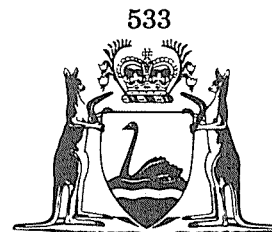




WESTERN
AUSTRALIAN
GOVERNMENT
Gazette



PERTH, TUESDAY, 4 FEBRUARY 1992 No. 15

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The following guidelines should be followed to ensure publication in the *Government Gazette*.

- Material submitted to the Executive Council for gazettal will require a copy of the signed Executive Council Minute Paper and the Parliamentary Counsel's Certificate.
- Copy should be received by the Manager, Law Publisher no later than 3.00 p.m. on Wednesday (Friday edition) or 3.00 p.m. on Friday (Tuesday edition).
- Lengthy or complicated notices should be forwarded several days before advertised closing date for copy. This is to ensure inclusion in current edition. Failure to observe this request could result in the notice being held over until the following edition.
- Proofs will be supplied only when requested.
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- Signatures (in particular) and proper names must be legible.
- All copy should be typed and double spaced.
- If it is necessary through isolation or urgency to communicate by facsimile, confirmation is not required by post. If original copy is forwarded later and published, the cost will be borne by the advertiser.
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(As from 1 July 1991)

	\$
Government Gazette—(General)	1.70
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Up to 2 pages	1.70
Over 2 pages	3.40
Hansard	10.50
Industrial Gazette	9.35
Bound Volumes of Statutes	178.00

IMPORTANT NOTICE

CHANGE OF PUBLISHING DETAILS FOR 1992

Commencing in January 1992 the Government Gazette will be published at 3.30 pm on Tuesday and Friday of each week.

Tuesday publication:

Copy to be lodged at State Print, Wembley by 3.00 pm the preceding Friday; or

Copy to be lodged at State Government Bookshop, 815 Hay Street, Perth by 3.00 pm the preceding Thursday.

Friday publication:

Copy to be lodged at State Print, Wembley by 3.00 pm the preceding Wednesday; or

Copy to be lodged at State Government Bookshop, 815 Hay Street, Perth by 3.00 pm the preceding Tuesday.

In the event of changes occurring due to Public Holidays, a notice will be published with the revised information.

Advertisers requiring more information should telephone 383 8851.

G. L. DUFFIELD, Director.

LAND ADMINISTRATION

LA401

LOCAL GOVERNMENT ACT 1960 DECLARATION OF CLOSURE OF STREETS

Made by the Minister for Lands

Under section 288A

At the request of the local government nominated, the street described in the Notice is now declared to be closed.

Notice

City of Armadale (DOLA File 4169/905 V2; Closure No. A493). All that portion of Cumquat Street (Road No. 1158) shown bordered blue on DOLA Survey Diagram 90434.

Public Plan: BG34 (10) 04.01 (Perth).

A. A. SKINNER, Chief Executive Officer,
Department of Land Administration.

LOCAL GOVERNMENT

LG301

CEMETERIES ACT 1986

Municipality of the Shire of Denmark

By-laws Relating to Public Cemeteries

It is hereby notified for public information that in accordance with section 53 of the Cemeteries Act 1986, the Shire of Denmark did by resolution at a meeting held on 23 April 1991, fix the undermentioned fees and charges.

Schedule A

Shire of Denmark

Scale of Fees and Charges Payable to the Council

	Charge \$
Grave digging fees—	
For sinking the grave of all persons ten years of age and over to a depth of 2 metres	150.00
For sinking the grave of any child under the age of ten years	60.00
For sinking the grave of any stillborn child	60.00
Deeper than 2 metres—	
For each additional 0.3m or part thereof	10.00 up to 30.00
On application for a Form of Grant of Right of Burial for—	
Land—	
2.5 metres x 1.3 metres	100.00
2.5 metres x 2.5 metres	200.00
Extra charges for—	
Each interment on a Saturday, Sunday or a Public Holiday ...	50.00
Other charges	
For re-opening of any Grave:—	
For each interment	200.00
For each interment of a child under ten years of age	200.00
For removing monument etc. from a grave prior to re-opening	25.00
Permission to erect headstone, kerbing or monument	10.00
Permission to erect any name plate	5.00
Copy of Grant of Right of Burial	5.00
Grave number plate	5.00
Undertakers annual licence fee	20.00
Permission to construct a brick grave	10.00
Permission to construct a vault	10.00
Interment of ashes in family grave	30.00

For interment of ashes in niche wall—	\$
Single (plus plaque costs)	50.00
Double (plus plaque costs)	100.00
The seal of the Shire of Denmark was fixed in the presence of—	
D. J. MORRELL, President.	
P. DURTANOVICH, Shire Clerk.	

LG401

BUSH FIRES ACT 1954

Shire of Bridgetown-Greenbushes

It is hereby notified for public information that Mr Geoffrey Harman Dixon has been appointed as a Fire Control Officer for the Shire of Bridgetown-Greenbushes.
 The appointment of Mr Hugh Michael Browne is hereby cancelled.

K. L. HILL, Shire Clerk.

LG402

CEMETERIES ACT 1897

Municipality of the City of Mandurah

Lakes Memorial Park Public Cemetery

In pursuance of the powers conferred upon them by the abovementioned Act and of every other power enabling them, the Trustees of the Lakes Memorial Park Public Cemetery hereby record having resolved on the 21st of November 1991, to amend the Second Schedule of the By-law by amending Form 7 and including Forms 8, 9 and 10 as shown.

Form 7

CEMETERIES ACT 1897-1980

Lakes Memorial Park Public Cemetery

Application for Approval to Erect Plaque

..... 19.....

Grant No.

Application No.

To the Trustees:

I hereby apply for permission—

(a) Install a bronze memorial plaque;

(b) Add further inscription to an existing bronze memorial plaque

on the grave of the late

being Grave/Niche/Plot Number in accordance with the By-laws of the Lakes Memorial Park Public Cemetery

I, hereby certify
Block Letters Full Name

that I am/am authorised by (delete whichever is inapplicable) the holder of the exclusive right of burial for the abovementioned grave to approve erection of the memorial detailed herein.

The work will cost \$ Signed

Address Phone

Form 8
GRANT OF RIGHT OF BURIAL

Application No.

Mandurah Cemetery Trust
Lakes Memorial Park Public Cemetery

No. of Receipt No. in Burial Register

By virtue of the Cemeteries Act 1897, the Trustees of the Mandurah Cemetery Trust, in consideration of the sum of Dollars and Cents; paid to them by of

hereby grant the said the right of burying Bodies, or Cremated remains in that piece of ground lying within the portion of the said Cemetery appropriated for burials and numbered Section on the plan of the Cemetery made in pursuance of the said Act.

To hold the same to the said for the period of Twenty Five years, from the date thereof for the purpose of burial only.

This Grant is issued subject to all by-laws and regulations, now and hereinafter in force, made or to be made under the above Act or any future Act or Acts.

Given under our hand and seal this day of 19.....

..... Mayor
City Manager/
..... Town Clerk

Name of person interred in above Grave

Form 9
GRANT OF RIGHT OF INTERMENT

Application No.

Mandurah Cemetery Trust
Lakes Memorial Park Public Cemetery

No. of Receipt No. in Ashes Register

By virtue of the Cemeteries Act 1897, the Trustees of the Mandurah Cemetery Trust, in consideration of the sum of Dollars and Cents; paid to them by of

hereby grant the said the right of placing Cremated remains in that niche lying within the portion of the said Cemetery appropriated for ashes and Named Numbered Section on the plan of the Cemetery made in pursuance of the said Act.

To hold the same to the said .for the period of Twenty Five years, from the date thereof for the purpose of interment only.

This Grant is issued subject to all by-laws and regulations, now and hereinafter in force, made or to be made under the above Act or any future Act or Acts.

Given under our hand and seal this day of 19.....

..... Mayor
City Manager/
..... Town Clerk

Name of person interred in above Niche

Form 10
GRANT OF RIGHT OF BURIAL

Application No.

Mandurah Cemetery Trust
Lakes Memorial Park Public Cemetery

No. of Receipt No. in Ashes Register

By virtue of the Cemeteries Act 1897, the Trustees of the Mandurah Cemetery Trust, in consideration of the sum of Dollars and Cents; paid to them by of

hereby grant the said the right of placing Cremated remains in that piece of ground lying within the portion of the said Cemetery appropriated for ashes and Named Numbered Section on the plan of the Cemetery made in pursuance of the said Act.

To hold the same to the said for the period of Twenty Five years, from the date thereof for the purpose of interment only.

This Grant is issued subject to all by-laws and regulations, now and hereinafter in force, made or to be made under the above Act or any future Act or Acts.

Given under our hand and seal this day of 19.....

..... Mayor
City Manager/
..... Town Clerk

Name of person buried in above Position

MAIN ROADS

MA101

ERRATUM

MRD 42-47-D.

**MAIN ROADS ACT 1930; PUBLIC WORKS ACT 1902
NOTICE OF INTENTION TO TAKE OR RESUME LAND**

Whereas an error occurred in the notice published under the above heading on page 421 of *Government Gazette* No. 11 dated 24 January 1992 it is corrected as follows.

In the heading delete "MRD 42-47-D" and insert "MRD 42-63-C".

MA102

ERRATUM

MRD 42-47-D.

**MAIN ROADS ACT 1930; PUBLIC WORKS ACT 1902
NOTICE OF INTENTION TO TAKE OR RESUME LAND**

Whereas an error occurred in the notice published under the above heading on page 424 of *Government Gazette* No. 11 dated 24 January 1992 it is corrected as follows.

In the heading delete "MRD 42-47-D" and insert "MRD 42-245-I".

PLANNING AND URBAN DEVELOPMENT

PD706

**TOWN PLANNING AND DEVELOPMENT ACT 1928
APPROVED TOWN PLANNING SCHEME**

Shire of Irwin

Town Planning Scheme No. 4—District Zoning Scheme

Ref: 853/3/9/4

It is hereby notified for public information, in accordance with section 7 of the Town Planning and Development Act 1928 that the Hon Minister for Planning approved the Shire of Irwin—Town Planning Scheme No. 4—District Zoning Scheme on 26 November 1991, the Scheme Text of which is published as a Schedule annexed hereto.

G. C. BASS, President.
J. PICKERING, Shire Clerk.

Schedule

Shire of Irwin

Town Planning Scheme No. 4—District Zoning Scheme

The Irwin 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), hereafter referred to as the Act, hereby makes the following Town Planning Scheme for the purposes laid down in the Act.

