagan Pre-school
Kojonup	Kojonup Pre-school
Koolan Island	Koolan Island Pre-school
Koondoola	Burbridge Pre-school
Kununurra	Bethel Pre-pre-school
Kununurra	Kununurra Pre-school
Kununurra	St. Joseph's School
La Grange Mission	La Grange "Bidyadanga" Pre-school
Langford	Langford Pre-school
Leederville	Margaret Pre-school
Leederville	St. Mary's Primary School
Lesmurdie	Lesmurdie Play Centre
Lesmurdie	St. Brigid's Primary School
Lockridge	Metro Mobile Pre-school

Postal District Locality	Name of School/Pre-school	Postal District Locality	Name of School/Pre-school
Lockridge	Mobile Pre-school Unit I	Parkerville	Parkerville Pre-school
Lombardina	Dijarindjin Lombardina Catholic School	Peppermint Grove	Presbyterian Ladies College Inc.
Lower King	Lower King Pre-school	Pinjarra	Murray Districts Kindergarten
Maddington	Maddington Pre-school	Pinjarra	Murray Districts Pre-pre-school
Maida Vale	The Children's Montessori House	Port Hedland	Jumbardhi Pre-pre-school
Manjimup	Kernan College	Queens Park	Maniana Pre-school
Manjimup	Manjimup Pre-school	Queens Park	Sister Kate's Pre-school
Manning	Manning Pre-school	Redcliffe	Belmay East Pre-school
Margaret River	Margaret River Pre-school	Redcliffe	Redcliffe Pre-school
Medina	Medina Pre-pre-school	Riverton	Schoenstatt Kindergarten
Merredin	Mitchell Street Pre-school	Rivervale	St. Augustine's School
Merredin	St. Mary's School	Rockingham	Yaringa Pre-school
Middle Swan	Middle Swan Pre-school	Roebourne	Roebourne Pre-pre-school
Midland	St. Brigid's School	Rossmoyne	Rossmoyne-Riverton Pre-school
Midvale	Metro Mobile Pre-school	Scarborough	Westview Play Centre
Miling	Miling Pre-school	Shay Gap	Shay Gap Pre-school
Morley	Infant Jesus School	Shelley	Shelley Pre-school
Morley	Stella Marie Pre-school	Shenton Park	Shenton Park Pre-school
Mosman Park	Beehive Montessori School	Sorrento	Sorrento Pre-school
Mosman Park	St. Hilda's Church of England Girls' School	South Perth	Hensman Street Pre-school
Mt. Barker	Mt. Barker Pre-pre-school	South Perth	Mill Point Pre-school
Mt. Hawthorn	Mt. Hawthorn Pre-school	Spearwood	Jess Thomas Pre-school
Mt. Lawley	Mt. Lawley Pre-school	Spencer Park (Albany)	St. Joseph's College
Mt. Lawley	Perth College	Strelley	Strelley Community School
Mullaloo	Mullaloo Pre-school	Swan View	Swan View-Greenmount Pre-school
Mundaring	Mundaring Montessori School	Thornlie	Sacred Heart Primary School
Mundaring	Mundaring Pre-school	Tuart Hill	Joondanna Pre-school
Nannup	Nannup Pre-school	Tuart Hill	St. Kieran's School
Narrogin	Narrogin (West) Pre-school	Turkey Creek	Warmun Ngala Gnangpum School
Nedlands	Child Study Centre Pre-school	Victoria Park	Mobile Pre-school Unit II
Nedlands	College Park Kindergarten	Wagin	Koolanghas Pre-pre-school
Nedlands	Loreto Primary School	Wagin	Wagin Annexe Pre-school
Nedlands	Melvista Pre-school	Wagin	Wagin Pre-school
Nedlands	Nedlands Park Pre-school	Walliston	Walliston Pre-school
Nedlands	St. Margaret's Pre-school	Wanneroo	Lake Joondalup Pre-school
Nedlands	The Family Primary School	Wanneroo	St. Anthony's School
Newman	Newman Pre-school	Warwick	Warwick Pre-school
Nollamara	Our Lady of Lourdes School	Wembley	Speech and Hearing Centre
North Beach	North Beach Play School	Wembley	Wembley Pre-school
North Beach	Our Lady of Grace School	Wembley Downs	Cygnat Montessori Pre-school
North Perth	North Perth Pre-school	West Perth	The Quintilian School
Northam	Northam Pre-school	White Gum Valley	Hazel Orme Pre-school
Nyabing	Nyabing Pre-school	Wickham	Wickham Pre-school
Ongerup	Ongerup Pre-school	Willetton	Orana Catholic School
Orelia	Orelia Pre-school	Wilson	Cooinda Kindergarten
Padbury	Padbury Pre-school	Wilson	Wilson Pre-school
Palmyra	Our Lady of Fatima School	Wongan Hills	Elizabeth Telfer Pre-school
Paraburdoo	Paraburdoo Pre-school	Wyndham	St. Joseph's School
		Yokine	Montessori Children's House
		Yokine	Tuart Hill Pre-school
		Yokine	Yokine Pre-school

