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SHIRE OF ARMADALE—KELMSCOTT

TOWN PLANNING

SCHEME No. 1

B. SCHEME TEXT

TOWN PLANNING AND DEVELOPMENT ACT, 1928 (AS AMENDED).

Advertisement of Approved Town Planning Scheme.

Shire of Armadale-Kelmscott Town Planning Scheme No. 1.

T.P.B. 853/2/22/1, Vol. II.

IT is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act, 1928 (as amended) that the Hon. Minister for Town Planning approved the Shire of Armadale-Kelmscott Town Planning Scheme No. 1 on the 21st February, 1973—the Scheme Text of which is published as a Schedule annexed hereto.

P. KARGOTICH,
President.
A. E. RASMUSSEN,
Shire Clerk.

Schedule.

SHIRE OF ARMADALE-KELMSCOTT TOWN PLANNING SCHEME No. 1.

B. SCHEME TEXT.

THE Armadale-Kelmscott 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 makes the following Town Planning Scheme No. 1 for the purpose of—

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

Arrangements of Scheme.

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PART I—PRELIMINARY.

- 1.1 This Town Planning Scheme may be cited as the Shire of Armadale-Kelmscott Town Planning Scheme No. 1, 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 responsible authority for carrying out the Scheme is the Council of the Shire of Armadale-Kelmscott (hereinafter referred to as the "Council") except that where the land is shown in the Scheme Map as 'Regional Reservation', the responsible authority shall be deemed to be the Metropolitan Region Planning Authority and the provision of the Metropolitan Region Town Planning Scheme Act 1959 shall apply to such reservations.
- 1.3. The Scheme is complementary to, and is not a substitute for the Metropolitan Region Scheme, and the provisions of the Metropolitan Region Scheme, as amended from time to time, shall continue to have effect.

- 1.4 Scheme Area and Maps: The Scheme shall apply to the whole of the District of the Shire of Armadale-Kelmscott, as identified on the Area Map and the maps forming part of the Scheme, the boundary of the Scheme being indicated where necessary by a broken black line. The said area is hereinafter referred to as "the Scheme Area". The following maps are attached to this text and form part of the Scheme:—
 Contour Map—Sheets 1 and 2.
 Land Use Map—Sheets 1 to 9 with index.
 Scheme Map—Sheets 1 to 9 with index.
- 1.5 Objects: The general objects of the Scheme are to zone the Scheme Area for the purpose described in this Scheme, to set aside land for future use for recreational, public and local authority purposes, and to make provisions as to the nature and location of buildings and the size of lots when used for certain purposes, and to make provisions for other matters necessary or incidental to Town Planning or Housing.
- 1.6 Relationship of Scheme to By-laws: The provision of this Scheme shall have effect, notwithstanding any By-law for the time being in force in the "District"; and where the provisions of the Scheme are inconsistent with the provisions of any By-Law, the provisions of this Scheme shall prevail.
- 1.7 Uniform Building By-Laws: In addition to the provisions of the Uniform Building By-Laws, the conditions set down in Part IV of the Scheme shall apply to the erection of and alteration and additions to dwelling-houses, duplex and flat accommodation units in the various zones. Where the provisions of this Scheme are inconsistent with the provisions of the Uniform Building By-Laws, the provisions of the Scheme shall prevail.
- 1.8 Interpretation: In this Scheme unless the context otherwise requires, the following terms shall have the meaning set out hereunder respectively:
- "Act" means the Town Planning and Development Act, 1928 (as amended);
 - "Auction Mart" means a site or building wherein goods are exposed or offered for sale by auction, but does not include fresh food, fruit, vegetables, or livestock;
 - "Building" means any structure or appurtenance thereto whether fixed or moveable, temporary or permanent, and includes stall, fence, wall, barrier, hoarding, outbuilding, parking area, garden landscaped area, tents, caravans, swimming pool, water supply and drainage;
 - "Car park" means a site, part of a site, building, or part of 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 yard" means land and buildings used for the display and sale of vehicles;
 - "Caretaker's house" means a building, or part of 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 a building, or of the building and plant of an industry;
 - "Caravan Park" means an area set aside for the parking of caravans under the Caravan and Camp Regulations, 1961, made pursuant to the provisions of the Health Act, 1911, (as amended);
 - "Child Minding Centre" means a day care centre as defined by the Child Welfare (Care Centres) Regulations 1968, published in the *Government Gazette* of 15th July 1968, but does not include a family care centre or an occasional care centre as defined by those Regulations;
 - "Civic building" means a building designed, used or intended to be used, by State Government or Federal Government Departments, statutory bodies representing the Crown, or the Council, as offices, or for administrative or other like purposes;
 - "Composite, Residential 2B/Light Industrial" means a lot occupied by both a residence and factory, owned and operated by the same person, the line of division of the 2 zones being established by the area allocated in depth on District Scheme Sheet 2A. Definitions for restrictions on either use are as scheduled;

"Consulting rooms" means a building or part of a building (other than a hospital) used in the practise 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;

"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" or "Shire" means the district of the Shire of Armadale-Kelmscott;

"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; a proportion of seating accommodation may be permitted at the discretion of the Local Authority;

"Dry cleaning premises" means land and building used for the cleaning of garments and other fabrics by chemical processes;

"Duplex":

(1) "Single Residential Zone Duplex" (otherwise known as a "Shire Duplex") means a building comprising two dwellings, each being complete, self-contained units, so designed as to give the external appearance of a single dwelling, but does not include a building in which the units are constructed one above the other. A "Shire Duplex" is the only form of duplex allowable within Single Residential Zones 2A, 2B, 2C and 3 (Tables 4 and 5). Provisions relating to the design are contained within clause 4.13.

(2) "General Residential Duplex" means a building containing 2 complete and self-contained dwellings built in accordance with the respective "General Residential" Codes contained within the Uniform Building By-laws;

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

"Educational establishment" means a school, college, technical institute, academy, or other educational centre, or a lecture hall, but does not include a reformatory institution or institutional home;

"Effective frontage" shall be calculated as—the length of a line connecting the two lot corners immediately parallel to the street frontage or in the case of cul-de-sac development, the effective frontage shall be the length of line taken at the 25 ft. building line; parallel to the length of line connecting the two front lot corners;

"Extractive industry" includes the extraction of sand, gravel, clay, turf, soil, rock, stone, 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;

"Factory tenement building" means a building or structure, or a group of buildings or structures on one lot, in which are carried on two or more separate industries not owned or managed by the same person, or in which provision is made for the carrying on of two or more separate industries not owned or managed by the same person;

"Factory tenement unit" means a portion of a factory tenement building which is the subject of a separate occupancy;

"Farrier" means a site or building wherein shoeing of horses is carried out;

"Fish shop" means a shop where the goods kept, exposed, or offered for sale, include uncooked fish or fish cooked 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;