Contents

Part I Preliminary

- 1.1 Citation
- 1.2 Responsible Authority
- 1.3 Scheme Area
- 1.4 Content of Scheme
- 1.5 Arrangement of Scheme Text
- 1.6 Scheme Objectives
- 1.7 Revocation of Existing Scheme
- 1.8 General Obligations
- 1.9 Relationship of Scheme to By-Laws
- 1.10 Interpretations

Part II Reserves

- 2.1 Scheme Reserves
- 2.2 Development of Reserved Land
- 2.3 Matters to be considered by Council
- 2.4 Existing Use Rights on Reserved Land
- 2.5 Compensation

Part III Zones and Development Requirements

- 3.1 Zones
- 3.2 Zoning and Development
- 3.3 Development Requirements
- 3.4 Residential Zones—Residential Planning Codes
- 3.5 Residential Planning Codes—Variations and Exclusions
- 3.6 Special Rural Zones
- 3.7 General Farming Zone
- 3.8 Special Residential Zone

Part IV Non-Conforming Uses

- 4.1 Non-Conforming Use Rights
- 4.2 Extensions of Non-Conforming Use
- 4.3 Change of Non-Conforming Use
- 4.4 Discontinuance of Non-Conforming Use
- 4.5 Destruction of Buildings

Part V General Provisions and Policies

- 5.1 General Provisions
 - 5.1.1 Development of Land
 - 5.1.2 Compliance with Use and Development Requirements
 - 5.1.3 Power to Relax Development Standards and Requirements
 - 5.1.4 Maximum Building Height
 - 5.1.5 Privacy
 - 5.1.6 Height of Retaining Walls
 - 5.1.7 Appearance of Buildings and the Land on which they are located
 - 5.1.8 Waste Disposal
 - 5.1.9 Outbuildings—Construction Type and Size Limitations

- 5.1.10 Dividing Boundaries—Fence or Screen Wall Heights
- 5.1.11 Car Parking
- 5.1.12 Landscaping
- 5.1.13 Access for Loading and Unloading of Vehicles
- 5.1.14 Development of Lots with more than one Street Frontage
- 5.1.15 Battle-Axe Lots
- 5.1.16 Major Highways and Important Local Roads
- 5.1.17 Use of Land between Street Alignment and Front Building Setback
- 5.1.18 Development within the Irwin River Flood Plain
- 5.1.19 Land liable to Flooding
- 5.1.20 Control of Advertisements

5.2 Policies

- 5.2.1 Town Planning Scheme Policy
- 5.2.2 Operative Town Planning Scheme Policy
- 5.2.3 Alterations or Rescinding of a Town Planning Scheme Policy
- 5.2.4 Binding of Council
- 5.2.5 Conflict between Policy/Scheme
- 5.2.6 Policy Statements relating to Individual Zones
- 5.2.7 General Townscape Improvement and Development Policy
- 5.2.8 Local Rural Strategy Policy
- 5.2.9 General Policy for Coastal Management Area
- 5.2.10 General Policy for Special Residential Zone

Part VI Planning Consent

- 6.1 Application for Planning Consent
- 6.2 Advertising Applications
- 6.3 Determination of Applications
- 6.4 Deemed Refusal

Part VII Conservation and Preservation of Places of Natural Beauty and Historic Buildings and Objects of Historic, Natural, Scientific and Townscape Interest

- 7.1 Schedule—Places of Natural Beauty and Historic Buildings and Objects of Historic, Natural, Scientific and Townscape Interest
- 7.2 Consent of Council
- 7.3 Purchase or Resumption
- 7.4 Agreements
- 7.5 Injurious Affection
- 7.6 Tree Preservation and Planting

Part VIII Administration

- 8.1 Powers of the Scheme
- 8.2 Offences
- 8.3 Act
- 8.4 Claims for Compensation
- 8.5 Valuations
- 8.6 Arbitration
- 8.7 Appeals
- 8.8 Delegation

TABLES Zoning and Development Table

SCHEDULES

- No. 1 Interpretations
- No. 2 Places of Natural Beauty and Historic Buildings and Objects of Historic, Natural, Scientific and Townscape Interest
- No. 3 Special Use Zones
- No. 4 Special Rural Zones
- No. 5 Car Parking Layouts
- No. 6 Use of Setback Areas in Zones other than Residential
- No. 7 Control of Advertisements, exempted Advertisements pursuant to Clause 5.1.20(d)
- No. 8 Additional Information Sheet for Advertisement Approval
- No. 9 Application for Planning consent
- No. 10 Notice of Public Advertisement of Development Proposal
- No. 11 Decision on Application for Planning Consent

PART I—PRELIMINARY

1.1 Citation

This Town Planning Scheme may be cited as the Shire of Irwin Scheme No. 4 hereinafter called 'The Scheme' and shall come into operation on the publication of the Scheme in the *Government Gazette*.

1.2 Responsible Authority

The Authority responsible for implementing the Scheme is the Council of the Shire of Irwin hereinafter called 'The Council'.

1.3 Scheme Area

The Scheme applies to the whole of the land within the boundaries of the Shire of Irwin.

1.4 Contents of Scheme

The Scheme comprises:

- a) This Scheme Text
- b) Scheme Map (Sheets 1 -4)

1.5 Arrangement of Scheme Text

The Scheme Text is divided into the following Parts:

PART I	Preliminary
PART II	Reserves
PART III	Zones and Development Requirements
PART IV	Non-Conforming Uses
PART V	General Provisions and Policies
PART VI	Planning Consent
PART VII	Conservation and Preservation of Places of Natural Beauty and Historic Buildings and Objects of Historic, Natural, Scientific and Townscape Interest
PART VIII	Administration

The Scheme is supported by the Data contained in the Scheme Report, although this is not included as a Statutory Scheme document.

1.6 Scheme Objectives

1.6.1 To create zones for the purposes of land use control and to provide for the setting aside of land for public use and other matters authorised by the Act.

1.6.2 To formulate development control provisions and adopt policies which enable the realistic and responsible management of development and the environment, throughout the Town, Rural and Coastal sectors of the Shire.

1.6.3 To secure the amenity, health and convenience of the Scheme Area and the inhabitants thereof.

1.6.4 To preserve, protect and enhance the Urban Townscape, the places of Natural Beauty, of Historic Buildings and objects of historic and scientific interest.

1.6.5 To protect where necessary the alignment of certain major roads and other communication routes.

1.7 Revocation of Existing Scheme

The Shire of Irwin Scheme No.3 as amended, which came into operation by publication in the *Government Gazette* on 23 March 1984 is hereby revoked.

1.8 General Obligations

Subject to the provisions of the Act and all Regulations made thereunder and to Part IV of this Scheme, no person shall depart or permit or suffer any departure from the requirements and provisions of the Scheme, nor shall any person use or permit the use of any land or building or undertake to permit any development if the use, development, reconstruction, alteration or modification, does not conform with the Scheme or would tend to delay the effective operation of the Scheme

1.9 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 the Scheme shall prevail.

1.10 Interpretation

1.10.1 Except as provided in Clause 1.10.2 and 1.10.3 the words and expressions of the Scheme have their normal and common meaning.

1.10.2 In the Scheme unless the context otherwise requires, or unless it is otherwise provided herein, words and expressions have the respective meanings given to them in Schedule 1 and the Residential Planning Codes.

1.10.3 Where a word or term is defined in the Residential Planning Codes then notwithstanding anything else in the Scheme that word or term when used in respect of Residential Development has the meaning given to it in the Residential Planning Codes.

PART II—RESERVES

2.1 Scheme Reserves

The land shown as Scheme Reserves on the Scheme Map, hereinafter called "Reserves" are lands reserved under the Scheme for the purposes shown on the Scheme Map.

There are four (4) categories of Reserves, as listed hereunder:

- + Parks and Recreation
- + Public Purposes (as marked)
- + Communications (as marked)
- + Civic and Cultural

2.2 Development on Reserved Land

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.

2.3 Matters to be considered by Council

Where an application for planning consent is made with respect to land within a Reserve, the Council shall have regard to the ultimate purpose intended for the Reserve and the Council shall, in the case of land reserved for the purposes of a Public Authority, confer with that Authority prior to making its decision on the application.

2.4 Existing Use Rights on Reserved Land

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 repair and maintenance of buildings or works lawfully existing on the land.

2.5 Compensation

2.5.1 Where the Council refuses planning consent for the development of a Reserve on the ground that the land is reserved for Local Authority purposes or for the purposes shown on the Scheme Map, or grants consent 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.

2.5.2 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 planning consent or granting it subject to conditions that are unacceptable to the applicant.

2.5.3 In lieu of paying compensation the Council may purchase the land affected by such decision of the Council at a price representing the unaffected value of the land at the time of refusal of planning consent or of the grant of consent subject to conditions that are unacceptable to the applicant.

PART III—ZONES AND DEVELOPMENT REQUIREMENTS

3.1 Zones

3.1.1 There are hereby created within the Scheme Area, the several zones set out hereunder:

- 1 Residential R2.5, R12.5, R30, R50
- 2 Special Residential
- 3 Hotel
- 4 Commercial
- 5 Light Industry
- 6 General Industry
- 7 General Farming
- 8 Special Rural
- 9 Special Use

3.1.2 The zones are delineated and depicted on the Scheme Map according to the legend thereon.

3.2 Zoning and Development

3.2.1 The Zoning and Development Table indicates, subject to the provisions of the Scheme, the several uses permitted in the Scheme Area in the various zones.

3.2.2 The symbols used in the cross references in the Zoning and Development Table, have the following meanings:

'P' means that the use is permitted provided it complies with the relevant standards and requirements laid down in the Scheme and all conditions (if any) imposed by the Council in granting planning consent;

'AA' means that the Council may, at its discretion, permit the use;

'SA' means that the Council may, at its discretion, permit the use after notice of application has been given in accordance with Clause 6.2;

'IP' means a use that is not permitted, unless such use is incidental to the predominant use as decided and approved by Council.

3.2.3 Where in the Zoning and Development 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.

3.2.4 If the use of the land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be determined as falling within the interpretation of one of the use categories Council may:

- a) Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted, or
- b) Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the zone and thereafter following the advertising procedures of Clause 6.2 in considering an application for planning consent.

ZONE Residential (R2.5 - Low Density)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily single detached dwelling house on separate large lot, where stables are permitted. The intention is to create a residential environment with distinctly rural character. Council will use its discretion on landscaping to ensure that outbuildings etc. are suitably designed and/or screened with landscaping to create a "country living" character, with an equestrian bias.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See R-Codes and Schedule
No. 1 for interpretations

PERMITTED USES			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				
			4000 sq.m	R2.5	R2.5	R2.5	R2.5	R2.5	R2.5	* AT THE DISCRETION OF COUNCIL *SEE CLAUSES 5.1, 12 & 7.6	REFER TO THE RESIDENTIAL PLANNING CODES.	
			NOTE--UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	Dwelling House (Single)	P										
2	Consulting Room attached to a Single Dwelling House	SA										
3	Professional Office within a Dwelling House	IP							as determined by Council			
4	Home Occupation	IP										
5	Car Park	IP				2m	2m	2m				
6	Public Recreation	P										
7	Public Utility	AA										
8	Horse Stables	AA										
9	Added Accommodation Unit	AA										
10	Educational Establishment	AA							as determined by Council		Minimum Lot Area to be determined by Council.	
11	Kindergarten	AA							as determined by Council			
12	Civic Use	P							as determined by Council			
13	Outbuildings	P				See Clause 5.1.9(c)	3m	3m			See Clause 5.1.9(b) and (c)	

ZONE Residential (R12.5 - Single)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily single storey detached dwelling houses on separate lots. A grouped dwelling (2 Units) will be the highest permitted. Other uses will only be permitted by Council if it is satisfied that the amenity and character of the residential neighbourhood not be downgraded.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See R-Codes and Schedule
No. 1 for interpretations

			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				
			R12.5	R12.5	R12.5	7.5m	7.5m	R12.5	2 PER DWELLING	* R12.5 *SEE CLAUSES 5.1.12 & 7.6	REFER TO THE RESIDENTIAL PLANNING CODES	
PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	Dwelling House (Single)	P										
2	Grouped Dwelling (Maximum of 2 dwelling units only)	AA		R20	R20						R20	See Clause 3.5.1 (a)
3	Consulting Rooms attached to a Single Residence	SA							2 per Consultant			
4	Professional Office within a Dwelling House	AA							as determined by Council			
5	Home Occupation	IP										
6	Car Park	IP				2m	2m	2m				
7	Public Recreation	P										
8	Educational Establishment	AA										Minimum Lot Area to be determined by Council
9	Public Utility	AA										
10	Residential Building	AA										
11	Aged Persons Village	SA	5000 sq.m	40m	R30				0.5 per Unit			Maximum Lot Area 2 Hectares
12	Day Care Centre	AA	1000 sq.m	20m					1 per Supervisor			
13	Added Accommodation Unit	AA										
14	Display Home Centre	AA										Each Home to be on a separate Lot

ZONE Residential (R12.5 - Single) cont'd.