STATE TENDER BOARD OF WESTERN AUSTRALIA

Tenders for Government Supplies

Date of Advertising	Schedule No.	Supplies Required	Date of Closing
1983			1983
Mar. 4	272A/83	Copper Tubes (1983/84)—M.W.A.	Mar. 24
Mar. 4	273A/83	100 to 300 mm Steel Pipes (1983/84)—M.W.A.	Mar. 24
Mar. 4	274A/83	Four Wheel Drive Petrol Engine Station Wagons (60 only)—State Emergency Service	Mar. 24
Mar. 4	275A/83	Process Camera (1 only)—Mines Department	Mar. 24
Mar. 4	276A/83	Automatic Vertical Small Format Process Camera (1 only)—Department of Mines	Mar. 24
Mar. 4	277A/83	3 Axle Low Loader (1 only) Forests Department	Mar. 24
Mar. 4	278A/83	Seating Units—Education Department	Mar. 24
Mar. 4	279A/83	Transportable Accommodation Units (2 only) for Department of Agriculture at Fox River Station, Halls Creek	Mar. 24
Mar. 4	280A/83	Real Time Ultrasound Sector Scanner (1 only)—S.C.G.H.	Mar. 24
Mar. 4	9A/83	Tyres and Tubes (1 year period)—Various Govt. Departments	Mar. 24
Mar. 11	290A/83	Bread for Agriculture Senior and District High Schools (1 year period) (recalled)—Education Department	Mar. 31
Mar. 11	291A/83	Sodium Hypochlorite solution (1 year period)—M.W.A.	Mar. 31
Mar. 11	292A/83	Wool tufted carpet (1 900 m) for the Public Trust Office	Mar. 31
Mar. 18	300A/83	Demountable Audio Metric Unit (recalled) (one only)—P.H.D.	Mar. 31
Mar. 18	301A/83	Tip Trucks, 7 tonne, forward control, diesel engine (4 only)—P.W.D.	Mar. 31
Mar. 4	100A/83	Drugs and Ethical preparations (1 year period)—Various Govt. Departments	April 14

STATE TENDER BOARD OF WESTERN AUSTRALIA—*continued.**Tenders for Government Supplies—continued.*

Date of Advertising	Schedule No.	Supplies Required	Date of Closing
1983			1983
Mar. 18	11A/83	Machine cutting tools (6 month period)—various Government Depts.	April 14
Mar. 18	299A/83	Steel pipes (400 mm to 900 mm) (1 year period)—M.W.A.	April 14
Mar. 18	302A/83	Multi tyred self propelled rollers (one off to three off)—M.R.D.	April 14
Mar. 18	303A/83	Skid mounted ablation units (2 only)—M.R.D.	April 14
Mar. 18	304A/83	Asbestos Cement pressure pipes (100 mm, 150 mm, 200 mm and 300 mm) (1 year period)—M.W.A.	April 14
Mar. 18	305A/83	Analogue process control and computing system for Serpentine Pipehead Dam—M.W.A.	April 14
Mar. 18	12A/83	Certain classes of Motor Vehicles for Government requirements (1 year period)	April 21
<i>Service</i>			
Mar. 11	10A/83	Recharging Government owned cylinders with Acetylene gas and gas servicing (1 year period)—various Government Departments	April 14