"Floor area" shall have the same meaning as is given to it in, and for the purpose 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 building 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 this Scheme is published in the *Government Gazette*;
- “General Industry” means any industry other than a hazardous, light, rural, extractive, composite residential 2B/light industry or service industry;
- “General residential Zone” shall have the same meaning as per the Uniform Building by-laws, and shall include such areas as are from time to time zoned for this purpose by the Local Authority;
- “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;
- “Health studio” means a building designed and equipped for recreation and sporting activities and includes outdoor recreation if specially approved by the Council;
- “Height” has the meaning 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 approval of the Council 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 light, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, waste products or unsightly deposit of materials as judged by the Local Authority;
 - (b) does not entail the employment of any person not a member of the occupier’s family;
 - (c) does not occupy an area greater than 200 sq. ft.;
 - (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) for which there is not more than one advertisement sign and that not exceeding two square feet in area;
- “Hotel” means land and buildings the subject of a Publican’s General License, a Limited 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 that Act, but does not include a motel;
- “Industry” means the carrying out of any process in the course of trade or business for gain, for and incidental to—
- (a) the making, altering, repairing or ornamentation, painting, finishing, cleaning, packing or canning or adapting for sale, or the breaking up or demolition of any article or part of an article; but does not include sandblasting, which will require special consent of the Council;
 - (b) the winning, processing or treatment of minerals;
 - (c) the generation of electricity or the production of gas;
 - (d) the manufacture of edible goods for human or animal consumption; and
 - (e) 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, or the sale of goods resulting from the process, and the use of land for the amenity of persons engaged in the process;

But does not include—

- (f) the carrying out of agriculture; or horticulture,
- (g) site work on buildings, works or land;
- (h) in the case of edible goods for human or animal consumption, the preparation on the premises of a shop, or food for sale;

“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;

“Institutional home” means a residential building or flats, for the residence of or 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 or an institutional building;

“Kennel” means a site or building so zoned wherein dogs are bred or housed for remuneration, or offered for sale or purchase;

“Land” includes strata 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 light, 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; but does not include car-wrecking, spray painting or panel beating operations;

“Lot” has the meaning given to it in and for the purpose 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 any premises that provide, or are held out as providing, accommodation for the motoring public at large, for reward, and that are denominated by the owner or occupier by the word “motel” or any combination of the words “motor”, “auto”, or “travel”, or any derivation or contraction of these words with a word or any derivation or contraction of a word denoting lodging or accommodation, whether alone or in conjunction with other words;

“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;

“New street alignment” see “Street alignment”;

“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 premises or laundrettes;

“Office” means a building or part of a building used for 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;

“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;

"Patio housing" means a building of one storey comprising a group of four or more self-contained dwellings each on its own allotment of not less than twelve perches, (G.R.4.) having a walled court front and rear, each attached to another by a party wall or walls constructed over the allotment boundaries;

"Plot ratio" (other than for flats) has the same meaning as is given to it in and for the purpose of the by-laws;

"Plot ratio" (flats) means the ratio of the gross total of floor areas to the area of land within the site boundaries, where the floor areas are measured from the outer faces of external walls or from the outer face of any portion of the building that projects beyond those walls, and includes passages, amenities and access ways but not lifts, stairs, areas used exclusively for the parking of wheeled vehicles, whether covered or not, or open balconies of not more than 6 ft. in depth of which the longest open side has no enclosure other than a balustrade of 3 ft. 6 in. in height and to which there is no access other than by way of the tenancy of which it forms an exclusive part;

Plot ratio is also limited by the requirements of M.W.S.S. & D. Board relating to capacity of sewer lines, and in all cases, Local Authority will require written proof on this point from the above Authority;

"Private hotel" means land and buildings used for residential purposes in respect of which may be granted a Limited 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, trotting areas, or other grounds for recreation which are not normally open to the public without charge;

"Produce Store" means a site or building wherein fodders, fertilisers and grain are displayed and offered for sale;

"Professional offices" means any building used for the purpose of his profession by an accountant, architect, artist, author, barrister, chiropractist, consular official, dentist, doctor, engineer, masseur, nurse, physiotherapist, quantity surveyor, solicitor, surveyor, teacher or town planner, or a person having, in the opinion of the Council, an occupation of a similar nature; 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; but does not include any of these activities carried on in the open unless specially approved by the Council;

"Public assembly—place of" means any special place of assembly including grounds for athletics, all sports grounds with spectator provision, race courses, trotting tracks, stadia or show grounds;

"Public Authority" means a Minister of the Crown acting in his official capacity, a State Government Department State trading concern, State instrumentality, State public utility, the Council 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 building" means a building that may suitably form part of a civic or neighbourhood centre;

"Public parking station" means a parking area or "car park" provided by the Council for use by the public with or without charge;

- "Public recreation" means the use of land for a public park, public garden, river 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 the Council, as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services;
- "Public Worship—places 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;
- "Quadruplex" means a building comprising four complete and self-contained dwellings but does not include a building in which the units, or any of them, are constructed one above another;
- "Redevelopment" means revision or replacement of an existing land use according to a controlled plan;
- "Residential building" means a building other than a dwelling or flats, 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;
- "Row housing" means a building of one or two storeys comprising a group of four or more self-contained dwellings, each on its own lot of not less than nine perches, having a walled court front and rear, each attached to another by a party wall or walls constructed over the allotment boundaries;
- "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;
- "Sawmill" means a mill or premises where logs or large pieces of timber are sawn but does not include a joinery works unless logs or large pieces of timber are sawn therein;
- "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, but does not include panel beating, spray painting or major repairs;
- "Service shop" means a shop forming part of a residential building and designed principally to serve the residents of the building;
- "Shire" or "District" means the Shire of Armadale-Kelmscott;
- "Shire Duplex"—see under definitions "Duplex—Single Residential Zone";
- "Shop" means any building wherein goods are kept, exposed or offered for sale by retail, and includes a cafe, restaurant, and receiving depot; but does not include a bank, fuel depot, a market, service station, milk depot, 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 for any sport; but does not include land within the curtilage of a dwelling if not used commercially;
- "Stable" means building or site in which horses, asses or mules are housed, kept and fed;
- "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;

"Terrace housing" means a building of one or two storeys comprising a group of five or more self-contained dwellings, each joined to another by a party wall or walls, the building being so designed that no dwelling is constructed above another;

"Town housing" means a building of not more than three storeys, comprising a row of four or more self-contained houses, each on its own lot of not less than six perches, having a walled court front and rear, each attached to another by a party wall or walls constructed over the lot boundaries; (G.R. 5 zones only);

"Trade display" means the controlled and moderate display of goods for advertisement as approved by the Council;

"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;

"Triplex" means a building comprising three complete and self-contained dwellings but does not include a building in which the units are constructed one above another;

"Uniform Building By-laws" means the Uniform Building By-laws 1965 published in the *Government Gazette* on the 15th October, 1965 (as amended), and any subsequent amendments;

"Veterinary consulting rooms" means a building in which a veterinary surgeon or veterinarian treats the minor ailments of domestic animals and household pets as patients. No patient may remain on the premises overnight;

"Vehicles Sales Yard" has the same meaning as "Car Sales Yard";

"Veterinary establishment" means land and buildings used for, or in connection with, the treatment and hospitalisation of sick animals and pets and includes the accommodation of sick animals and pets;

"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;

"Woodyard" means an area on which wood is stored, sawn, or cut for use as domestic firewood and on which no wood or timber is stored, sawn, or cut for any other purpose.

PART II—RESERVED LAND.