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT - See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See R-Codes and Schedule
No. 1 for interpretations

PERMITTED USES			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				
			R12.5	R12.5	R12.5	7.5m	7.5m	R12.5	2 PER DWELLING	* R12.5 *SEE CLAUSES 5.1.12 & 7.6	REFER TO THE RESIDENTIAL PLANNING CODES	
			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
15	Kindergarten	AA										
16	Civic Use	P							as determined by Council			
17	Outbuildings	P									See Clause 5.1.9(a) and (c)	

ZONE Residential (R30 - Medium Density)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily grouped and attached dwelling houses each with its own private space preferably in a courtyard configuration. Dwelling Units without such spaces attached to the ground floor of the Units should not be permitted.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See R-Codes and Schedule
No. 1 for interpretations

PERMITTED USES			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				
			R30	R30	R30	7.5m	7.5m	1.5m Storey	R30	* R30 *See Clauses 5.1.12 & 7.6	R30	*Stormwater & Wastewater disposal to Council satisfaction. *Refer to Residential Planning Codes.
			NOTE--UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	Dwelling House (Single)	P										
2	Attached House	P										
3	Grouped Dwelling	P										
4	Aged Persons Village	P	4000 sq.m						0.5 per Unit			Maximum Lot Area of 1 Hectare.
5	Professional Office within a Dwelling House	AA							as determined by Council			
6	Car Park	IP				2m	2m	2m				
7	Public Recreation	P										
8	Added Accommodation Unit	AA										
9	Residential Building	AA										
10	Home Occupation	AA										
11	Caretaker's Dwelling	IP										
12	Family Care Centre	SA	1000 sq.m						1 per Supervisor			
13	Lodging House	AA	2000 sq.m						1 per Bed			
14	Motel	SA	4000 sq.m						1.5 per Accommodation Unit	20%		Maximum Plot Ratio 0.35

ZONE Residential (R30 - Medium Density) cont'd.
 POLICY STATEMENT See previous page.

ZONING AND DEVELOPMENT TABLE

EXPLANATION OF SYMBOLS
 See Clause 3.2.2.
 See R-Codes and Schedule
 No. 1 for interpretations

PERMITTED USES		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					
		R30	R30	R30	7.5m	7.5m	1.5m per Storey	R30	* R30 *See Clauses 5.1.12 & 7.6		*Stormwater & Wastewater disposal to Council satisfaction. *Refer to Residential Planning Codes.	
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.										
15	Day Care Centre	AA	1000 sq.m						1 per Supervisor			
16	Public Utility	AA										
17	Civic Use	P							as determined by Council			
18	Outbuildings	P										See Clause 5.1.9(a) and (c)

ZONE Residential (R50 - High Density)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily higher density residential Units with associated supplementary land uses in proximity to areas of Public Open Space or on land with vistas.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See R-Codes and Schedule
No. 1 for interpretations

PERMITTED USES			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				
			R50	R50	R50	7.5m	7.5m	1.5 per Storey	R50	* R50 *See Clauses 5.1.12 & 7.6	R50	*Stormwater & Wastewater disposal to Council satisfaction. *refer to Residential Planning Codes.
			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	Dwelling House (Single)	P										
2	Attached House	P										
3	Grouped Dwelling	P										
4	Multiple Dwelling	P										
5	Aged Persons Village	AA	1500 sq.m						0.5 per Unit			Maximum Lot Area 3000 sq.m
6	Day Care Centre	AA										
7	Professional Office within a Dwelling Unit	AA							as determined by Council			
8	Car Park	IP				2m	2m	2m				
9	Public Recreation	P										
10	Residential Building	AA										
11	Added Accommodation Unit	AA										
12	Home Occupation	AA										
13	Caretaker's Dwelling	IP										
14	Outbuildings	P										See Clause 5.1.9(a) & (c)
15	Motel	SA	4000 sq.m						1.5 per Accommodation Unit	20%		Maximum Plot Ratio 0.35
16	Public Utility	AA										
17	Civic Use	P							as determined by Council			
18	Lodging House	SA							as determined by Council			

ZONE Special Residential

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily a zone where land uses of a business, service or recreational nature may be permitted by Council, provided such activities are associated with the Owner, Operator or Caretaker residing in a Single Dwelling House on the same lot.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See Schedule
No. 1 for interpretations

PERMITTED USES			DEVELOPMENT STANDARDS									
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MINIMUM PRIVATE OPEN SPACE	OTHER REQUIREMENTS
						FRONT	REAR	SIDES				
			2,000sq.m sewered 6,000sq.m average if unsewered	30m	0.5	20m	10m	5m	At Council Discretion	* R50 *See Clauses 5.1.12 & 7.6	As determined by Council	See Clause 3.8
			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	Dwelling House (Single)	P				7.5m		2.5m				
2	Public Utility	AA										
3	Club Premises	AA										
4	Private Recreation	AA										
5	Civic Use	P										
6	Educational Establishment	AA										Minimum Lot Area to be determined by Council.
7	Recreation Centre	AA										
8	Produce Store	AA										
9	Premises for the temporary or permanent storage of Equipment and Material associated with the Fishing Industry	AA										
10	Builder's Storage Yard	AA										
11	Veterinary Hospital & Consulting Rooms	AA										
12	Outbuildings	P										See Clause 5.1.9 (b) and (c)
13	Garden Centre	AA										
14	Health Studio	AA										
15	Industry - Cottage	AA										
16	Industry - Rural	AA										
17	Marine Collector's Yard	AA										
18	Market	AA										
19	Public Worship, Place of	AA							1 per 5 seats	50%		
20	Milk Depot	AA										
21	Motor Vehicle Hire Station	AA										
22	Added Accommodation Unit	AA										

ZONE Hotel

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Hotels and taverns are basically commercial uses, however, in view of the potential risks and nuisances associated with liquor outlets, specific zoning will enable the maximum community involvement in decisions on their location. Council will pay particular regard to access, traffic and noise problems.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See Schedule No. 1 for interpretations

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				
1 ha.	80m	0.6	20m	15m	10m/STOREY	1 per Bedroom, plus 1 per 3m ² of Public Area	+ 25% + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	Schedule No. 6 applies.

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	4000m ²	40m					
3	Tavern Attached	P		5m	0.5	11m	7.5m	Nil	
4	Club Premises	P						as determined by Council	
5	Private Hotel	AA							
6	Licensed Restaurant	IP						1 per Table	
7	Night Club/Cabaret Room	IP						1 per 4 seats	
8	Shop with Dwelling attached	IP							
9	Eating House	IP						1 per Table	
10	Carpetaker's Dwelling	IP							
11	Public Amusement	IP							
12	Car Park	IP				2m	2m	1m	
13	Hotel Service Premises	IP							
14	Amusement Parlour	IP							
15	Public Utility	AA							
16	Betting Agency	AA							
17	Motel	AA	4000m ²					1.5 per Accommodation Unit	20%
18	Radio and T.V. Studio & Installation	SA							

ZONE Commercial

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily retail shops but with other uses listed below permitted. Where the other uses are to be developed in conjunction with a shop or shops and those uses involve different periods of use, joint parking provision will be allowed at Council discretion. Where the conversion of existing premises is involved, Council shall use its discretion on development standards.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See Schedule No. 1 for interpretations

			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					
	5m/Shop	0.5	11m or 20m	7.5m	Nil	1 per 10m ² gross leasable area	+ 20% + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	Side setback shall be 2m (min.) where Residential Zone adjoins. Trees to be planted in landscaped & Car Parking areas, as determined by Council. Schedule No. 6 applies.	
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.							
1	Shop, including Fish Shop & Liquor Store	P								
2	Shop with Single Dwelling attached	P							80m ² of Private Open Space contiguous with Dwelling	
3	Eating House	P				1 per 3m ² Public Area				
4	Club Premises	P								
5	Bank	P								
6	Art & Craft Studio and Sales	P								
7	Dry Cleaning Agency	P								
8	Laundromat	P								
9	Public Amusement	P								
10	Medical Centre	P				5 per Doctor				
11	Rooms for the Exhibition of works of Art or Craft and Photographs for instruction	P								
12	Health Studio	AA	2000m ²			as determined by Council				
13	Veterinary Consulting Rooms	AA				as determined by Council				
14	Day Care Centre/Family Care	AA								

ZONE Commercial Cont'd.

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See Schedule No. 1 for interpretations

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				
			5m/Shop	0.5	11m or 20m	7.5m	Nil	1 per 10m ² gross leasable area	+ 20% +See Clauses 5.1.12 & 7.6	See Clause 5.1.20	Side setback shall be 2m (min.) where Residential Zone adjoins. Trees to be planted in landscaped & Car Parking areas, as determined by Council. Schedule No. 6 applies.	
			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
15	Civic Use	P						To be determined by Council				
16	Public Amusement	SA						1 per 4 seats				
17	Public Recreation	P										
18	Take Away Food Outlet	AA	2000m ²					1 per 3m ² Public Area			The design of access to and car parking associated with the outlet will be determined by Council.	
19	Tavern/Wine Shop	SA									Maximum Public floor area 200m ² .	
20	Licensed Restaurant	AA										
21	Restricted Premises	SA										
22	Caretaker's Dwelling	IP										
23	Office	P										
24	Plant Nursery and Premises for the sale of domestic garden plants and allied products	IP										
25	Car Park	IP			2m	2m	1m					
26	Service Station/Car Wash	AA	1500m ²	25m	0.3		5m				Boundary setbacks to apply to pumps, canopy & buildings	

ZONE Commercial Cont'd.

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See Schedule No. 1 for interpretations

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				
				5m/Shop	0.5	11m or 20m	7.5m	Nil	1 per 10m ² gross leas- able area	+ 20% +See Clauses 5.1.12 & 7.6	See Clause 5.1.20	Side setback shall be 2m (min.) where Residential Zone adjoins. Trees to be planted in landscaped & Car Parking areas, as deter- mined by Council. Schedule No. 6 applies.
			NOTE--UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
27	Amusement Parlour	SA										
28	Amusement Facility	AA										
29	Showroom	AA	1000m ²	20m		20m		5m on one side	1 per 5m ² gross floor area			
30	Open Air Display	AA										
31	Public Utility	AA										
32	Public Worship, Place of	AA	2000m ²	20m				2m	1 per 5 seats	50%		
33	Museum	P							1 per 40m ²			
34	Multiple Dwelling	AA	2000m ²	R50		7.5m	7.5m	1.5 per Storey	R50	R50		Minimum Area of Lot and private open space per Dwelling Unit - R50
35	Betting Agency	AA										
36	Radio and T.V. Studio and Installation	SA										

ZONE Light Industry

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily industry which will not effect the locality through the emission of noise, odours, smoke etc. and other wastes and which does not require independent power sources. Council will determine the type and location of fencing, crossovers and landscaping in all front setback areas in an endeavour to co-ordinate the visual appearance of the streetscape.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See Schedule No. 1 for interpretations

			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	25m	0.5	11m or 20m	7.5m	5m one side	as determined by Council	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	+ Schedule No. 6 applies. + Landscaping shall be 10% of site area on lots exceeding 2000m ² . + Trees to be planted throughout the site area as determined by Council.
PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
1	Radio & T.V. Studio & Installation	AA										
2	Transport Depot	AA										
3	Showroom	P										
4	Open Air Display	P										
5	Warehouse	P										
6	Motor Vehicle and Marine Sales Premises	P										
7	Motor Vehicle Hire Station	P										
8	Petrol Filling Station	P										
9	Service Station/Car Wash	AA	1500m ²									
10	Roadhouse	AA	2000m ²									
11	Civic Use	P										
12	Garden Centre	P										
13	Laundromat	P										
14	Funeral Parlour	AA										
15	Nursery	P										
16	Industry - Light	P										
17	Factory Unit Building	P										
18	Builder's Storage Yard	P										

ZONE Light Industry cont'd.

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.

See Schedule No. 1 for interpretations

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				
			1000m ²	25m	0.5	11m or 20m	7.5m	5m one side	as determined by Council	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	+ Schedule No. 6 applies. + Landscaping shall be 10% of site area on lots exceeding 2000m ² . + Trees to be planted throughout the site area as determined by Council.
			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
19	Industry - Service	P										
20	Industry - Rural	P										
21	Milk Depot	P										
22	Premises for the temporary or permanent storage of equipment and material associated with the Fishing Industry	P										
23	Health Studio	P										
24	Marine Collectors Yard	P										
25	Veterinary Hospital and Consulting Rooms	P										
26	Public Worship, Place of	AA	2000m ²					1 per 5 seats	50%			
27	Caretaker's Dwelling	IP										
28	Office	IP										
29	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										
30	A factory showroom or an office upon the premises of or adjoining the factory	IP										
31	A retail or wholesale business connected with the industry	IP										
32	Public Utility	P										
33	Produce Store	P										

ZONE Light Industry cont'd.