For Sale by Tender

Date of Advertising	Schedule No.	For Sale	Date of Closing
1983			1983
Feb. 11	197A/83	Scrap Brass, Drums Brass Filings Baskets Scrap Copper and Baskets of Scrap Electrical Cable at Welshpool	Mar. 24
Feb. 25	232A/83	1981 Holden WB Utilities (3 only) (XQL 552, XQN 286 and XQN 288) at Kununurra	Mar. 24
Mar. 4	249A/83	1979 Holden HZ Sedan (XQH 012) at Derby	Mar. 24
Mar. 4	250A/83	1978 Holden HZ Station Sedan (XQD 224) at Geraldton	Mar. 24
Mar. 4	251A/83	1979 Holden HZ Sedan (XQK 351) at Kalgoorlie	Mar. 24
Mar. 4	252A/83	1977 Toyota Hi-Ace Commuter 14 seater Bus (XQD 991) at Karratha	Mar. 24
Mar. 4	253A/83	Ford F250 Table Top Truck (XQJ 713) at Kununurra	Mar. 24
Mar. 4	254A/83	1979 Holden HZ One Tonne Tray Top (XQJ 480) and 1979 Holden HZ Sedan (XQK 766) at Kununurra	Mar. 24
Mar. 4	255A/83	1979 Holden HZ Kingswood Sedan (XQG 970) and 1979 Holden HZ One Tonne Truck (XQI 455) (recalled) at Carnarvon	Mar. 24
Mar. 4	256A/83	1978 Holden HZ Station Sedan (XQG 186) (recalled) at Karratha	Mar. 24
Mar. 4	257A/83	Caterpillar 12E Grader (UQR 939) at Derby	Mar. 24
Mar. 4	259A/83	1979 Holden HZ Sedan (XQH 930) 1979 Holden Torana Sunbird Sedans (XQG 972 and XQF 725) at Carnarvon	Mar. 24
Mar. 4	261A/83	1980 Holden Isuzu Utility (XQK 196) at South Hedland	Mar. 24
Mar. 4	262A/83	1980 Suzuki 4 x 4 Hard Top Panel Van (XQI 675) at Broome	Mar. 24
Mar. 4	263A/83	1979 Ford F250 Cab and Chassis (XQH 907) at Derby	Mar. 24
Mar. 4	264A/83	1981 Holden Utility (XQN 283) at Kununurra	Mar. 24
Mar. 4	265A/83	1979 Holden HZ Sedan (XQH 353) at Karratha	Mar. 24
Mar. 4	268A/83	Refrigeration Freezer Units (2 only) at Wyndham Port	Mar. 24
Mar. 4	269A/83	1979 Holden Torana Sedan (XQH 263) at Tom Price	Mar. 24
Mar. 11	282A/83	Dodge D3F Tip Truck (UQY 365) at East Perth	Mar. 24
Mar. 11	283A/83	Unserviceable Batteries (200 only) at East Perth	Mar. 24
Mar. 11	284A/83	C.P. 160 Diesel Air Compressor (UQT 140) at East Perth	Mar. 24
Mar. 11	289A/83	Dodge D3F Tip Truck (UQY 368) at East Perth	Mar. 24
Mar. 11	285A/83	1977 Toyota RH42 Hi-Ace 14 Seater Bus (XQE 601) at Derby	Mar. 31
Mar. 11	286A/83	1979 Holden HZ Sedan (UQQ 598) and 1978 Holden HZ Utility (XQD 643) at South Hedland	Mar. 31
Mar. 11	287A/83	1979 Toyota HJ45 Diesel Land Cruiser Van (XQI 436) at Derby	Mar. 31
Mar. 11	288A/83	Fordson Major Tractors (2 only) at Geraldton	Mar. 31
Mar. 18	298A/83	Spare motor for freezer units (1 only) at Fremantle	Mar. 31
Mar. 11	281A/83	Piper Cherokee 28-235 Aircraft (VH-CEU) at Jandakot	April 14
Mar. 18	293A/83	1979 Holden HZ Station Sedan (UQQ 592) and 1979 Holden HZ Station Sedan (UQQ 595) at South Hedland	April 14
Mar. 18	294A/83	1980 Holden HZ Sedan (6FC 621) and 1978 Holden HZ Station Sedan (XQD 680) at Karratha	April 14
Mar. 18	295A/83	1981 Holden HZ Utility (XQN 289) at Kununurra	April 14
Mar. 18	296A/83	1979 Holden Commodore VB Sedan (XQJ 563) at Broome	April 14
Mar. 18	297A/83	1979 Torana UC Sedan (XQF 745) at Derby	April 14