- 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, and the reservations of the Metropolitan Region Scheme are shown in the Scheme in order to comply with the provisions of the Metropolitan Region Town Planning Scheme Act.
- (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 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 Notwithstanding anything to the contrary in this Scheme and without affecting the generality of Clause 1.3 of Part I, the Council may, with the consent of the Minister, or when required by the Metropolitan Region Planning Authority so to do, shall require that the development of any land within the District, however zoned, shall be subject to the provisions of clauses 10, 24 and 30 of the Metropolitan Region Scheme.
- 3.2 Classification: There are hereby created the several zones set out hereunder:

Zones.

- 1. Single Residential 1A, 1B and 1C.
- 2. Single Residential 2A, 2B and 2C.
- 3. Single Residential 3.
- 4. General Residential 4.
- 5. General Residential 5.
- 6. Commercial Zone—
 - A. District Shopping.
 - B. Local Shopping.
- 7. Restricted Business—
 - A. Office.
 - B. Plant Nursery.
 - C. Vehicle Sales Yard.
 - D. Milk Depot.
 - E. Betting Shop.
 - F. Auction Mart.
 - G. Farrier.
 - H. Produce Feed Merchant.
- 8. Hotel.
- 9. Motel.
- 10. Service Station.
- 11. Light Industry.
- 12. Composite Light Industry/Single Residential 2B.
- 13. General Industry.
- 14. Extractive Industry.
- 15. Special Use—
 - A. Drive in Cinema.
 - B. Caravan Park.
 - C. Ambulance Station.
 - D. Fuel Depot.
 - E. Veterinary Hospital.
 - F. Kennels.
- 16. Rural.
- 17. Civic.
- 18. Private Clubs and Institutions.
- 19. Public Assembly.
- 20. Showroom/Warehouse.
- 21. Composite—Stabling for horses and residential.

The Zones are delineated and coloured on the Scheme Map according to the legend appended thereto.

- 3.3 Zoning Table: The Zoning Table (Table No. 1) following Clause 3.21 hereunder indicates, subject to the provisions of the Scheme, the uses permitted in the various zones. The uses are 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 the Zoning Table.
- 3.4 Symbols: The symbols used in the cross reference in the Zoning Table appended to this clause have the following meanings:
- "P" means that the use is permitted by the Scheme, subject, however, to any conditions imposed by Council in determining applications for planning consent.
- "AA" means that the use is not permitted unless approval is granted by the Council.
- "IP" means that the use is not permitted unless such use is incidental to the predominant use as decided and approved by the Council.
- "-" a use that is not permitted
- 3.5 General Terms and Particular Cases: Where in the Zoning Table a particular use is mentioned, it is deemed to be excluded from any use class which by its more general terms would otherwise include such particular use.
- 3.6 Uses not listed: If a particular use or purpose is not mentioned in the list of use classes, such use or purpose shall, unless it is permitted by the subsequent provisions of the Scheme, be deemed to be a use that is not permitted unless special approval is granted by the Council.
- 3.7 In respect of any use that is not expressly provided for in the Zoning Table, the Council shall, on application, determine in which zone or zones, if any, the use may be permitted with or without conditions, as the Council deems necessary.
- 3.8 Application for Planning Consent: Except in the case of a proposed dwelling house on a single lot zoned "urban" or "rural" in the Metropolitan Region Scheme 1963 (as amended), application for planning consent is required for all development, including change of land use.
- 3.9 An application under this Scheme shall be in the form of the Third Schedule signed by the land owner and shall include or be accompanied by the following particulars:
- 3.9.1 The full name and address of the applicant;
- 3.9.2 A description of the land, including lot number and house number, sufficient to enable the land to be identified;
- 3.9.3 The names and addresses of the registered proprietors and of all other persons having an interest in the land and the nature of their interest;
- 3.9.4 The nature of the applicant's interest in the land;
- 3.9.5 The purpose for which the applicant desires to use the land;
- 3.9.6 The nature of the building and other improvements on the land and other improvements the applicant desires to construct on or make to the land.
- 3.10 Procedure: Before approving by virtue of clause 3.6 a use not listed in the Zoning Table, the Council shall ensure that a Notice of sufficient size to be visible and readable from the street has been displayed in a prominent position on the land, explaining the proposed use. The notice shall be exhibited for a period of not less than three weeks and shall state that objections may be lodged with the Council before a specified date, being not less than three weeks after the display of the notice.

- 3.11 The Council shall advertise or cause to be advertised in a newspaper circulating in the District, notice of its intention to consider the application for the proposed use; the advertisement shall state that objections may be lodged with the Council before a specified date, being not less than three weeks after the first publication of the notice.
- 3.12 The Council may use any other methods or media to ensure widespread notice of the proposal.
- 3.13 After the date stated in the notices, the Council shall consider the application and any objections received and make its decision accordingly.
- 3.14 Uses Marked "AA" in Zoning Table: In the case of an application for the Council's approval to a use shown in the Zoning Table with the symbol "AA", indicating that the use is not permitted unless the approval of the Council is granted, the Council may, if it considers it desirable to do so, require that the procedure laid down in clauses 3.10 to 3.13 be followed.
- 3.15 Council's Approval: In granting its approval to any use, the Council shall have regard to the character of the proposed use and its affect on the locality and in particular, traffic congestion and hazard, noise, amenity, view, nuisance and any factor inconsistent with the zoned use.
- 3.16 Conditions of Approval: In granting its approval to a use, the Council shall impose whatever conditions it considers necessary to avoid any adverse affect on the amenity of the neighbourhood, and in the case of an application under clause 3.6, to ensure that the use is no more detrimental than a use that could be permitted by the provisions of the Zoning Table.
- 3.17 If the Council shall grant its approval to the use of any land or building for a particular purpose, subject to conditions, no person shall use the land or building for that purpose otherwise than in accordance with those conditions.
- 3.18. Expenses: All expenses incurred by the Council in carrying out the foregoing procedures shall be reimbursed by the applicant whether or not his application be approved.
- 3.19 Industrial, Composite Single Residential 2B/Light Industrial, and Light Industrial Zones: In addition to the uses shown in the Zoning Table, a retail or wholesale business connected with the Industry may be permitted by the Council in an Industrial, composite single residential 2B/Light Industrial, or Light Industrial Zone; provided that:
 - 3.19.1 Not more than fifty per cent. of the total area is used for the business use.
 - 3.19.2 The part of the building used for business shall have a front elevation and facade to the street or streets on which the land abuts.
 - 3.19.3 This front elevation or facade shall be of a design and constructed of material approved by the Council.
- 3.20 Special Zones: Uses permitted in the various Special Zones may be determined from the Scheme Maps and are listed in the First Schedule to this Scheme.
- 3.21 Home Occupations: If a home occupation has been carried on with approval of the Council, and if in the opinion of the Council such home occupation is causing a nuisance or annoyance to neighbours or to owners or occupiers of land in the neighbourhood, the Council may rescind the approval granted by it and after such rescission, no person shall upon the land the subject of a resolution for rescission, carry on a home occupation unless approval to do so shall subsequently be granted by the Council.
- 3.22 Preservation of Flora—Subdivisions General: The developer shall, to the satisfaction of Council, preserve the maximum of natural flora.