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2.
See Schedule No. 1 for interpretations

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				
		1000m ²	25m	0.5	11m or 20m	7.5m	5m one side	as determined by Council	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	+ Schedule No. 6 applies. + Landscaping shall be 10% of site area on lots exceeding 2000m ² . + Trees to be planted throughout the site area as determined by Council.
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
34	Market	AA									
35	Public Amusement	AA									
36	Salvage Yard	AA									
37	Car Park	IP				2m	2m	1m			

ZONE General Industry

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT Primarily general manufacturing industry which by reason of its emission, bulk or other features, is not classified as light industrial but which is not classified as noxious or hazardous. Light industrial uses and other uses will be permitted on the assumption that the proprietors of such uses will be aware of the effects from other general industry.

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule No. 1
for interpretations

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	25m	0.5	11m OR 20m	7.5m	5m ONE SIDE	as determined by Council	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	+ Schedule No. 6 applies. + Landscaping shall be 10% of site area on lots exceeding 4000m ² . + Trees to be planted throughout the site area as determined by Council

PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	Radio & T.V. Studio & Installation	P							
2	Showroom	P							
3	Motor Vehicle and Marine Sales Premises	P							
4	Salvage Yard	P							
5	Warehouse	P							
6	Service Station/Car Wash	P							
7	Roadhouse	P							
8	Motor Vehicle Repair Station	P							
9	Veterinary Hospital and Consulting Rooms	P							
10	Dry Cleaning Premises	P							
11	Industry - Light	P							
12	Factory Unit Building	P							
13	Builder's Storage Yard	P							
14	Industry - Service	P							
15	Transport Depot	P							
16	Panel Beating	P							
17	Depot for the storage of cargo in Transit	P							
18	Industry - General	P							

ZONE General Industry (Cont'd.)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule No. 1
for interpretations

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	25m	0.5	11m OR 20m	7.5m	5m ONE SIDE	as determined by Council	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	+ Schedule No. 6 applies. + Landscaping shall be 10% of site area on lots exceeding 4000m ² . + Trees to be planted throughout the site area as determined by Council.
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
19	Premises for the temporary or permanent storage of engineering equipment and material and the parking of earthmoving equipment and machinery	P									
20	Industry - Rural	P									
21	Depots for the sale and distribution of coal, coke and cut firewood	P									
22	Fuel Depot	AA									
23	Motor Vehicle Wrecking Premises	AA									Max site area 1 ha. Screened to Council satisfaction.
24	Public Utility	P									
25	Veterinary Hospital and Consulting Rooms	P									
26	Caretaker's Dwelling	IF									
27	Office	IF									
28	Open Air Display	IF									
29	Produce Store	P									
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.	IF									
31	A factory showroom or an office upon the premises of or adjoining the factory	IF									

ZONE General Industry (Cont'd.)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule No. 1
for interpretations

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	25m	0.5	11m OR 20m	7.5m	5m ONE SIDE	as determined by Council	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	+ Schedule No. 6 applies. + Landscaping shall be 10% of site area on lots exceeding 4000m ² . + Trees to be planted throughout the site area as determined by Council

PERMITTED USES		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
32	A retail or wholesale business connected with the industry	IP								
33	Marine Collector's Yard	P								
34	Market	AA								
35	Civic Use	P								
36	Funeral Parlour	P								
37	Milk Depot	P								
38	Car Park	IP				2m	2m	1m		

ZONE General Farming

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT This zone embraces the broad acre farming areas of the Shire. It is intended to protect the economic viability of those areas generally and to preserve the rural character and appearance of the area. The lot sizes shall be at the discretion of Council based on what is locally accepted as a viable farm unit, or where a non-farming use is proposed on the amount of land required for that purpose.

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule 1 for interpretations

PERMITTED USES			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				
Based on locally acceptable Farm Units			200m	N/A	15m	15m	5m	at Council discretion	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	See Clause 3.7	
NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.												
1	Public Worship, Place of	P	2000m ²	20m					1 per 5 seats			
2	Places of natural beauty with managed public access	P										
3	Horse Stables	P										
4	Veterinary Hospital and Consulting Rooms	P										
5	Grouped Dwelling (2 Units only)	AA										
6	Residential Building	AA										
7	Caravan Park including Kiosk and Fuel Outlet for Patrons only plus ancillary buildings	SA	5000m ²	40m						50%	Not to be located on skyline, development to be screened by trees as determined by Council and provisions of the Local Government Model By-Laws on Caravan Parks, Camping Grounds and Holiday Accommodation have to be complied with.	
8	Camping Area	SA	5000m ²	40m						50%		
9	Chalets, Holiday Accommodation, Motels, including Kiosk and Fuel Outlet for Patrons only, plus ancillary buildings	SA	5000m ²	40m						50%		
10	Club Premises	AA										
11	Radio & T.V. Studio and Installation	AA										
12	Roadhouse	AA	2000m ²								Site Access: Minimum visibility along roads 400m	

ZONE General Farming (Cont'd.)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule 1 for
interpretations

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				
Based on locally acceptable Farm Units		200m	N/A	15m	15m	5m	at Council discretion	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	See Clause 3.7	
		NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
13	Nursery, and Premises for the sale of Domestic Garden Plants and allied products	AA									
14	Railways, Railway Stations and Marshalling Yards, Sidings and Railway Works other than Industrial Factories	AA									
15	Premises for the temporary or permanent storage of engineering equipment and material and the parking of earthmoving equipment and machinery	AA								Period of approval to be set by Council	
16	Water Supply, Sewerage and Drainage Headworks	AA									
17	Electricity Generation	AA									
18	Civic Use	P									
19	Industry - Cottage	AA									
20	Private Recreation	AA									
21	Rooms for the exhibition and sale of works of Art or Craft and photographs	AA									
22	Medical Centre	AA									
23	Home Occupation	AA									
24	Drive-In Theatre	AA									

ZONE General Farming (Cont'd.)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule 1 for interpretations

			DEVELOPMENT STANDARDS								
			MINIMUM LOT AREA	MINIMUM EFFECTIVE FRONTAGE	MAXIMUM PLOT RATIO	MINIMUM BOUNDARY SETBACKS			MINIMUM CAR PARKING SPACES	MINIMUM LANDSCAPING	MAXIMUM ADVERTISING
FRONT	REAR	SIDES									
Based on locally acceptable Farm Units			200m	N/A	15m	15m	5m	at Council discretion	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	See Clause 3.7
PERMITTED USES			NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.								
25	Industry -- Extractive	SA									
26	Added Accommodation Unit	AA									
27	Health Studio	AA									
28	Dwelling House (Single)	P								← Only one dwelling house per Lot or location is permitted, unless Council is satisfied that additional single dwellings are required for the operation of the General Farming activity.	
29	Rural Pursuit	P									
30	Education Establishment	AA									
31	Industry - Rural	P									
32	Industry - Noxious	SA									
33	Industry - Hazardous	SA									
34	Stockyards	P									
35	Dog Kennels	AA									
36	Cattery	AA									
37	Abattoirs	AA									
38	Piggery	AA									

ZONE General Farming (Cont'd.)

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT See previous page.

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule 1 for
interpretations

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				
Based on locally acceptable Farm Units		200m	N/A	15m	15m	5m	at Council discretion	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	See Clause 3.7	
		NOTE—UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.									
39	Poultry Farm	AA									
40	Forrestry	P									
41	Hospital	AA									
42	Hospital Special Purposes	SA									
43	Open Air Display	AA									
44	Produce Store	AA									
45	Public Utility	AA									
46	Public Recreation	P									
47	Sawmill	SA									
48	Transport Depot	AA									
49	Wayside Stall	AA									
50	Outbuildings	P								On Lots of 2ha. or less in area, see Clause 5.1.9(b) and (c).	

ZONE Special Rural

ZONING AND DEVELOPMENT TABLE

POLICY STATEMENT It is the intention of the Council to provide a variety of opportunities for rural/residential and hobby farm lifestyles. It is also the intention of Council to ensure that the activities undertaken within the areas so zoned, maintain a rural character and the areas as a whole do not have a detrimental effect on nearby farming and other land uses. The standards and requirements of this table are general in nature and may be modified by Clause 3.6 and Schedule No. 4.

EXPLANATION OF SYMBOLS
See Clause 3.2.2
See Schedule 1 for interpretations

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				
1 ha. with reticulated water supply. 2 ha. without reticulated water supply.	50m	N/A	15m	7.5m	5m	3	+ as determined by Council + See Clauses 5.1.12 & 7.6	See Clause 5.1.20	See i) Clause 3.6 ii) Schedule 4

PERMITTED USES			NOTE - UNLESS OTHERWISE SPECIFIED AGAINST A PARTICULAR USE BELOW, THE STANDARDS ABOVE WILL APPLY TO THIS ZONE.						
1	Dwelling House	P							Only 1 Dwelling House per Lot.
2	Rural	IP							
3	Horse Stables	AA							
4	Viticulture, Horticulture, Market Gardening	AA							
5	Produce Store	AA							
6	Civic Use	P							
7	Outbuildings	P							See Clause 5.1.9(b) and (c)
8	Private Recreation	SA							
9	Cattery	SA							
10	Industry - Cottage	AA							
11	Dog Kennels - more than two dogs	SA							
12	Professional Office within a Dwelling House	AA							
13	Parks, Recreation Grounds, Golf Links, Botanical Gardens, Playing Fields, not used at night	IP							
14	Nursery	AA							
15	Added Accommodation Unit	AA							
16	Home Occupation	AA							
17	Public Utility	AA							
18	Wayside Stall	AA							

Zoning and Development Table

Special Use Zone

- a) Those portions of the Scheme Area which are depicted on the Scheme Map as being included in the Special Use zone, are specified in the Special Use Zone Table included in the Text as Schedule 3.
- b) A person shall not use any land or any building or structure on land included within a Special Use Zone, except for the use or uses set against the land in the Table.
- c) The permitted use of land, is also subject to any conditions determined by Council and as set against the land in the Table.
- d) Council will determine the development standards applicable in a Special Use zone, in accordance with the development standards for the predominant adjoining zone, as stated in the Zoning and Development Table.

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.

3.2.5 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 the building complies with the requirements of the Table.

3.2.6 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 commonality development pursuant to Clause 6.3.2 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.

3.2.7 The Council may relax the requirements of the Zoning and Development Table in respect of the retention or restoration of a place, building, or object of historic or townscape interest, or in respect of a new development within a place, building, or object of historic or townscape interest, as defined in Clause 7.1 and Schedule No. 2.

3.2.8 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.

3.2.9 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.

3.3 Development Requirements

3.3.1 Subject to the provisions of the Scheme, a person shall not commence or carry out the development of any land:

- a) within a Residential zone, except in accordance with the provisions of the Residential Planning Codes;
- b) within a zone other than a Residential zone except in accordance with the provisions of the Scheme Text and the development standards set out in the Zoning and Development Table.

3.4 Residential Zones—Residential Planning Codes

3.4.1. For the purpose of this Scheme "Residential Planning Codes" means the Residential Planning Codes set out in Appendix 2 to the Statement of Planning Policy No. 1, together with any amendments thereto.

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

3.4.3 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.

3.4.4 The Residential Planning Code density applicable to all residential zoned land within the Scheme shall be determined by:

- a) the zones shown on the Scheme Map; and
- b) the Residential Planning Code Density Zone as stated in the Zoning and Development Table.

3.5 Residential Planning Codes—Variations and Exclusions

3.5.1 Notwithstanding the provisions of the Residential Planning Codes the designations shown on the Scheme Map have the following meaning:

- a) where an area is designated with an R.Code R12.5, no residential development, other than a single dwelling house is permitted, except that Council may approve an Added Accommodation Unit or a Group Dwelling development containing a maximum of two (2) dwelling units, subject to R20 requirements, if the following conditions are satisfied:
 - i) the proposed project site complying with the provisions of the Scheme and having been agreed to by Council prior to the development of a subdivisional project; or
 - ii) No existing grouped dwellings existing on any lot which abuts or touches the proposed project site;

- iii) No existing grouped dwellings existing on any of the five (5) lots which have street frontage either side of the proposed project site; or
- iv) No existing grouped dwellings existing on the opposite street frontage for a distance of at least 40 metres either side of the points which are created by the prolongation of the side boundaries of the proposed project site to the road reserve boundary opposite the same.