Tenders addressed to the Chairman, State Tender Board, 74 Murray Street, Perth, will be received for the abovementioned schedules until 10 a.m. on the dates of closing.

Tenders must be properly endorsed on envelopes otherwise they are liable to rejection.

Tender forms and full particulars may be obtained on application at the Tender Board Office, 74 Murray Street, Perth and at points of inspection.

No Tender necessarily accepted.

B. E. CORBOY,
Chairman, Tender Board

STATE TENDER BOARD OF WESTERN AUSTRALIA—*continued.*

ACCEPTANCE OF TENDERS

Schedule No.	Contractor	Particulars	Department Concerned	Rate
<i>Supply and Delivery of</i>				
481A/82	Medtel Pty Ltd	Item 9: Bedside Monitor, with mains/re-chargeable battery power	Hospital and Allied Services	\$4 850 each
800A/82	Watson Victor Ltd	Item 12: Electronic Muscle Stimulator		\$1 210 each
	Blakers & Thompson	Item 1: Two (2) only submersible pumps with 195 mm Impellers and 3.7 kw motors	M.W.A.	\$1 810 each
814A/82	Solarex P/L	Item 1: one hundred and fifteen (115) only Solar Modules	Westrail	\$385 each
		Five (5) only Pole Mounts		\$85 each
		Five only (5) Roof Mounts		\$994.60 each
		Thirty five (35) only voltage regulators		\$151 each
3A/83	Peters Poultry Supplies	Item 1: Chicken Roasting Broiler:	Various	
		(A) Fresh (neck out)		\$2.02 per kg
		(B) Frozen		\$2.02 kg
		Item 2: Fowls Boiling:		
		(A) Fresh (neck out)		75c kg
		(B) Frozen		75c kg
126A/83	Festive Foods	Item 3: Turkey Roasting Frozen		\$2.92 kg
	C.J.D. Equipment	Item 1: one (1) only Two Wheel Drive 60 kw Tractor	M.R.D.	\$21 855 each
127A/83	Massey-Ferguson Sales & Service	Item 1: One (1) only Slow Speed 50 kw Agricultural Tractor	M.R.D.	\$24 056 each
129A/83	Medical Applications	Item 1: (c) Three (3) only Automatic Multi-Bank X-Ray Viewers	Hospital and Allied Services	\$14 450 each
<i>Purchase and Removal of</i>				
184A/83	Kew Engineering	Item 1: Lincoln Welder (PW 4243) at East Perth	P.W.D.	For the sum of \$850
202A/83	T. & L. Brittain	Item 1: Holden 1 Tonne Utility 1979 HZ Model (XQN 634) at Geraldton	P.W.D.	For the sum of \$2 255
	R. G. Machinery	Item 4: Holden 1 Tonne Utility 1979 HZ Model (XQH 498) at Geraldton		For the sum of \$2 001
	K. L. H. Armstrong	Item 5: Holden 1 Tonne Table Top 1979 HZ Model (XQH 494) at Geraldton		For the sum of \$2 400
	Kevin Woolcock Used Car Centre	Item 6: Holden Utility, 1979 HZ Model (XQK 386) at Geraldton		For the sum of \$2 160
		Item 10: Ford Falcon Panel Van, 1980 XD Model (XQJ 231) at Geraldton		For the sum of \$4 120