TABLE No. I.—ZONING

Use Classes	1. Single Residential 1A, B, and C		2. Single Residential 2A, B, and C		3. Single Residential 3		4. General Residential 4		5. General Residential 5		6. Commercial		7. Restricted Business		8. Hotel		9. Motel		10. Service Station		11. Light Industry		12. Composite Light Industry, Single Residential 2		13. General Industry		14. Extractive Industry		15. Special Use		16. Rural		17. Civic		18. Private Clubs, Institutions and Recreation		19. Public Assembly		20. Showroom/Warehouse		21. Composite—Stabling for horses (Ancillary to such use)		
	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	P	AA	P	IP	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA		
1. Caravan Park	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
2. Caretakers House/Flat	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
3. Car Parks	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
4. Car Sales Premises	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
5. Car Wrecking	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
6. Child Minding Centre	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
7. Civic Buildings	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
8. Comp. Light Ind./S.R.2	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
9. 'C' Class Hospital	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
10. Convalescent Home	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
11. Consulting Rooms	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
12. Club—non residential	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
13. Drive-In Cinema	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
14. Dwelling House	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
15. Dry Cleaning Premises	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
16. Duplex—Single Residential Zone (Shire)	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
17. Duplex—General Residential Zone	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
18. Educational establishment	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
19. Fish Shop	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
20. Fuel Depot	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
21. Funeral Parlour	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
22. Health Centre	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
23. Health Studio	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
24. Home Occupation	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
25. Hospital	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
26. Hotel	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
27. Industry—General	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
28. Industry—Light	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
29. Industry—Composite Light/S.R.2 B	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
30. Industry—Extractive	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
31. Industry—Service	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
32. Institutional Building	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
33. Institutional Home	AA	IP	AA	IP	AA	IP	AA	IP	AA	IP	AA	AA	AA	AA	AA	IP	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA

**PART IV—BUILDING STANDARDS AND PARTICULAR ZONING
REQUIREMENTS.**

- 4.1. Minimum Development Requirements: Subject to the provisions of this Scheme, no person shall develop any land or use any building for any of the purposes mentioned in Column No. 1 of Table No. 2, in Column No. 1 of Table No. 8, or in Column No. 1 of Table No. 9, unless such development or building is in accordance with the standards set against such purpose in the said Tables.

- 4.2. Subject to the provisions of this Scheme, no person shall construct a building for residential purposes in any of the following Zones unless in accordance with the Table set against such Zone hereunder;

Zone	Table No.
Single Residential 1A, B and C	3
Single Residential 2A, B and C	4
Single Residential 3	5
General Residential GR 4	6
General Residential GR 5	7

- 4.3. The standards set out in Tables 1, 2, 3, 4, 5, 8 and 9, are minimum requirements. The Council—in giving consideration to an application for planning approval—may at its discretion impose any condition as it thinks fit but an aggrieved person may exercise a right of appeal in terms of Part V of the Act.
- 4.4. Where a particular requirement is not readily determined from a study of the Tables and this Text, such requirement shall be determined by the Council.
- 4.5. Notwithstanding the provisions of Clause 4.2, nothing in this Scheme shall prevent the construction or use of a dwelling house within any Single Residential (SR) Zone on any site of which the subdivision whereby the site was created has been approved by the Town Planning Board, or on appeal to the Hon. Minister for Town Planning under Part V of the Act.
- 4.6. In Industrial, Composite single residential 2B/Light Industrial and Light Industrial Zones, where the area of the lot does not exceed one-half acre, if, in the opinion of the Council, it is unreasonable to insist on the car parking requirements set down in Table No. 9 the Council may amend the Scheme requirements. See also Clause 4.12.
- 4.7. In a Business Zone, the Council may permit a departure from the setback provisions of Tables 2-9 inclusive under the following circumstances:
- 4.7.1 Where in respect of any parcel of land, buildings have been erected on the lots adjoining on both sides and both of these buildings are in front of the setback line, the Council may reduce the setback to that of the rearmost of the two buildings;
- 4.7.2 Where it is considered that a variation would increase road safety, reduce traffic hazard, increase the number of parking spaces and would not reduce environmental and amenity standards, either for the new shops or for the adjoining properties.
- 4.8. Size and Location of car spaces and loading facilities: The minimum dimensions of a car parking space shall, unless the Council approves otherwise, be as shown in the Second Schedule for the type of parking layout adopted.
- 4.9. When considering any development application, the Council shall have regard to and may impose conditions on the details of locating and designing the required car parking spaces, natural planting and pedestrian spaces on the lot. In particular the Council shall take into account and may impose conditions concerning:
- 4.9.1 The proportion of car spaces to be roofed or covered.
- 4.9.2 The proportion of car spaces to be below natural ground level;

- 4.9.3 The means of access to each car space and the adequacy of any vehicular manoeuvring area;
 - 4.9.4 The location of the car spaces on the site and their effect on the amenity of adjoining development, including the potential effect of if those spaces should later be roofed or covered;
 - 4.9.5 The extent to which car spaces are located within required building setback areas;
 - 4.9.6 The locations of proposed public footpaths, vehicular crossings, of private footpaths within the lot, and the effect on both pedestrian and vehicular traffic movement and safety;
 - 4.9.7 The suitability and adequacy of proposed screening or natural planting; and
 - 4.9.8 The suitability and adequacy of elevated structural decks for development and service as a proportion of the required area for natural planting and pedestrian space.
- 4.10 In Industrial, Composite Light Industrial/Single Residential 2 and Light Industrial Zones, when submitting an application to the Council for approval to commence development, the developer shall indicate so far as is reasonably possible, the number of persons likely to be employed in the building upon the parcel of land for which development approval is sought.
- 4.11 Cash Payment in lieu of providing Parking Spaces: The Council may accept a cash payment in lieu of the provision of paved car parking spaces, but subject to the requirements of this Clause:
- 4.11.1 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 this Scheme, plus the value, as estimated by the Council, of that area of his land which would have been occupied by the parking spaces;
 - 4.11.2 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 parking station nearby, or must have firm proposals for providing a public parking station nearby within a period of not more than eighteen months from the time of agreeing to accept the cash payment;
 - 4.11.3 Payments made under this Clause shall be paid into a special fund to be used to provide public parking stations and the Council may use this fund to provide public parking stations anywhere in its District.
- 4.12 Consolidation of Parking on Separate Lots—Industrial Zones: In Industrial subdivisions containing five or more lots owned by the same person, and each being larger than half an acre in extent, Council may, at its discretion and at the time of submission for building licences, allow consolidation of the staff parking area required under Table 9 on one or more of the lots.
- Such consolidated staff parking area shall be equivalent to two-thirds of the sum total of each of the individual staff parking areas normally required on each lot.
- Such parking area being bituminised and marked out to conform with Council's parking requirements.
- Such staff parking lot may if required by the owner, be vested without cost in the Council as a lot or lots for public parking.
- As a result of consolidation, Council will allow development of individual sites, to maximum density, excluding only those areas required for set-backs, including those areas required for landscape treatment and reasonable customer car parking.