3.5.2 Nothing in the Residential Planning Codes as they are applied in the Scheme operates to preclude the erection of a dwelling house on a lot which was in existence at the date of coming into operation of the Scheme and which is situated within the Residential zone and is smaller in area or in any dimension than the minimum area of dimension set out in the code for that lot.

3.5.3 Notwithstanding the provisions of the Residential Planning Codes a person shall not commence or carry out the development of any land within a Residential zone, unless in conformity with the Development Standards laid down in the Zoning and Development Table.

3.5.4 Notwithstanding the provisions of the Residential Planning Codes, Additional Accommodation as set out in Clauses 28 and 29 of the Codes have been replaced by the term "Added Accommodation Unit" as defined in Schedule No.1. Council may approve an Added Accommodation Unit as per the provisions of the Zoning and Development Table, in the Residential zone etc.:

- a) the lot on which the Unit is proposed is to have an area not less than 800 m²;
- b) the total floor space of the Added Accommodation Unit does not exceed 60 m² in area;
- c) the Added Accommodation Unit contains no more than two habitable rooms; and
- d) the Added Accommodation Unit will be occupied by an aged, elderly or disabled person related to the persons occupying the remainder of the dwelling, or such other person as approved by Council by the issue of an annual written permit.

3.5.5 The owner of any premises for which approval has been granted for use as an Added Accommodation Unit shall notify the Council forthwith when the occupant for whom the approval was granted no longer permanently resides therein and the premises shall not then be reoccupied as Added Accommodation Unit without prior approval of the Council.

3.5.6 Notwithstanding the provisions of the Residential Planning Codes, the building setbacks laid down in the appropriate Zoning and Development Tables are to apply, except that in the case of a corner lot, Council may permit a residence to have a setback to the minor street of no less than 3.75m.

3.6. Special Rural Zones

The following provisions shall apply to all land included in a Special Rural zone in addition to any provisions which are more generally applicable to such land under this Scheme.

3.6.1 Any Special Rural Zones within the Scheme Area are subject to Council's Local Rural Strategy Policy via which they are selected as areas wherein closer subdivision will be permitted to provide for such uses as Hobby Farms, Horse Breeding, Rural-Residential Retreats and also to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.

3.6.2 In addition to the provisions laid down in the Zoning and Development Table, specific provisions for controlling subdivision and development in each individual Special Rural zone shall be as laid down in Schedule 4 to the Scheme and future subdivision will generally 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.

3.6.3 Development in a Special Rural zone shall comply with the requirements of the following:

- a) Council's prior consent to commence development is required for all development including a single dwelling house and such application shall be made in conformity with the provisions of the Scheme and be subject to the provisions of the Zoning and Development Table.
- b) In order to conserve the rural environment or features of natural beauty all trees shall be retained unless their removal is authorised by the Council.
- c) 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 4.
- d) Notwithstanding the provisions of the Scheme and what may be shown in the plan of subdivision specified in Clause 3.6.5, the State Planning Commission 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.

3.6.4 Before considering any Amendment for the creation of a Special Rural zone, Council will require the owner(s) of the land to prepare a limited Rural Strategy for the consideration of the Shire and the Department of Planning and Urban Development, supporting the creation of the Special Rural Zone and such submission shall include the following and have been prepared with regard to the Department's Rural Landuse Planning Policy and associated guidelines:

- a) a statement as to the purpose or intent for which the zone is being created;
- b) 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 Local Rural Strategy;

- c) 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;
- d) information regarding the method whereby it is proposed to provide a potable water supply to each lot;
- e) the proposed staging of the subdivision and development and the criteria to be met before successive stages are implemented.

3.6.5 The Scheme provisions for a Special Rural zone shall include a plan of subdivision showing:

- a) The proposed ultimate subdivision including lot sizes and dimensions.
- b) Areas to be set aside for public open space, pedestrian accessways, horse trails, community facilities etc. as may be considered appropriate.
- c) Those physical features it is intended to conserve.
- d) The proposed staging of the subdivision where relevant.

3.7 General Farming Zone

In considering applications for Subdivision, Rezoning, or Planning Consent within this zone, Council shall in addition to the general provisions of the Scheme, have regard to:

- a) the specific provisions relating to this zone as laid down in the Zoning and Development Table.
- b) the specific provisions relating to development within the Irwin River Flood Plain as specified in section 5.1.18 of the Text.
- c) the Local Rural Strategy Policy as specified in section 5.2.8 of the Text.
- d) the General Policy for Coastal Management Area as specified in section 5.2.9 of the Text.

3.7.1. The objectives detailed below, which are considered relevant by Council, in order to preserve and protect the integrity and maintain a proper balance within the General Farming Zone:

- a) the need to ensure that a right of vehicular access unfettered as to time, place and circumstance exists to any land, which is the subject of any application for Planning Consent.
- b) the need to ensure that the economic viability of rural land use generally is protected via support only for subdivision or resubdivision which enables the retention or promotion of lot or location sizes, which relate to the predominant general farming activity, in any particular locality of the Shire.
- c) the need to preserve the rural character and rural appearance of the land included within this zone.
- d) the need to ensure that the services located in any particular area can meet any additional demands that a development proposal could generate.
- e) the need to preserve and protect the natural undeveloped land areas throughout the zone and to provide for the planting of trees and other suitable vegetation via the imposition of conditions on any Planning Consent issued, in order to assist in balancing the greenhouse effect, provide shade, prevent erosion, reduce salinity and provide habitats for native fauna.

3.8 Special Residential Zone

The following provisions shall apply to all land included in a Special Residential zone in addition to any provisions which are more generally applicable to such land under this Scheme.

3.8.1 The objective of the Special Residential zone is to enable persons to work on the land on which they reside, provided the location of any development proposal, pays regard to the overall development of the zone and the road pattern shown on the Scheme Maps.

3.8.2 In addition to the provisions laid down in the Zoning and Development Table, Council will not recommend or support the subdivision of land within the Special Residential zone unless, any subdivision plan proposed, is in general conformity with the road pattern shown on the Scheme Maps, and has been approved by Council and the State Planning Commission.

3.8.3 Development Criteria

- a) No lot within the zone shall have an area of less than 2,000 square metres if seweraged or in any individual subdivision, an average lot area of 6,000 square metres if unsewered, or, unless subdivision design precludes, a frontage to any street of less than 30 metres.
- b) No development will be approved on any lot within the zone, unless a single dwelling exists on the lot or is to be constructed as the first stage of a development proposal.
- c) All buildings to be constructed on any lot will be brick or of a material approved by Council. all roof and, where approved, wall cladding will be finished in nonreflective material (i.e. colourbond).
- d) All "industrial" type fencing will be contained behind the 20 metre building line, suitable residential type fences designed to blend with the residential landscaped frontage of all lots will be permitted in front of the 20 metre building line.
- e) No person shall erect or cause to be erected any building, except a single residence and associated outbuildings, nearer to any lot frontage than 20 metres.

- f) In a case where a lot has a frontage to more than one street, Council may at its discretion permit the construction of buildings nearer to the street alignment of one or more (but not all) streets than would be the case if the lot had frontage to one street only, but not nearer than 10 metres from the lot frontage to such other street or streets.
- g) No person shall use or permit to be used the land within 20.0 metres from a lot frontage, except for one or more of the following purposes:
- i) The construction of a single residence and associated outbuildings;
 - ii) A means of access and egress;
 - iii) Landscaping;
 - iv) If permission of Council is given in writing, advertising and trade display.
- h) All parking or loading and unloading of vehicles associated with any on site activity other than those of a single residential nature, is to take place in the lot area contained behind the 20 metre building line from the lot frontage.
- i) No material or equipment, which is visually unsightly or which could detract from the amenity of the area in general or adjoining properties in particular, is to be stored onsite unless it is screened in a manner acceptable to Council.
- j) Council as a condition of development, will require the planting onsite of at least twenty (20) drought resistant native trees capable of growing to a height of at least 5 metres, in addition to this any developer must retain trees and shrubs existing on any lot and its associated street verges, unless approval is given in writing by Council to the removal of the same.
- k) Any advertising sign proposed on a lot will only be approved by Council, if it complies with Clause 3.8.3 g) iv), the provisions relating to a Home Occupation land use so laid down in Clause 5.1.20 and Schedule Nos. 1 and 7.

PART IV—NON-CONFORMING USES

4.1 Non-Conforming Use Rights

No provision of the Scheme shall prevent:

- a) the continued use of any land or building for the purpose for which it was being lawfully used at the time of 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, lawfully required to authorise the development to be carried out, were duly obtained and are current.

4.2 Extension of Non-Conforming Use

A person shall not alter or extend a non-conforming use or erect, alter or extend a building used in conjunction with a non-conforming use without first having applied for and obtained the planning consent of the Council under the Scheme and unless in conformity with any other provisions and requirements contained in the Scheme.

4.3 Change of Non-Conforming Use

Notwithstanding anything contained in the zoning table the Council may grant its planning consent to the change of use of any land from a non-conforming use to another use if the proposed use is, in the opinion of the Council, less detrimental to the amenity of the locality than the non-conforming use and is, in the opinion of Council, closer to the permitted uses of the zone or reserve.

4.4 Discontinuance of Non-Conforming Use

4.4.1 When a non-conforming use of any land or building has been discontinued for a period of six months or more, such land or building shall not thereafter be used otherwise 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.

4.5 Destruction of Buildings

If any building is, at the gazettal date, being used for a non-conforming use, and is subsequently destroyed or damaged to an extent of 75% or more of its value, the land on which the building is built shall not thereafter be used otherwise than in conformity 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.

PART V—GENERAL PROVISIONS AND POLICIES

5.1 General Provisions

5.1.1 Development of Land

5.1.1.1 Subject to Clause 5.1.1.2 a person shall not commence or carry out development including earthworks or other site treatment on any land zoned or reserved under the Scheme or materially change the use of the land, without first having applied for and obtained the Planning Consent of the Council under the Scheme.

5.1.1.2 The planning consent of the Council is not required for the following development of land:

- a) the use of the land in a reserve, where such land is held by the Council or vested in a Public Authority:
 - i) for the purpose for which the land is reserved under the Scheme; or
 - ii) in the case of land vested in a Public Authority, for any purpose for which such land may be lawfully used by that Authority.
- b) the erection of a boundary fence except as otherwise required by the Scheme;
- c) the erection on a lot of a single dwelling house, including ancillary outbuildings, in a zone where the proposed use is designated with the Symbol 'P' in the crossreference to that zone in the Zoning Table; except in cases where the lot has frontage to or abuts any Major Highway, Important Local Road, and subject to inundation or Flood Plain Area (see Clause 5.1.18 and 5.1.19), Reserve laid down under the Scheme or is zoned for Special Rural purposes;
- d) the carrying out of any works on, in, over or under a street or road by a Public Authority acting pursuant to the provisions of any Act;
- e) the carrying out of works for the maintenance, improvement or other alteration of any building, being works which affect only the interior of the building or which do not materially affect the external appearance of the building;
- f) the carrying out of works urgently necessary in public safety or for the safety or security of plant or equipment or for the maintenance of essential services.

5.1.2 Compliance with Use and Development Requirements

Subject to the provisions of Clause 5.1.3, development within the Scheme Area, shall conform to the standards set out:

- a) in Table No. 1—Zoning and Development Table;
- b) in this part.

Where no standard is prescribed, development shall be carried out in accordance with the requirements which Council may specify in each particular case.