	G. W. Lynch	Item 7: Holden Sedan, 1979 HZ Model XQH 495) at Geraldton		For the sum of \$2 600
	K. G. Sparks	Item 8: Gemini Panel Van 1980 "TE" Model (XQL 213) at Geraldton		For the sum of \$2 400
	Ray Mac Motors	Item 1: Gemini Panel Van "TE" Model (XQL 210) at Geraldton		For the sum of \$1 951
204A/83	P. A. Rudland	Item 2: Holden Station Sedan, 1979 HZ Model (XQI 025) at Karratha	P.W.D.	For the sum of \$ 4010
	T. J. Moore	Item 4: Holden Panel Van, 1979 HZ Model (XQF 346) at Karratha		For the sum of \$2 851
207A/83	S. N. Vose	Item 1: Holden Sedan, 1980 HZ Model (XYN 170) at South Hedland	P.W.D.	For the sum of \$3 616.99
	Kevin Woolcock Used Car Centre	Item 3: Ford F100 Utility, 1977 F100 Model (XQE 611) at South Hedland		For the sum of \$3 070
	B. L. Wood	Item 2: Holden Utility, 1979 HZ Model, at South Hedland (XQH 069)		For the sum of \$2 571.68
		Item 4: Holden Utility, 1979 HZ Model (XQI 057) at South Hedland		For the sum of \$2 363.42
216A/83	R. G. Herrington	Yamaha 1975 Motor Cycle (UQI 151) at Como	Forests	For the sum of \$135
160A/83	Cooper Motors	Item 1: Truck type exhaust pipes type hangers and steps at East Perth	P.W.D.	For the sum of \$33
	S. Lorenzon	Item 2: Assortment of Vehicle body panels at East Perth		For the sum of \$76
160A/83	Bob Hunter Four Wheel Drive	Item 3: Assortment of Petrol and Water Tanks at East Perth	P.W.D.	For the sum of \$105
	M. K. Corry	Item 4: Air conditioners, room type, two (2) only at East Perth	P.W.D.	For the sum of \$76
	Soltoggio Bros.	Item 5: Drawn multi-wheel roller (UQU 684) at East Perth		For the sum of \$166.66
<i>Cancellation of Contract</i>				
481A/82	Diagnostic Instruments	Item 12: Bedside Monitor with mains/re-chargeable battery	Hospital and Allied Services	

MAIN ROADS DEPARTMENT

Tenders

Tenders are invited for the following projects.

Tender documents are available from the Clerk-in-Charge, Orders Section, Main Roads Department, Waterloo Crescent, East Perth.

Tender No.	Description	Closing Date 1983
177/82	Supply of Industrial Security Fencing MRD Depots, Albany Division	March 22
178/82	Supply and erection of general purpose garage, Albany Depot	March 22
175/82	Asphalt Surfacing, Geraldton Town	March 29
181/82	Supply and installation of carpets to the first floor MRD Office, Waterloo Crescent, East Perth	March 29

Acceptance of Tenders

Tender No.	Description	Successful Tenderer	Amount
164/82	Detail Light Vehicles prior to sale by Auction	Gray's Cannington Auto Cleaners	\$ 48 per vehicle

D. R. WARNER,
Secretary, Main Roads.

GOVERNMENT PRINTING OFFICE OF W.A.