- 4.13 Residential Zone (2 and 3) Duplex (otherwise known as a "Shire Duplex"): Is defined as "a building comprising two dwellings, each being complete self-contained units, so designed as to give the external appearance of a single dwelling, but does not include a building in which the units are constructed one above the other". A "Shire Duplex" is the only form of duplex allowable within Single Residential Zones S.R. 2A, B. and C. and 3. (Tables 4 and 5) Provisions relating to the design are as follows:
- 4.13.1 There shall be only one obvious front entrance;
 - 4.13.2 Garages or car-ports, if constructed integrally with the main building, may be located within a side set-back area, but not nearer than 5 feet from the side boundary. This provision shall apply only if the main external walls of the Duplex are not less than the prescribed distances as laid down in the Uniform Building By-laws;
 - 4.13.3 The ratio between duplex and single units shall not be less than one in six, i.e. there shall be a physical frontal gap of not less than five single dwellings between each Shire Duplex Unit.
- 4.14 General Residential Zones: The requirements of Uniform Building By-laws No. 213-215 inclusive, contained in *Government Gazette* No. 104 of 23rd October 1969, shall apply.
- 4.15 Dispersed Buildings: GR Duplex, Triplex Quadruplex Houses and Flats may be constructed as dispersed units separated by a lesser distance than that laid down in the Uniform Building By-laws, where Council is of the opinion that the quality of the proposed development and the environmental standards resulting therefrom are of a sufficiently high standard to warrant a departure from those requirements.
- 4.16 Use of Setback Areas: No person shall in a Commercial Zone, Restricted Business Zone, Industrial Zone, Light Industrial/Residential 2B. Composite Zone, Light Industrial Zone or Showroom/Warehouse Zone, use the land between the building setback line and the street alignment for any purpose other than one or more of the following:
- 4.16.1 A means of access;
 - 4.16.2 The daily parking of vehicles used by employees and customers but subject to clause 4.19, 4.19.1, 4.19.2;
 - 4.16.3 The loading and unloading of vehicles;
 - 4.16.4 Trade display, but not more than one-fifth of the area and not within 10 feet of the street;
 - 4.16.5 Lawns and Gardens;
 - 4.16.6 The said area shall not be used for the parking of vehicles displayed for sale or which are being wrecked or repaired; nor for the stacking or storage of fuel, raw materials, products or by-products or wastes of manufacture.
- 4.17 Garden Areas in Industrial and Showroom/Warehouse Zones: Planting and garden areas shall be provided by the owner and maintained by the occupier according to the following provisions:
- 4.17.1 In Industry, Light Industry and Showroom/Warehouse Zones: An area of not less than ten feet wide adjoining the street boundary including those areas not occupied by either parking access or egress points which are sited in front of the building set-back line;
In addition, in the case of corner lots this requirement shall apply to the more important street plus the first thirty feet adjoining the less important street;
 - 4.17.2 The planting and garden areas shall be planted within eighteen months from the issue of a Building Licence to construct a building and shall be maintained thereafter;
 - 4.17.3 Planting and garden areas shall incorporate trees and shrubs in reasonable quantities to the satisfaction of the Council.

- 4.18 Service Areas: No person shall use a building for business or industry unless there is provided a paved access way for vehicles from a street to the rear of the building for the purpose of loading and unloading, and of a nature mentioned in this clause:
- 4.18.1 The access way shall be so constructed that vehicles using it may return to a street in forward gear;
 - 4.18.2 If there exists a right of way to the rear or side 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 turn so as to return to a street in forward gear;
 - 4.18.3 Except as hereinafter mentioned, the access way shall be not less than twenty feet in width; if the size of the lot makes the provision of a twenty foot wide access way impracticable or unreasonable, the Council may permit an access way of a narrower width, but in no case less than ten feet in width;
 - 4.18.4 In commercial or Restricted Business Zones, the access way as required above shall be designed so as to segregate service vehicles, both moving and stationary, from parking areas and access ways provided for customer parking.
- 4.19 Factory Tenement Building and Factory Units: No person shall construct, occupy or use a factory tenement building unless the following requirements are complied with:
- 4.19.1 The floor area is not less than 1,000 sq. ft.;
 - 4.19.2 Either its width or its length shall not be less than twenty feet;
 - 4.19.3 There shall be appurtenant to each factory unit an open yard not smaller than the floor area of the factory unit, such yard to be used for storage and service purposes and to contain facilities for storm-water and effluent drainage;
 - 4.19.4 Each open yard shall be screened from public roads and adjoining factory units by a close fence or wall not less than six feet high;
 - 4.19.5 Factory units shall be separated from each other by an internal wall or walls constructed of brick, stone or concrete or other material of equal or greater fire rating;
 - 4.19.6 Internal partitions within a factory tenement building shall not be altered or removed without the consent of the Council;
 - 4.19.7 Paved parking spaces shall be provided on the scale laid down for Industrial and Light Industrial Uses, but in any case not less than four spaces per factory unit;
 - 4.19.8 Vehicle and service paved access roads shall be maintained clean and in good condition.
- 4.20. Facades: The facades of industrial/office buildings erected in a Light Industrial Zone, a Composite Light Industrial/Residential 2B or a General Industrial Zone shall be constructed of brick, stone, concrete or glass, or a combination of these materials to a design satisfactory to the Council.
- 4.20.1 The facades of Showroom/Warehouse building erected in Showroom/Warehouse Zone shall be constructed of brick, stone, concrete or glass, or a combination of those materials to a design satisfactory to the Council.
- 4.21. Stables: No person shall erect or use a stable or keep a horse except within a Rural or Composite Zone—Stabling for horses and residential (the latter ancillary to such use).
- 4.22. Traffic Entrances: The Council may refuse to permit more than one vehicular entrance or exit to or from any lot. The Council may require separate entrances and exits; or may require that entrances and exits be placed in positions nominated by it, if it considers such provision necessary to avoid or to reduce traffic hazards.

- 4.23. General appearance of buildings and preservation of amenities: The Council may refuse to approve the construction of any building or appurtenances thereto if, in its opinion the proposed building would have an adverse effect on the amenity of existing or future buildings in the locality. It is not the intention of this Clause to preclude the adoption of a particular design, nor to prevent the use of particular materials of construction, nor to enforce uniformity of appearance, but rather to ensure that design and construction will result in a building in keeping and in harmony with its surroundings—

4.23.1 To this effect, in exercising its discretion under this Clause, the Council shall have regard to:

- (a) the external appearance of the building;
- (b) the dimensions and proportions of the building;
- (c) the effect on existing or future buildings, on nearby properties, and on the occupants of those buildings;
- (d) the environment resulting from the building itself and the effect of this environment on the occupants of the building;
- (e) the effect on the landscape and environment generally.

PART V—ZONING REQUIREMENTS: EXTRACTIVE INDUSTRIES.

5. Council's Gazetted By-laws for Extractive Industries apply throughout the "District" of Armadale-Kelmscott, and to which all applications will be required to conform.

PART VI—ADVERTISEMENTS: HOARDINGS AND SIGNS.

6. Council has adopted the Local Government Model By-laws (Signs, Hoardings and Bill posting) No. 13; to which all applications will be required to conform.

PART VII—NON-CONFORMING USES.

- 7.1. Non-Conforming Uses Permitted:

7.1.1 If at the gazettal date any land, building, or structure is being lawfully used for a purpose not permitted by the foregoing provisions of the Scheme (hereinafter called a "non-conforming use"), or if any land is built on or any buildings or structure is built in a manner not permitted by the Scheme, such land, building or structure may continue to be used for that purpose or in that manner, but no such land use shall be altered except to conform with the Scheme and no such building or structure shall be added to or altered or any additional building erected, unless approval to do so is granted by the Council.

7.1.2 No provision of this Scheme shall prevent the carrying out of any development on land for which, immediately prior to the gazettal date, a permit or permits required under the Act, and any other law authorising the development to be carried out, have been duly obtained and are current.