5.1.3 Power to Relax Development Standards and Requirements

Notwithstanding the provisions of Clause 5.1.1., if a development, other than a residential development, the subject of an application for planning consent, does not comply with a standard or requirement prescribed by the Scheme with respect to that development the Council may, notwithstanding that non-compliance, approve the application unconditionally or subject to such conditions as the Council thinks fit. The power conferred by this Clause may only be exercised if the Council is satisfied that:

- a) approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality;
- b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality; and
- c) the spirit and purpose of the requirements or standard will not be unreasonably departed from thereby.

5.1.4 Maximum Building Height

No site shall be developed or building constructed to contain more than two storeys or exceed 10 metres in height, measured to the highest portion of the building from mean natural ground level, or such other ground level, as may be determined by Council.

Council may vary this requirement, if it can be satisfied the development can comply with the development standards and:

- a) will not restrict light, sunshine and natural ventilation enjoyed by surrounding properties;
- b) will not intrude upon the privacy enjoyed by surrounding properties with overview;
- c) will not diminish views or outlook available from surrounding properties;
- d) is sympathetic with the scale and character of the surrounding built environment.

5.1.5 Privacy

In considering a proposed development, Council shall have regard to likely impact on privacy enjoyed by neighbouring developments and may impose conditions, regarding the size, location and design of balconies, windows overlooking adjoining back yards or private spaces.

5.1.6 Height of Retaining Walls

Unless otherwise approved by the Council, no person shall erect or construct a retaining wall other than in accordance with Council's Policy. Where a retaining wall is greater than 0.5 metres in height at any point no construction is to take place without Council approval. In determining an application to erect or construct a retaining wall, Council shall have regard to:

- a) its likely impact on the amenity or appearance of the land immediately adjoining the proposed retaining wall;
- b) the engineering design, materials shape, height or proximity of the retaining wall to, and their likely effect on the outlook from, adjoining land;
- c) the effect on the usability of the land on which the retaining wall is proposed.

5.1.7 Appearance of Buildings and the Land on which they are Located

All buildings and the land on which they are located shall be maintained to the satisfaction of council and in a manner which preserves the amenity of the surrounding area.

No person shall 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.

5.1.8 Waste Disposal

Land within the Scheme area shall not be used for the purposes of storage or the disposal of rubbish, refuse or industrial wastes (whether liquid or solid) without the prior written approval of Council.

5.1.9 Outbuildings—Construction Type and Size Limitations

Within all "Residential", "Special Residential" and "Special Rural" zoned areas of the Shire and on General Farming zoned lots with an area of 2 hectares or less, planning consent will be granted to outbuildings appurtenant to a dwelling provided all boundary set backs and building separation requirements have been complied with, the building is of single storey construction, located behind any residence on site and provided the proposed development complies with the following:

- a) In any Residential Zone of the Shire (Except Residential R2.5 Low Density)
 - i) Non-masonry construction, where the total non-masonry outbuilding area does not exceed 55 m² and the total outbuilding area does not exceed 75 m²;
 - ii) Masonry construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 75 m² and no parapet wall is greater in length than 8m;
 - iii) Wall height of any outbuildings not to exceed 3m, this height limitation also applies to parapet walls; in the case of gable roof construction the maximum building height is not to exceed 4m;
 - iv) Prior to considering a parapet wall construction on any boundary, the applicant will present Council with written agreement to the same by any affected adjoining landowner;
 - v) no planning consent will be granted, for any outbuildings, on any residential zoned lot which does not contain a residence;
 - vi) the applicant providing the Shire with his written undertaking that the outbuilding constructed, will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Scheme;
 - vii) any development application which does not comply with the above shall be referred to Council for consideration.
- b) In Residential (R2.5 Low Density), Special Residential, Special Rural Zones of the Shire and on General Farming Zoned Lots which have an Area of 2 Hectares or less
 - i) Non-masonry zincalume construction, where the total zincalume outbuilding area does not exceed 75 m² and the total outbuilding area does not exceed 200 m²;
 - ii) Non-masonry colourbond construction, where the total colourbond outbuilding area does not exceed 150 m² and the total outbuilding area does not exceed 200 m²;
 - iii) Masonry construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 200 m²;
 - iv) Wall height of any outbuilding not to exceed 4m, this height limitation also applies to parapet walls, in the case of a gable roof construction on the maximum building height is not to exceed 5m;
 - v) Prior to considering a parapet wall construction the applicant will present Council with written agreement to the same by any affected adjoining landowner;
 - vi) No planning consent will be granted or issued for any outbuildings on a Residential (R2.5 Low Density) or Special Residential zoned lot which does not contain a residence;
 - vii) The applicant providing Council with his written undertaking that the outbuilding constructed, will only be used for purposes permitted within the zone in which it is located under the provisions of the Scheme;
 - viii) Any development application which does not comply with the above, shall be referred to Council for consideration.
- c) Distance from Boundaries
 - i) Brick Construction—Garages, Patios, Pergolas, Sheds and all other outbuildings except Carports:
 - a) In a Residential zone (except Residential R2.5—Low Density):
 - + If attached to a dwelling, 1.0m from side boundaries with eaves not closer than 0.75m to a side boundary, measured from the outer edge of the gutter. Setback to the rear boundary to be as specified for the dwelling in the appropriate Zoning and Development Table.
 - + If detached from a dwelling, the outbuilding shall be at least 1.8m clear of the dwelling, 1.0m from a side boundary, 1.2m from the rear boundary, with eaves not closer than 0.75m to a side boundary, measured from the outer edge of the gutter.

- b) In a Residential (R2.5—Low Density), Special Residential, Special Rural or General Farming Zone:
 - + All boundary setbacks to be as specified in the appropriate Zoning and Development Table.
- ii) Metal or Wood Framed Construction—Garages, Patios, Pergolas, Sheds and all other outbuildings except Carports:
 - a) In a Residential zone (except Residential R2.5—Low Density):
 - + Garages, sheds and all other outbuildings except Patios and Pergolas, are to be detached from and at least 1.8m clear of the dwelling and any leach drains. Clearance to side and rear boundaries and to any septic tanks onsite is to be at least 1.2m.
 - + Patios and Pergolas are to be setback at least 1.2m from any lot boundary unless otherwise approved by Council.
 - b) In a Residential (R2.5—Low Density), Special Residential, Special Rural or General Farming Zone:
 - + Garages, Sheds and all other outbuildings except Patios and Pergolas, are to be detached from and at least 1.8m clear of the dwelling and any leach drains and 1.2m clear of any septic tank.
 - + All boundary setbacks to be as specified in the appropriate Zoning and Development Table.
- iii) Carports:

In the case of a Residential except Residential (R2.5—Low Density) zoned lot:

 - a) Columns of brick or steel may be erected on a boundary provided no more than 4 columns are used and roofing including guttering is at least 0.75m clear of the boundary.

Beams shall be of steel where within 0.75m of a boundary and a dividing fence forming a side wall of the carport shall not be higher than 1.8m.

Timber Framed Carports shall be sited 1200m clear of all boundaries.
 - b) In Residential (R2.5—Low Density), Special Residential, Special Rural or General Farming Zone:
 - + All boundary setbacks are to be as specified in the appropriate Zoning and Development Table.
- iv) Corner Lots—In the case of a Residential except Residential (R2.5—Low Density) zoned corner lot:
 - + Where an outbuilding is constructed in brick or clad in colourbond, Council shall permit a setback of 3.75m to the minor street.
 - + Where an outbuilding is clad in zincalume a setback of 7.5m to the minor street shall apply.
 - + In the case of a corner lot which is zoned other than Residential except Residential (R2.5—Low Density), the setback to the minor street shall be the same as the frontage setback laid down in the Zoning and Development Table.

5.1.10 Dividing Boundaries—Fence or Screen Wall Heights

No fence or screen wall shall be erected within 0.9 metre of a dividing boundary to a height greater than 1.8 metres above natural ground level without the approval of the Council. The Council may refuse to grant approval of a screen wall or fence higher than 1.8 metres above natural ground level if in the opinion of Council such additional height would adversely affect the amenity of the occupants of the adjoining lot.

5.1.11 Car Parking

Car Parking requirements are set out in the Zoning and Development Table for the land uses shown therein. In addition the following general requirements shall apply:

- a) The parking spaces required under the provisions of the Scheme, shall measure not less than the dimensions shown in Schedule No. 5 for the type of parking layout adopted.
- b) All car parking spaces, and all necessary access ways shall, unless the Council agrees otherwise and except as hereinafter provided, be paved.
- c) 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 to the satisfaction of Council, those car parking spaces shall be included in calculations as car parking and not as landscaping.
- d) 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, provided that the Council may from time to time require that additional parking spaces be provided by the owner up to the maximum number specified in the Zoning and Development Table.

- e) In Hotel and Commercial zones 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:
- i) 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, or by a licenced Valuer appointed by Council of that area of his land which would have been occupied by the parking spaces;
 - ii) 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; and
 - iii) 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 this fund to provide public car parks anywhere in the immediate vicinity.
- f) When considering an application to commence development the Council shall have regard to, and may impose conditions in respect of, the location and design of 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:
- i) the proportion of car spaces to be roofed or covered;
 - ii) the proportion of car spaces to be below natural ground level;
 - iii) the means of access to each car space and the adequacy of any vehicular manoeuvring area;
 - iv) the location of the car spaces on the site and their effect on the amenity of adjoining development, including the potential effect if those spaces should later be roofed or covered;
 - v) the extent to which car spaces are located within required building set back areas; and
 - vi) the locations of proposed public footpaths, vehicular crossings, or private footpaths within the lot, and the effect on both pedestrians and vehicular traffic movement and safety.

5.1.12 Landscaping

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. At the discretion of Council natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces, and other open storage areas shall not be included. In considering the landscaping requirement of any application for planning consent, the following criteria shall apply:

- a) 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.
- b) The Council may in a landscaped area restrict the use of concrete, gravel, pebble and similar hard materials and require in lieu thereof, the planting of drought resistant trees and shrubs of a type that require little maintenance.
- c) Where a proposed development utilizes less than fifty percent of the allowable plot ratio, the Council may reduce the landscaping requirement, provided that the landscaping requirement shall be required proportionately as subsequent development occurs.
- d) Except where the provisions of the Scheme specify otherwise, a requirement of the landscaping of any development is that one native or locally acceptable tree capable of growing to a height of at least five metres shall be planted for every ten square metres of landscape area. Council may relax this requirement in the case of residential land use.
- e) Landscaping required pursuant to this Scheme or pursuant to a conditional planning consent shall be carried out at the time of the development or at such other time as be agreed in writing between the developer and the Council and shall thereafter be permanently maintained to the satisfaction of the Council.

5.1.13 Access for Loading and Unloading of Vehicles

- a) No person shall use a building for business or industry or for any purpose for which a licence has been granted under the Liquor Licensing Act 1988, unless there is provided a paved accessway for vehicles from a street to the building for the purpose of loading and unloading and of a nature mentioned hereunder.
- b) The accessway shall be so constructed that vehicles using it may return to a street in forward gear.
- c) 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.

- d) 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 access-way of a narrower width but in no case less than three metres in width.
- e) The Council may vary the requirement of Clauses 5.1.13 a) to d) if all buildings are set twenty metres back from the street frontage in accordance with Schedule No. 6.

5.1.14 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 (if any) is the street frontage for the purposes of the Zoning and Development Table and the other provisions of the Scheme.

5.1.15 Battle-Axe Lots

In the application of the Zoning and Development Table to battle-axe lots the following standards apply:

- a) the battle-axe 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); and
- c) the setback requirements of the Zoning and Development Table shall be applied according to the direction in which the dwelling house faces or in such other direction as is agreed upon by the Council and the owner.

5.1.16 Major Highways and Important Local Roads

The Major Highways and Important Local Roads delineated on the Scheme Map are the roads which form the region's primary road network. They connect major areas 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 function is not impaired. Access points to Major Highways require approval under the Main Roads Act, 1939, as amended.