TENDERS FOR GOVERNMENT PRINTING

Tenders are invited for the supply of the undermentioned stores.

Tenders close at Wembley at 11.00 a.m. on 28/3/83.

Tender No.	Description	Size
CP 13664	10 000 single forms	148 x 210 mm
CP 13665	200 000 single forms	210 x 130 mm
CP 13673	30 books of 300 leaves	105 x 148 mm
CP 13674	25 books of 50 in triplicate	297 x 220 mm
CP 13675	250 books of 50 in duplicate	260 x 205 mm
CP 13676	500 books of 52 leaves	240 x 350 mm
CP 13677	50 books of 50 in quadruplicate	120 x 205 mm

SPECIAL NOTE—STOCK:

Tenderers are requested to specify—

1. Country of Origin.
2. Brand or make of material.
3. In this contract preference may be given to W.A. or other Australian made stocks in accordance with Government Policy.

WILLIAM C. BROWN,
Government Printer.

APPOINTMENTS.

(Under section 6 of the Registration of Births, Deaths and Marriages Act 1961-1979.)

Registrar General's Office,
Perth, 14 March 1983.

THE following appointments have been approved:—

R.G. No. 32/76.—Mr. Peter John Shadforth has been appointed as District Registrar of Births, Deaths and Marriages for the Canning Registry District to maintain an office at Armadale during the absence on other

duties of Mr. W. N. Earp. This appointment dated from 8 March 1983 to 11 March 1983.

R.G. No. 462/72.—Mr. Gary Kim Hardie has been appointed as District Registrar of Births, Deaths and Marriages for the East Kimberley Registry District to maintain an office at Kununurra during the absence on leave of Mr. J. L. Manning. This appointment dated from 8 March 1983.

R. A. PEERS,
Registrar General.

State of Western Australia.

PETROLEUM ACT 1967-1981.

NOTICE is hereby given that I have this day registered the Surrender by CRA Exploration Pty Limited, Eagle Corporation Limited and Swan Resources Limited of Exploration Permit No. 183 to take effect pursuant to section 89 (2) of the said Act, on the date this notice appears in the *Government Gazette*.

PETER M'CALLUM DOWDING,
Minister for Mines.

MADE under the Petroleum Act 1967-1981 of the State of Western Australia.

COMPANIES (WESTERN AUSTRALIA) CODE.

(Section 392 (2) (b).)

Members Voluntary Winding up.

Beigel Holdings Pty. Ltd.

NOTICE is hereby given that at an extraordinary general meeting of the members of the abovenamed company, held on 8 March 1983, it was resolved that the company be wound up voluntarily and that the duly appointed liquidator is Ian Gilbert Handcock of 28 Allen Street, East Fremantle.

Notice is also given that after 30 days from this date I shall proceed to distribute the assets. All creditors having any claims against the company should furnish particulars of same by that date, otherwise I shall proceed to distribute the assets without regard to their claim.

Dated this 10th day of March, 1983.

I. G. HANDCOCK,
Liquidator.

COMPANIES ACT 1961-1982.

Good "A" Service Pty. Ltd. (in Liquidation).

Notice to Creditors of Intention to Declare a First and Final Dividend.

NOTICE is hereby given that as Joint Liquidator of the abovenamed Company, I, Robert Frederick Elliot, Chartered Accountant of Ernst & Whinney, 18th Floor, 140 St. George's Terrace, Perth, intend to declare a first and final dividend in this matter.

Creditors must prove their debt by 11 April 1983.

Dated this 11th day of March, 1983.

R. F. ELLIOT,
Joint Liquidator.

IN THE SUPREME COURT OF WESTERN AUSTRALIA.

No. 64 of 1982.

In the matter of the Companies Act 1961 (as amended) and in the matter of Cannington Properties Pty. Ltd.