- 7.2. Discontinuance or change of non-conforming use: If at the gazettal date any land, building or structure is being used for a non-conforming use, or any land is built on in a manner not permitted by this Scheme and such non-conforming use shall after such date be discontinued or changed or the buildings removed, no person shall thereafter use the land or any building or structure thereon, or in which the non-conforming use was carried on, for any purpose or in a manner not permitted by this Scheme, unless approval to do so is granted by the Council.

- 7.3. Destruction of Buildings: If any building or structure is, at the gazettal date, being used for a non-conforming use, and is subsequently destroyed or damaged to an extent of more than seventy-five per cent. of its value, no such land use shall be altered except to conform with the Scheme, and the buildings shall not be repaired or rebuilt, altered, or added to for the purpose of being used for a non-conforming use or in a manner or position not permitted by the Scheme, unless approval to do so is granted by the Council.
- 7.4. Council's Approval: The Council may grant its approval to the change of the use of any land 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 and is in the opinion of the Council closer to the intended uses of the zone, but subject to the following subclauses:
- 7.4.1 Before granting its approval to a change of non-conforming use, the Council shall ensure that a notice of sufficient size to be visible and readable from the street has been displayed in a prominent position on the land explaining the proposed change of use. The notice shall be exhibited for a period of not less than three weeks, and shall state that objections may be lodged with the Council before a specified date, being not less than three weeks after display of the notice;
 - 7.4.2 The Council may require the applicant for a change of non-conforming use to advertise notice of the application in a newspaper circulating in the district as often or in such manner as it deems fit;
 - 7.4.3 After the date specified in the notice, the Council shall consider any objections received and make its decision;
 - 7.4.4 All expenses incurred by the Council in carrying out the foregoing procedures shall be reimbursed by the applicant whether or not his application be approved.
- 7.5. Conditions of Approval: When the Council grants its approval under any of the foregoing subclauses of this clause, it may grant such approval upon such terms and conditions as it thinks fit.
- 7.6. Acquisition and Agreements to Discontinue Use: The Council may, for the purpose of discontinuing any particular non-conforming use, acquire the lot 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.
- 7.7. Register of Non-conforming Uses: Any person carrying on a non-conforming use shall, within six calendar months of the gazettal date or within such extended time as the Council may allow, give to the Council in writing full information of the nature and extent of the non-conforming use.

PART VIII—APPEALS.

- 8.1. Right of Appeal: If a person shall have applied for the approval of the Council pursuant to the provisions of this Scheme, and the Council in exercising its power of discretion shall have refused approval or granted consent subject to conditions, he may appeal either to the Hon. Minister for Town Planning or to a Town Planning Court as provided in Part V of the Town Planning and Development Act.
- 8.2. Procedure: The procedure for the lodgement and determination of appeals shall be as laid down in Part V of the Town Planning and Development Act, and Regulations made under that Act.
- 8.3. In the case of general residential zones, where the Hon. Minister for Town Planning determines that, in any particular case, a proposed development would not be detrimental to planning principles he may, on the recommendation of the Town Planning Board vary a provision relating to a general residential zone.

PART IX—ADMINISTRATION.

- 9.1 Prohibition: No person shall use any land or any building or structure otherwise than in accordance with the provisions of this Scheme. No person shall use any land, building, or structure contrary to the provisions of the Scheme;
- 9.2 *If, pursuant* to the provisions of the Scheme, approval has been granted by the Council upon conditions, no person shall fail to comply with or shall commit a breach of any such conditions.
- 9.3 Acquisition of land: The Council may acquire by purchase or resumption any land or buildings within the Scheme Area and for such purpose may enter into agreements and arrangements with any of the owners of land within the Scheme Area.
- 9.4 *Without affecting* the generality of clause 10.3, the Council may acquire land on behalf of, and at the cost of, a developer, by purchase or resumption, subject to following provisions:
 - 9.4.1 The developer shall have agreed to use the land in accordance with the zoned use within a certain time after the land has been made available by the Council;
 - 9.4.2 the Developer shall show proof that he has negotiated unsuccessfully with the owners of the land during a period of not less than six months; and that these negotiations have been *bona fide* on the Developer's part;
 - 9.4.3 the Council shall discuss the proposal, including the proposed use, with all parties having an interest in the land;
 - 9.4.4 the Council shall not proceed to acquire the land unless and until the Minister for Town Planning has consented to the proposal.
- 9.5. The Council may, at any time, exercise the powers conferred by Section 13 of the Act.
- 9.6. 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, upon such terms and conditions as it shall think fit, and for such purpose may make such agreements with other owners and parties as it deems fit.
- 9.7. Entry to Premises: The Council, by an authorised officer, may enter at all reasonable times any building or land within the Scheme area.
- 9.8. Buildings and Works: Twenty-eight (28) days written notice is hereby prescribed as the notice to be given pursuant to Section 10 of the Act. Any expenses incurred by the Council under the said Section may be recovered 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.
- 9.9. Agreements: The Council may enter into agreements with the owners of land within the Scheme Area or with any other person in respect of any matter pertaining to this Scheme.
- 9.10. Compensation: Unless otherwise provided in the Scheme, claims for compensation by reason of the Scheme shall be made not later than six months after the gazettal date.
- 9.11 Penalties: Any person who fails to comply with any of the provisions of the Scheme is guilty of an offence and is liable to such penalties as are prescribed by the Act.

TABLE NO. 2—SITE AND CAR PARKING REQUIREMENTS (Uses generally of a Residential Nature)

1 Use	2 Minimum Lot Area	3 Minimum Frontage	4 Minimum set backs from Boundaries Frontage Side Rear	5 Number of parking spaces or garages to be provided	6 Max. Plot ratio	7 Max. Site coverage	8 Other requirements and variations
CONSULTING ROOMS (incl. medical & den- tal Clinics)	8,000 sq. ft.	66 ft. frontage to all streets	30 ft. (25 ft. frontage if in all streets) 10 ft. per storey if in Residential Zone 25 ft.	5 spaces per Con- sulting Room	0.30	0.30	
CLUB—Non-residential	10,890 ($\frac{1}{4}$ acre)	99 ft.	30 ft. 10 ft. 25 ft.	1 space per 50 sq. ft. of gross floor area	0.50	0.30	
RESIDENTIAL BUIL- DING (incl. Boarding House, Hostel, Resi- dential Club)	10,890 ($\frac{1}{4}$ acre)	99 ft.	30 ft. 10 ft. 25 ft.	1 per 2 persons in- cluding staff	0.50	0.30	
'C'—CLASS HOSPITAL Convalescent Home	80 perches ($\frac{1}{3}$ acre)	99 ft.	30 ft. 15 ft. 25 ft.	1 per 4 beds plus 1 space per each staff member	0.50	0.30	Subject to Health Act
SCHOOL 	2 acres ...	99 ft.	30 ft. 30 ft. 30 ft.	1.25 per classroom	....	....	All requirements may be reduced by Council in special circum- stances
KINDERGARTEN ...	$\frac{1}{2}$ acre ...	99 ft.	25 ft. 10 ft. 25 ft.	1.5 per staff mem- ber	....	....
PUBLIC WORSHIP (incl. Church Hall)	$\frac{1}{2}$ acre ...	99 ft.	30 ft. 10 ft. 10 ft.	1 per 4 seats (on the basis of 1 space being pro- vided for each four persons at- tending)	0.30	0.30	