Where land is designated as, or adjoins a Major Highway or Important Local Road:

- a) A person shall not, without the approval of the Council, carry out any development on land designated as Major Highway or Important Local Road.
- b) The Council may refer an application for planning consent to commence any development on land designated as a Major Highway or Important Local Road to the Main Roads Department for comment and shall have regard to that Department's comments in considering the application.
- c) Development on land adjoining a Major Highway or Important Local Road shall comply with the Development Table for the zone in which it is situated except that:
 - i) the requirement that the front boundary set back specified for the development proposed applies from the alignment of the Major Highway or Important Local Road whether that alignment corresponds with the boundary of the lot or not; and
 - ii) vehicular access from the land to an Important Local Road is not permitted without approval of the Council and the Council shall not grant approval if it is satisfied that reasonable alternative access to the land is available.
- d) 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 a Major Highway or Important Local Road or the alignment thereof the Council may:
 - i) negotiate with the applicant to change the proposed development so that any adverse effect thereof will be eliminated or minimised;
 - ii) subject to Clause 5.1.16 b) hereof, grant consent and alter or modify the alignment of the Important Local Road, but not a Major Highway; or
 - iii) in the case of a Major Highway, after negotiation with the Main Roads Department concerning the liability for payment of any compensation payable, grant or refuse to grant planning consent.

5.1.17 Use of Land Between Street Alignment and Front Building Set Back

In any zone other than the Low Density Residential R2.5 Zone; Single Residential R12.5; Medium Density Residential R30 Zone; or the High Density Residential R50 Zone; a person shall not use the land between the street alignment and the front setback otherwise than for one or more of the purposes specified in Schedule No.6.

- a) Within the Low Density Residential R2.5 Zone; Single Residential R12.5 Zone; Medium Density Residential R30 Zone; and High Density Residential R50 Zone; a person shall not use the land between the street alignment and the front building setback except for one or more of the following purposes:
 - i) gardens and other landscaping;
 - ii) access driveways; and
 - iii) the parking of motor cars, commercial vehicles or caravans for periods of not more than eight hours consecutively.

- b) In the Low Density Residential R2.5 Zone; Single Residential R12.5 zone; Medium Density Residential R30 Zone; and High Density Residential R50 Zone; the Council may permit the use of the land between the street alignment and the front set back for the purposes of a swimming pool, pergola and fence enclosing the swimming pool where the Council is satisfied that:
 - i) the streetscape will not be adversely affected; and
 - ii) a traffic hazard will not be caused.

5.1.18 Development within the Irwin River Flood Plain

In considering any application for planning consent to commence development, on any land area abutting the Irwin River and or which could be affected by a 100 year flood of the same, as defined by the Water Authority of Western Australia, Council will ensure:

- a) that prior to issuing any planning consent to commence development, Council shall seek the comment of the Water Authority of Western Australia regarding the proposed development and may apply conditions as a result of any comment received from the Authority.
- b) that any development and use of land contained within the Floodway of the Irwin River, as defined by the Water Authority of Western Australia, will be for Parks and Recreation purposes only and undertaken in a manner which does not in any way constitute an obstruction to flood flows.

5.1.19 Land Liable to Flooding

In any zone laid down under the Scheme, Council will not issue a Planning Consent for any building located on land which is considered by Council as being liable to flooding or inundation.

5.1.20 Control of Advertisements

a) Power to Control Advertisements

- i) For the purpose of this Scheme, the erection, placement and display, and, subject to the provisions of Clause d) the continuance of advertisements is development within the definition of the Act requiring, except as otherwise provided, the prior approval of the Council. Such an approval for planning consent is required in addition to any licence pursuant to Council's Signs and Hoarding and Bill Posting By-Laws.
- ii) Applications for Council's consent pursuant to this Part shall be submitted in accordance with the provisions of Part VI of the Scheme and shall be accompanied by a completed Additional Information Sheet in the form set out at Schedule No. 8 giving details of the advertisement(s) to be erected, placed or displayed on the land.

b) Existing Advertisements

Advertisements which:

- i) were lawfully erected, placed or displayed prior to the approval of this Scheme; or
- ii) may be erected, placed or displayed pursuant to a licence or other approval granted by the Council prior to the approval of this Scheme, hereinafter in this Part referred to as 'existing advertisements', may, except as otherwise provided, continue to be displayed or be erected and displayed in accordance with the licence or approval as appropriate.

c) Consideration of Applications

Without limiting the generality of the matters which may be taken into account when making a decision upon an application for consent to erect, place or display an advertisement, Council shall examine each such application in the light of the objectives of the Scheme and with particular reference to the character and amenity of the locality within which it is to be displayed.

d) Exemptions from the Requirement to Obtain Consent

Subject to the provisions of the Main Roads (Control of Signs) Regulations 1983 and notwithstanding the provisions of Clause a)

- i) the Council's prior consent is not required in respect of those advertisements listed in Schedule No. 7 which for the purpose of this Part are referred to as 'exempted advertisements'.

e) Discontinuance

Notwithstanding the Scheme objectives and Clause d), where in the opinion of Council, an exempted or existing advertisement so seriously conflicts with the objectives of this Part, it may by notice in writing require the advertiser to remove, relocate, adapt, or otherwise modify the advertisement.

f) Derelict or Poorly Maintained Signs

Where, in the opinion of the Council, an advertisement has been permitted to deteriorate to a point where it conflicts with the objectives of the Scheme or it ceases to be effective for the purpose for which it was erected or displayed, Council may by notice in writing require the advertiser to:

- i) repair, repaint or otherwise restore the advertisement to a standard specified by Council in the notice, or
- ii) remove the advertisement.

g) Notices

- i) 'The advertiser' shall be interpreted as any one or any group comprised of the owner, occupier, licensee or other person having interest in or drawing benefit from the display of the advertisement concerned.
- ii) Any notice served pursuant to Clauses e) and f) shall be served upon the advertiser and shall specify:
 - a) the advertisement(s) the subject of the notice;
 - b) full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice; and
 - c) the period, not being less than 28 days, within which the action specified shall be completed by the advertiser.
- iii) Any person upon whom a notice is served pursuant to this Part may within a period of 28 days from the date of the notice, appeal to the Hon. Minister for Planning or the Town Planning Appeal Tribunal in accordance with Part V of the Act, and where any such appeal is lodged the effect of the notice shall be suspended until the decision to uphold, quash or vary the notice is known and shall thereafter have effect according to that decision.

h) Scheme to Prevail

Where the provisions of this Part are found to be at variance with the provisions of the Council's Signs, Hoarding and Bill Posting By-Laws, the provisions of the Scheme shall prevail.

i) Enforcement and Penalties

Any advertiser who:

- a) erects, places or displays or who permits to be erected, placed or displayed an advertisement otherwise than in accordance with the provisions of this Part; or
- b) fails to comply with any notice issued pursuant to this Part; commits an offence and is liable to the remedies available to the Council pursuant to Section 10 of the Act.

5.2. Policies

5.2.1 Town Planning Scheme Policy

In order to achieve the objectives of the Scheme, the Council may make Town Planning Scheme Policies relating to parts or all of the Scheme Area and relating to one or more of the aspects of the control of development.

5.2.2 Operative Town Planning Scheme Policy

A Town Planning Scheme Policy shall become operative only after the following procedures have been completed:

- a) the Council having prepared and having resolved to adopt a Draft Town Planning Scheme Policy, shall advertise a summary of the Draft Policy once a week for two consecutive weeks in a newspaper circulating in the area giving details of where the Draft Policy may be inspected and where, in what form, and during what period (being not less than 21 days) representations may be made to the Council;
- b) the Council shall review its Draft Town Planning Scheme Policy in the light of any representations made and shall then decide to finally adopt the Draft Policy with or without amendment, or not proceed with the Draft Policy; and
- c) following final adoption of a Town Planning Scheme Policy, details thereof shall be advertised publicly and a copy kept with the Scheme documents for inspection during normal office hours.

5.2.3 Alteration or Rescinding of a Town Planning Scheme Policy

A Town Planning Scheme Policy may only be altered or rescinded by:

- a) preparation and final adoption of a New Policy pursuant to this Clause, specifically worded to supersede an existing Policy;
- b) publication of a formal notice of rescission by the Council twice in a newspaper circulating in the area.

5.2.4 Binding of Council

A Town Planning Scheme Policy shall not bind the Council in respect of any application for planning consent, but the Council shall take into account the provisions of the Policy and objectives which the Policy was designed to achieve before making its decision.

5.2.5 Conflict between Policy/Scheme

If there is any conflict between a Policy made or adopted by Council and the provisions of the Scheme, the Scheme prevails.

5.2.6 Policy Statements relating to Individual Zones

In considering applications for planning consent in each zone laid down under the provisions of the Scheme, Council shall have regard to the Policy Statement applicable to each Zone laid down under the Scheme, as detailed in Table No. 1 (Zoning and Development Table) and to the General Policy detail referred to in the following clauses; 5.2.7, 5.2.8., 5.2.9 and 5.2.10.

5.2.7 General Townscape Improvement and Development Policy

Notwithstanding the specific provisions of this Scheme or any general policies relating to specific zones, in considering any proposed development, Council shall have regard to any Townscape Improvement Plan or Plans which have been adopted by Council and the Department of Planning and Urban Development and may impose conditions relating to the following:

- a) the need for limitation of height or location of buildings, in order to preserve a streetscape or enhance views;
- b) the need for the preservation of existing trees and the planting of additional trees and other vegetation within all zones of the Shire, in order to provide shade, aesthetic pleasure, reduce roadside noise, provide habitats for natural fauna, reduce salinity in soil and prevent erosion;
- c) the preservation of areas or buildings of architectural or historic interest and the development and land abutting the same;
- d) the choice of building materials, finishes and landscape detail where these relate to the preservation of local character and the amenity of the area generally;
- e) the location, orientation and bulk of buildings, in order to ensure the adequate protection of an adjoining land use and or avoid the visual monotony of the street scene as a whole;
- f) the impact on the general amenity of the locality including times of activity, traffic generation, access, parking and pedestrian movement.

5.2.8 Local Rural Strategy Policy

In considering any support for the subdivision or development of Special Rural or General Farming zoned land or the rezoning of any further land for Special Rural purposes, the Council shall in addition to the provisions of the Scheme or any applicable Policy Statement, have regard to:

- a) the specific provisions relating to Special Rural Zones as laid down in Section 3.6 of the Scheme Text.
- b) the specific provisions relating to the General Farming Zone as laid down in Section 3.7 of the Scheme Text.
- c) whether the land is located within the Irwin River Flood Plain and therefore subject to Section 5.1.18 of the Text.
- d) whether the land is located within the Coastal Management Area and therefore subject to the General Policy relating to the same, as detailed in Section 5.2.9 of the Text.
- e) the need to protect the potential of General Farming zoned land for primary production and or uses associated with the same.

5.2.9 General Policy for Coastal Management Area

The sector of the Shire to which the above mentioned Policy applies, is shown on the Scheme Map, is subject to the provisions of Part VII of the Scheme and has been designated as Coastal Management Area, as a result of the preparation of a Coastal Management Plan for Council, by the State Planning Commission.

- a) The Council shall prepare or cause to be prepared, Policies for any sector of the Coastal Management Area defined under the Coastal Management Plan, or for any other section of land included within the Coastal Management Area. The Policies so created will be formulated in consultation with the Department of Planning and Urban Development and will have regard to the Department's Country Coastal Planning Policy.
- b) Council may adopt management strategies, in conformity with any Policy laid down for any sector of the Coastal Management Area and will thereafter determine development in accordance with the strategy.
- c) Prior to the formulation of any Policy or the adoption of any strategy resulting therefrom, Council will refer any development proposal (excluding Local Authority road works), falling within the Coastal Management Area, to:
 - i) Coastal Management Co-Ordinating Committee;
 - ii) Registrar of Aboriginal Sites;and request that they comment on the proposal and advise Council of any requirements for development within a period of 42 days.
- d) Subject to the provisions of Part VII of the Scheme and after receipt of the advice or recommendations from the bodies referred to in Clause 5.2.9 c), or the expiry of the 42 day comment period referred to in the same Clause, Council may:
 - i) approve the development proposal;
 - ii) refuse the development proposal; or
 - iii) grant approval to the development proposal, subject to conditions, which may include a requirement to prepare and implement a Foreshore Management Plan.