NOTICE is hereby given that the Order of the Supreme Court of Western Australia dated 2 March 1983 confirming the reduction of the paid up capital of the abovenamed company from \$110 000 to \$110 and a Minute approved by the Court showing with respect to the capital of the company as altered several particulars required by the abovementioned Act were registered by the Registrar of Companies on 11 March 1983.

Dated this 15th day of March, 1983.

ROBINSON COX,
Solicitors for the
abovenamed company.

DISSOLUTION OF PARTNERSHIP.

THIS advises that effected 10 March 1983, Derrick Hughes, Barbara Joan Hughes, Margaret Gaye Treloare, ceased to be partners in Glaman Engineering. Mr. George Stewart McDade will be sole proprietor to trade under that name.

RAYMOND K. H. HO.

UNCLAIMED MONEYS ACT 1912.

A.P.A. Life Assurance Ltd.

Register of unclaimed moneys held by
A.P.A. Life Assurance Ltd.

Name and last known Address; Description of unclaimed moneys; Date Payable.

Thompson, Verna Fleet; Doodlakine 6411; Personal Accident Policy; \$34.12; 14/9/76.

Mycock, Trevor J.; Kukerin 6352; Personal Accident Policy; \$35.44; 309/76.

Total \$69.56.

UNCLAIMED MONEYS ACT 1912.

LIQUID AIR W.A. PTY. LTD.

Register of Unclaimed moneys held by
Liquid Air W.A. Pty. Ltd.

Name; Amount; Year.

M. Peca; \$24.05; 1976.

M. Keefe; \$18.84; 1976.

E. Rayner; \$36.60; 1976.

W. Pearce & Son; \$20.59; 1976.

Kambalda Autocleaners; \$22.58; 1976.

I. Flavel \$28.26; 1976.

Total \$150.92.

The above amounts represent refund of prepaid rental on gas cylinders returned to our Company prior to rental expiry date. Current address of owners is unknown.

TRUSTEES ACT 1962.

Notice to Creditors and Claimants.

WEST AUSTRALIAN TRUSTEES LIMITED of 135 St. George's Terrace, Perth, requires creditors and other persons having claims (to which section 63 of the Trustees Act 1962 relates) in respect of the estates of the undermentioned deceased persons, to send particulars of their claims to it by the date stated hereunder, after which date the Company may convey or distribute the assets, having regard only to the claims of which it then has notice.

Last Day for Claims: 18/4/83.

Butcher, William Thomas, late of Hammersley Hospital, 441 Rokeby Road, Subiaco, Retired Farmer died 28/1/83.

Chiplin, Alice Muriel, late of 189 Armadale Road, Rivervale, widow died 27/1/83.

Criddle, Clarence Ethan, late of 9 Bayley Street, West Midland, Retired Railway Officer died 17/1/83.

Friday, Edward Arthur late of Lot 460, Burkinshaw Road, Glen Forrest, Retired Engineer died 8/2/83.

Smith, Frank Samson, late of 16 Turner Street, Kalgoorlie, pensioner died 31/1/83.

Tatchell, William Walter formerly of 235 Forrest Street, Palmyra, late of 4 Costa Brava Place, Safety Bay, Waterside Worker died 13/12/82.

Dated this 16th day of March, 1983.

L. C. RICHARDSON,
General Manager.

TRUSTEES ACT 1962.

Notice to Creditors and Claimants.

CREDITORS and other persons having claims (to which section 63 of the Trustees Act relates) in respect of the Estates of the undermentioned deceased persons are required to send particulars of their claims to me on or before 18 April 1983, after which date I may convey or distribute the assets, having regard only to the claims of which I then have notice.

Allan, Ruth Elizabeth Annie, late of 11 Glengariff Drive, Floreat, Retired Teacher died 6/2/83.

Armstrong, Francis William John, late of 114 Watkins Street, White Gum Valley, Retired Locomotive Driver, died 19/2/83.