TABLE No. 3. SITE AND CAR PARKING REQUIREMENTS
SINGLE RESIDENTIAL ZONES 1A, B AND C

Minimum Lot Area	Sq. Feet	Minimum Effective Frontage		Maximum No. of Dwelling Units (D.U.)	Maximum Plot Ratio	Minimum No. of Car Spaces	Minimum Setbacks from Boundaries		Rear
		Links	Feet				Frontage	Sides	
Perches									
SINGLE RESIDENTIAL ZONE 1A									
60	16,335	120	79-2	Single	0-30	2 per D.U.	25	As set down in the U.B.L.'s	25
SINGLE RESIDENTIAL ZONE 1B—requires deep sewerage connection									
60	16,335	120	79-2	Single	0-30	2 per D.U.	25	" " " "	25
SINGLE RESIDENTIAL ZONE 1C									
80	21,780	120	79-2	Single	0-30	2 per D.U.	25	" " " "	25
SINGLE RESIDENTIAL ZONE 1C with sewer									
80	21,780	120	79-2	Single	0-30	2 per D.U.	25	" " " "	25

TABLE No. 4. SITE AND CAR PARKING REQUIREMENTS
SINGLE RESIDENTIAL ZONES 2A, B AND C

Minimum Lot Area	Sq. Feet	Minimum Effective Frontage		Maximum No. of Dwelling Units (D.U.)	Maximum Plot Ratio	Minimum No. of Car Spaces	Minimum Setbacks from Boundaries		Rear
		Links	Feet				Frontage	Sides	
Perches									
SINGLE RESIDENTIAL ZONE 2A (Requiring deep sewerage connection).									
28	7,623	100	66	Single	0-30	2 per D.U.	25	As set down in the U.B.L.'s	25
36	9,801	100	66	Duplex Ratio 1/6	0-30	2 per D.U.	"	" " " "	"
SINGLE RESIDENTIAL ZONE 2B (Requires deep sewerage connection).									
32	8,712	100	66	Single	0-30	2 per D.U.	"	" " " "	"
60	16,335	100	66	Duplex. Ratio 1/6	0-30	2 per D.U.	"	" " " "	"
SINGLE RESIDENTIAL ZONE 2C									
32	8,712	100	66	Single	0-30	2 per D.U.	"	" " " "	"
40	10,890	100	66	Duplex. Ratio 1/6	0-30	2 per D.U.	"	" " " "	"

Note : See *Definitions* for restrictions on duplex units within Single Residential Zones 2 and 3.

TABLE No. 5. SITE AND CAR PARKING REQUIREMENTS
SINGLE RESIDENTIAL ZONE 3

Minimum Lot Area	Sq. Feet	Minimum Effective Frontage		Maximum No. of Dwelling Units (D.U.)	Maximum Plot Ratio	Minimum No. of Car Spaces	Minimum Setbacks from Boundaries		Rear
							Frontage	Sides	
Perches		Links	Feet				Feet		Feet
27	7,350-75	90	59-4	Single	0-30	2 per D.U.	25	As set down in U.B.L.'s	25
Note: A minimum of 60% of the Lots produced in subdivision within an S.R.3 zone shall consist of lots having a minimum frontage of 100 links.									
36	9,801	100	66	Duplex. Ratio 1/6	0-30	2 per D.U.	"	"	"

Note : See Definition for restrictions on duplex units within Single Residential Zones 2 and 3.

TABLE No. 6. SITE AND CAR PARKING REQUIREMENTS
GENERAL RESIDENTIAL ZONE—CLASS G.R.4

See Table 213A, General Residential Zone—Class 4 (GR4) of the Uniform Building By-laws

TABLE No. 7. SITE AND CAR PARKING REQUIREMENTS

See Table 213B, General Residential Zone—Class 5 (GR5) of the Uniform Building By-laws.

TABLE NO. 8—SITE AND CAR PARKING REQUIREMENTS
(Uses generally of a Commercial Nature)

1 Use	2 Minimum Lot Size	3 Minimum Frontage	4 Minimum Setbacks from Boundaries			5 Minimum Number of Paved Parking Spaces or Garages to be Provided	6 Maximum Plot Ratio	7 Maximum Site Coverage	8 Other Requirements and Variations
			Front	Side	Rear				
HOTEL with accommoda- tion (does not include sep- arately licensed bars or taverns)	3 acres	ft. 300	ft. 30	ft. Subject to satisfac- tory design	ft. do.	1 space for each 20 sq. ft. of bar space and lounge area. 1 space per bedroom	...	...	Subject to satisfactory landscape detail
	3 acres	300	30	do.	do.	1 space for each 20 sq. ft. of bar space and lounge area	...	...	May form part of a building designed for multiple uses. Subject to satisfactory land- scape detail
	1 acre	200	30	20	10	1 space per unit, plus 1 space per 3 patrons where there is a restaurant open to the Public, plus 1 space per 20 sq. ft. of licensed floor area exclusive of storage, service and re- frigeration areas	...	...	Not to exceed 2 storeys unless Council approves otherwise with appropriate conditions designed to protect the en- vironment and amenity of the surrounding locality, subject to satisfactory landscape detail
SHOP	2,000 sq. ft.	20	30	10 from side st.— (Cur. lots only)	20	1 : 2½ : ½ 1 sq. ft. retail area, 2½ sq. ft. parking, ½ sq. ft. landscape. Car parking area to be in a position to be agreed	...	...	To provide for rear service access —may be varied in special cir- cumstances with Council's ap- proval where alternative ac- ceptable service access is pro- vided
OFFICES	...	20	30	10 from side street (Cur. Lots only)	20	1 space per 300 sq. ft. of gross floor area	1.0	0.60	do. do. do.
SHOWROOM	2,000 sq. ft.	20	30	10 from side street (Cur. Lots only)	20	1 space to each 1,000 sq. ft. of gross floor area (including open areas); or 1 to every 2 employ- ees; whichever is the greater; plus customer parking as de- termined by the Council	...	...	do. do. do.
WAREHOUSE	2,000 sq. ft.	20	30	10 from side (Cur. Lots only)	20	do. do. do.	...	...	do. do. do.

TABLE NO. 9—SITE AND CAR PARKING REQUIREMENTS
(Use generally of an Industrial Nature)

1 Use	3 Minimum Lot Area	3 Minimum Frontage	4 Minimum Setbacks From Boundaries			5 Number of Parking Spaces or Garages to be Provided	6 Maximum Plot Ratio	7 Maximum Site Coverage	8 Other Requirements and Variations
			Front	Side	Rear				
INDUSTRY	perches 80*	ft. 99	ft. 30	ft. 10	ft. 10	1 space for each 2 employees, plus 25% customer parking; or 1/4 of the site in addition to set-back areas, whichever provides the greater number of spaces, where sites are not made from the premises, the 25% referred to above may be reduced to 10%, where a showroom is attached to the premises; additional spaces at the rate of 1 space per 100 sq. ft. of gross floor area shall be provided	...	...	*Not applicable to Plans or Diagram of Survey created prior to Garafial of Scheme. Parking requirements may be reduced for lots less than a 1/2 acre in area. See Clause 4: 6.
LIGHT INDUSTRY	60	79.2	30	10	10	do. do. do.	...	...	do. do. do.
WAREHOUSE	80	99	30 to both streets for corner lot	10	20 **	1 to each 1,000 sq. ft. of gross floor area (incl. open areas); or 1 to every 2 employees, whichever is the greater, plus customer parking as determined by the Council	...	...	**To provide for rear service access, may be varied in special circumstances with Council approval where alternative acceptable access is provided
SERVICE STATION	50	120 (both streets for corner lot)	30	10	20	2 to each working bay, plus 1 to each person employed on the site			

Adopted by resolution of the Council of the Shire of Armadale-Kelmscott at the meeting of the Council held on the 15th day of January, 1973, and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

[L.S.]
Date: 30th January, 1973.

P. KARGOTICH,
President.

A. E. RASMUSSEN,
Shire Clerk.

Date: 30th January, 1973.

This Scheme Text is to be read in conjunction with the approved maps of the Scheme described in clause 1.6 of this Scheme and to which formal approval was given by the Hon. Minister for Town Planning on the 21st day of February, 1973.

Recommended—

DAVID CARR,
Chairman of the Town Planning Board.

Date: 16th February, 1973.

Approved—

R. DAVIES,
Minister for Town Planning.

Date: 21st February, 1973.

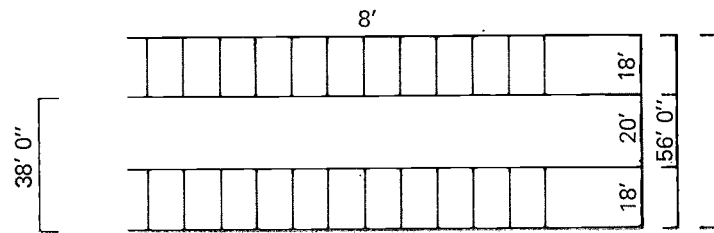
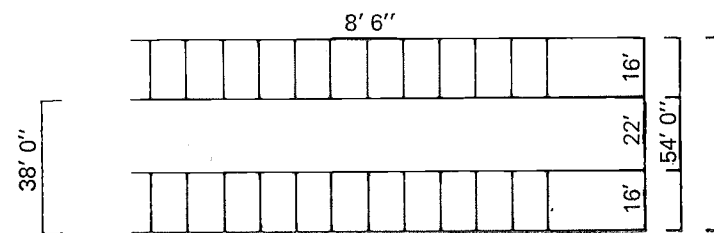
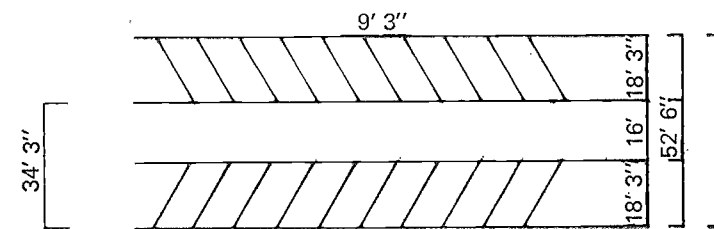
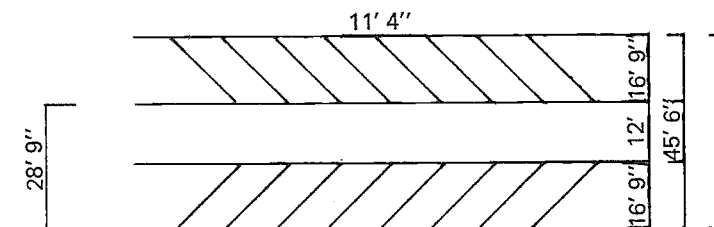
The First Schedule.
Special Zones.

Ward	Particulars of Land	Special Use
ARMADALE	<i>Albany Highway—</i>	
	Ptn. Lot 135 Canning Loc 31	Service Stn. & work-shop
	Ptn. Dia. 9324 Canning Loc. 31	Hotel
	Jull St./Eleventh Ave., Lot 1 Canning Loc. 31	Hotel
	Eighth Ave. off Lot Pt. 68 Ptn. Loc 31	Hotel, Service Stn. & shops
	Jull St., Pt. 80 & 81 Ptn. Loc. 31	Service Stn.
	Third Rd., Lots 1 & 2 Ptn. Loc. 31	Service Stn.
	Forrest Rd., Pt. Lot 4 Ptn. Loc. 31	Drive-In Cinema
	Forrest Rd./Townley St., Lot 28 Ptn. Loc. 31	Service Stn.
	Eleventh Rd., Lot 10 Ptn. Loc. 31	Ambulance Stn.
	Walter Rd., Lot 118 Ptn. & 31 Pt. 117 (Ptn.)	Hotel, shops & Service Stn.
	Nicholson Rd., Ptn. Lot. 1 Gibbs Rd. cnr.	Motel & Service Stn.
	Nicholson Rd., Ptn. Lot 388 Warton Rd. cnr.	Motel & Service Stn.
BYFORD	Edward Cres., Lot 10 Loc. Co-Sound 462	Hotel
	S.W. Hwy., Lot 10 Loc. Wungong T/S	Service Stn.
	Lots 2, 3, & 4 Loc. Co-Sound 560	Service Stn.
	Hills Rd., Pt. Dia. 3700 Loc. Co-Sound 362	Service Stn.
	S.W. Hwy., Lot Pt. 67 Wungong T/S	Service Stn.
KELMSCOTT	Thomas Rd., Ptn. Lot 196 Peel Estate	Service Stn. & shops
	Second Rd., Lot 57 Loc. Can. 31	Service Stn.
	Albany Hwy., Lot. 24 Loc. Can. 31	Service Stn.
	Albany Hwy./Gilwell Ave., Lots 11 & 12 Loc. Can. 31	Service Stn.
	Albany Hwy., Lots 1 & 2 Loc. Can. 31	Service Stn.
	Albany Hwy., Lot 120, Loc. Can. 31	Service Stn.
	Albany Hwy. Lot 3 Loc. Can. 31	Hotel
	Albany Hwy., Lot 3 Loc. Can. 31	Vehicle Sales Yard
	River Rd., Lot 9 Loc. Can. 31	Caravan Park
ROLEYSTONE	Westfield Rd., Lot 15 Loc. Can. 31	Hotel, Service Stn. & shops
	Lake Rd., Lots 5, 6, 7, 8, 9 & 10 Can. Loc. 194	Caravan Park
	Brookton Hwy., Lot 60 Loc. Can. 32	Service Stn.
	Wygonda Rd., Pt. Lot 100 Loc. Can. 32	Civic Club
	Wygonda Rd., Pt. Lot 87 Loc. Can. 32	Shops & Service Stn.

THE SECOND SCHEDULE

PARKING MODULES1A 90° PARKING

OR

1B 90° PARKING2. 60° PARKING3. 45° PARKING

APPLICATION FOR APPROVAL TO COMMENCE DEVELOPMENT

Three copies of the Building Plan and Site Plan of the proposal are submitted with this application.

Date.....

RECOMMENDATION OF COUNCIL

NOTE : This form to be submitted in duplicate, together with copies of the plans requested to the office of the Local Authority in whose area the development is proposed.

THE FOURTH SCHEDULE
APPLICATIONS FOR APPROVAL

Visual Truncations – Building Clearance