- Clifton, Claude, late of Comet Gold Mine, Marble Bar, Mine Worker, died between 24 and 30/5/82.
- Dewson, Richard Joseph, late of 193 Forrest Street, Kalgoorlie, Retired Miner, died 15/12/82.
- Drake, Violet Ellen, late of Flat 7, 66 Broadway Netherlands, Widow, died 27/2/83.
- Fairbrother, Victor Morris, late of 111 Stoneham Street, Joondanna, Retired Engineer, died 24/2/83.
- Fatuoros, Evdokia, also known as Fatuoros Eva, late of Unit 1, Arundel Court, Arundel Street, Fremantle, Widow, died 7/2/83.
- Fletcher, Mary Kate, late of Lake View Lodge, Britannia Road, Mt Hawthorn, Widow, died 22/2/83.
- Fowler, Rose, late of Salvador Villa, 18 Bennett Street, Wembley, Married Woman, died 26/12/82.
- Foster, Iris Veronica, late of 20 Plantation Street, Mt Lawley, Spinster, died 20/2/83.
- Hall, Mervyn Victor, late of Koombana Park Holiday Resort, Bunbury, Timber Worker (Bench Sawman), died 13/12/82.
- McGhie, Ella May, late of 3 Galway Street, Leederville, Widow, died 3/3/83.
- Puls, Alan Frederick, late of 132 Leake Street, Bayswater, Factory Hand, died 13/12/82.
- Scott, Jessie Isobella, late of Concorde Nursing Home, Anstey Street, South Perth, Widow, died 28/1/83.
- Symons, Frederick Claude, late of 119 Lockhart Street, Como, Retired Wool Classer, died 11/2/83.
- Thielemann, Eleanor, late of Unit 7, 28 Strickland Street, South Perth, Widow, died 5/3/83.
- Tobin, Christina Mary Anne, late of 194 Sixth Avenue, Inglewood, Retired Saleswoman, died 22/2/83.
- Tonkin, Edmund Donald, formerly of 15 Wambiri Street, South Hedland, late of 4 Bawden Street, Willagee, Retired Superintendent, died 24/2/83.
- Varcoe, Selby James, late of 33/B Allerton Way, Booragoon, Retired Clerk, died 30/1/83.
- Walsh, Leonard Charles, late of 20A Helena Street, Guildford, Retired Taxi Driver, died 25/12/82.
- Wightman, William Hector, formerly of 8 Amber Street, Katanning, late of 28 Barker Street, Katanning, Retired Civil Servant, died 4/2/83.
- Dated the 14th day of March, 1983.
S. H. HAYWARD,
Public Trustee,
Public Trust Office,
565 Hay Street,
Perth.

**PUBLIC TRUSTEE ACT 1941
AND AMENDMENTS.**

NOTICE is hereby given that pursuant to section 14 of the Public Trustee Act 1941 and amendments the Public Trustee has elected to administer the estates of the undermentioned deceased persons.

Dated at Perth the 15th day of March, 1983.

S. H. HAYWARD,
Public Trustee,
565 Hay Street, Perth.

Name of Deceased; Occupation; Address; Date of Death; Date Election Filed.

- Thomson, Harry Arnold; Building Quantity Estimator; Bassendean; 27/1/83; 8/3/83.
- Eggington, Annie; Widow; Manjimup; 1/12/82; 8/3/83.
- Dewhirst, Norman Whitley; Retired Engineer; Claremont; 29/1/83; 8/3/83.
- Chisholm, Archibald Alexander; Retired Transport Courier; Spearwood; 18/1/83; 8/3/83.
- Candy, Leslie Edgar Stuart; Retired P.M.G. Linesman; South Guildford; 9/1/83; 8/3/83.
- Gibson, Robert William; Miner; Laverton; 4/5/81; 8/3/83.
- Ivanoff, George; Labourer; Caversham; 21/2/82; 8/3/83.
- Fernihough, Anthony Henry; Farm Hand; Armadale; 28/11/82; 8/3/83.
- Baker, Richard William; Retired Railway Worker; Wagin; 27/1/83; 8/3/83.

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