5.2.10 General Policy for Special Residential Zone

In considering applications for planning consent to commence development in a Special Residential Zone, the Council shall in addition to the Policy Statement for the zone, have regard to:

- a) The need to provide for an amenity or service to the local community, in association with onsite single residential development, which must be constructed as the visual frontage of each lot.

- b) The need to ensure that the provision of such a service does not cause injury to, or adversely affect the overall amenity of the community, from a living, visual or operational point of view.
- c) The need to ensure that any project proposed in the zone, does not require the provision of any essential service main of a greater capacity than normally required in a Single Residential zone.
- d) The need to continuously achieve a desirable "Built Environment" which realistically pays regard to the amenity values of any adjoining resident or user of abutting "major" roadways.
- e) The best interest of the overall development of the zone and the possible resulting need to either, refuse to support the subdivision of land within the zone, or approve the development of a project submitted for consideration.

PART VI—PLANNING CONSENT

6.1. Application for Planning Consent

6.1.1 Every application for planning consent shall be made in the form prescribed in Schedule No. 9 to the Scheme, and shall be accompanied by such plans and other information as is required by the Scheme.

6.1.2 Unless Council waives any particular requirement, every application for planning consent shall be accompanied by:

- a) a plan or plans to a scale of not less than 1:500 showing:
 - i) street names, lot number(s), north point and the dimensions of the site;
 - ii) the existing contours of the site and any alteration to these as a result of the proposed development;
 - iii) the location and proposed use of any existing buildings to be retained, and the location and use of buildings proposed to be erected on the site;
 - iv) the existing and proposed means of access for pedestrians and vehicles, to and from the site;
 - v) the location, number dimensions and layout of all car parking spaces intended to be provided;
 - vi) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site, and the means of access to and from those areas;
 - vii) the location, dimensions and design of any landscaped, open storage or trade display area, and particulars of the manner in which it is proposed to develop the same; and
 - viii) the location of all trees on-site, and the position of these to be either retained or planted as part of the development proposal.
- b) Plans, elevations and sections of any building proposed to be erected or altered, and of any building it is intended to retain.
- c) Any other plan or information that the Council may reasonably require, to enable the application to be determined.

6.2 Advertising of Applications

6.2.1 Where an application is made for planning consent to commence or carry out development which involves an 'SA' use, the Council shall not grant consent to that application unless notice of the application is first given in accordance with the provisions of Clause 6.2.3.

6.2.2 Where an application is made for planning consent to commence or carry out development which involves an 'AA' use, or for any other development which requires the planning consent of the Council, the Council may give notice of the application in accordance with the provisions of Clause 6.2.3.

6.2.3 Where the Council is required or decides to give notice of an application for planning consent, pursuant to Clauses 6.2.1 and 6.2.2 of this Scheme, the Council shall cause one or more of the following to be carried out:

- a) notice of the proposed development to be served on the owners and occupiers of land within an area determined by the Council as likely to be affected by the granting of planning consent, stating that submissions may be made to the Council within twenty-one days of the service of such notice;
- b) notice of the proposed development to be published in a newspaper circulating in the Scheme area stating that submissions may be made to the Council within twenty-one days from the publication thereof;
- c) a sign or signs displaying notice of the proposed development to be erected in a conspicuous position on the land for a period of twenty-one days from the date of publication of the notice referred to in paragraph b) of this Clause.

6.2.4 The notice referred to in Clause 6.2.3 a) and b) shall be in the form contained in Schedule No. 10 with such modifications as circumstances require.

6.2.5 After expiration of twenty-one days from the serving of notice of the proposed development, the publication of notice or the erection of a sign or signs, whichever is the later, the Council shall consider and determine the application as soon as possible after the expiration of the twenty-one days as the usual course of Council's business permits.

6.3 Determination of Applications

6.3.1 In determining an application for planning consent the Council may consult with any Authority which, in the circumstances, it thinks appropriate.

6.3.2 The Council having regard to any matter which it is required by the Scheme to consider, to the purpose for which the land is reserved, zoned or approved for use under the Scheme, to the purpose for which land in the locality is used, and to the orderly and proper planning of the locality and the preservation of the amenities of the locality, may refuse to approve any application for planning consent or may grant its approval unconditionally or subject to such conditions as it thinks fit.

6.3.3 The Council shall issue its decision in respect of an application for planning consent in the form prescribed in Schedule No. 11 to the Scheme.

6.3.4 Where the Council approves an application for planning consent under this Scheme the time for which that consent remains valid, is two (2) years, unless otherwise stated on Council's decision on application for planning consent.

6.4 Deemed Refusal

6.4.1 Where the Council has not within sixty days of the receipt by it of an application for planning consent, either conveyed its decision to the applicant or given notice of the application in accordance with Clause 6.2, the application shall be deemed to have been refused.

6.4.2 Where the Council has given notice of an application for planning consent in accordance with Clause 6.2 and where the Council has not within ninety days of receipt by it of the application conveyed its decision to the applicant, the application may be deemed to have been refused.

6.4.3 Notwithstanding that an application for planning consent may be deemed to have been refused under Clauses 6.4.1 or 6.4.2, the Council may issue a decision in respect of the application at any time after the expiry of the sixty day or ninety day period specified in those Clauses, as the case may be.

PART VII—CONSERVATION AND PRESERVATION OF PLACES OF NATURAL BEAUTY AND OBJECTS OF HISTORIC, NATURAL, SCIENTIFIC AND TOWNSCAPE INTEREST

7.1 Schedule—Places of Natural Beauty and Historic Buildings and Objects of Historic, Natural, Scientific and Townscape Interest

7.1.1 The Council considers that the places of natural beauty and historic buildings and objects of historic, natural, scientific and townscape interest listed in Schedule No.2, should be conserved and preserved.

7.1.2 If the Council resolves that any Place, Building or Object not specified in Clause 7.1.1 should be protected by the conservation and preservation provisions of this Part, the Council may initiate an amendment to the Scheme to add the Place, Building or Object to Schedule No. 2.

7.1.3. If the Council resolves that any Place, Building or Object should no longer be protected by the conservation and preservation provisions of this Part, the Council may initiate an amendment to the Scheme to delete the Place, Building or Object from Schedule No. 2.

7.2 Consent of the Council

7.2.1 Notwithstanding any other provisions contained in this Scheme, a person shall not, without the written consent of the Council permit, commence or carry out any development on, in, adjoining, or in relation to any Place, Building or Object listed in Schedule No. 2 and without in any way limiting the generality of the foregoing shall not:

- a) clear, excavate or fill any land;
- b) fell, remove, kill or irreparably damage any tree;
- c) erect any fence;
- d) landscape or develop any road verges, front set back area or beachfront area in a manner not approved by Council;
- e) commence or carry out any development, renovation, modification, refitting, decoration or demolition in, of or on any Place, Building or Object; or
- f) erect any advertising sign.

7.2.2 The provisions of this subclause shall not affect any obligation imposed by other provisions of this Scheme Text to apply for and obtain the approval of the Council prior to the commencement or carrying out of any development and the written consent of the Council under this subclause is required in addition to any such approval to commence or carry out any development.

7.2.3 If the Council gives its written consent referred to in Clause 7.2.1, this may be given notwithstanding that the development or work involved does not comply with the provisions of the Residential Planning Codes or with any requirement or standard specified in this Scheme Text.

7.2.4 The Council when considering an application for its consent in writing pursuant to the provisions of Clause 7.2.1 may:

- a) give its consent in writing with or without conditions and limit the time for which that consent remains valid; or
- b) refuse to give its consent.

7.3 Purchase or Resumption

The Council may pursuant to the provisions of the Scheme Text and or the Act, acquire any land, buildings or part thereof, that it considers is necessary for the preservation or conservation of any Place, Building or Object listed in Schedule No.2

7.4 Agreements

In order to ensure the preservation or conservation of any Place, Building or Object, the Council may enter into agreements with:

- a) the owners or occupiers of land on or in which the Place, Building or Object listed in Schedule No. 2 is situated;
- b) the National Trust of Australia (W.A.), or any Society, Body, Organisation, Commission, Person or Government Department.

7.5 Injurious Affection

Except where an owner can demonstrate that the Scheme or decisions made pursuant to the Scheme provide grounds to claim compensation for injurious affection by reason of the operation of Sections 11 & 12 of the Act, the inclusion of any Place, Building or Object within Schedule No. 2 of the Scheme shall not, per se, provide the basis for such a claim. Any claim for compensation shall be made within six months of the date of approval of the Scheme or the date of the decision made under the Scheme as the case may require.

7.6 Tree Preservation and Planting

The Clauses listed below relate to tree preservation and planting for the purpose of conserving and enhancing the natural beauty, convenience and amenity of each zone defined under the Scheme, in order to assist Council to realise the following benefits:

- Reduction in soil salinity.
- Prevention of erosion.
- Provision of habitats for native fauna.
- Provision of aesthetic pleasure.
- Reduction of roadside noise.
- Visual amenity of the locality.

7.6.1 In considering any rezoning or development proposal in any zone specified on the Scheme Map, Council may at its discretion unless otherwise specified in the provisions of the Scheme, require the preservation and or planting of trees as a condition of planning consent.

7.6.2 Areas of Tree Preservation and Planting will be detailed in the minimum landscaping requirements for any development proposal submitted for Council consideration.

7.6.3 Within any area approved for tree preservation purposes as a condition of planning consent, no indigenous tree may be felled without the consent of Council, except:

- a) where trees are dead, diseased or dangerous;
- b) for the purpose of a firebreak required by a Regulation or By-Law except that in order to preserve the amenity of the area Council may at its discretion vary the position of any required firebreak to avoid destruction of vegetation or due to the physical features of the subject land.

7.6.4 The Council may, by notice served upon individual landowners or upon a subdivider of land within a General Farming or Special Rural zone, require the preservation of groups of trees, and thereafter no landowner shall cut, remove or otherwise destroy any tree unless the Council rescinds the notice or orders.

7.6.5 The Council may require any land developer or landowner to advise future landholders of the restrictions in relation to the clearing of the land.

PART VIII—ADMINISTRATION

8.1 Powers of the Scheme

The Council in implementing the Scheme has, in addition to all other powers vested in it, the following powers:

- a) The Council may enter into any agreement with any owner, occupier or other person having an interest in land affected by the provisions of the Scheme in respect of any matters pertaining to the Scheme.
- b) The Council may acquire any land or buildings within the District pursuant to the provisions of the Scheme or the Act. The Council may deal with or dispose of any land which it has acquired pursuant to the provisions of the Scheme or the Act in accordance with law and for such purpose may make such agreements with other owners as it considers fit.
- c) An officer of the Council, authorised by the Council for the purpose, may at all reasonable times enter any building or land for the purpose of ascertaining whether the provisions of the Scheme are being served.

8.2 Offences

8.2.1 A person shall not erect, alter or add to or commence to erect, alter or add to a building or use or change the use of any land, building or part of a building for any purpose:

- a) otherwise than in accordance with the provisions of the Scheme;
- b) unless all consents required by the Scheme have been granted;
- c) unless all conditions imposed upon the grant and issue of any consent required by the Scheme have been and continue to be complied with;
- d) unless all standards laid down and all requirements prescribed by the Scheme or determined by the Council pursuant to the Scheme with respect to that building or that use of that part have been and continue to be complied with.

8.2.2 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.

8.3 Act

8.3.1 Twenty Eight days written notice is hereby prescribed as the notice to be given pursuant to Section 10 of the Act.

8.3.2 The Council may recover expenses under Section 10 (2) of the Act in a Court of competent jurisdiction.

8.4 Claims for Compensation

Except where otherwise provided in the Scheme, the time limit for the making of Claims for Compensation pursuant to Section 11 (1) of the Act is six (6) months after the date of publication of the Scheme in the Government Gazette.

8.5 Valuations

8.5.1 Where it is necessary to ascertain the value of any land for the purpose of the Scheme, the value shall be determined by either the Valuer General or at the option of the Council by an independent and competent valuer appointed by the Council.

8.5.2 If an owner shall object to the value so determined he may give notice of such objection to the Council within twenty eight (28) days after having been informed of the said value or the revised value. If the valuer does not agree to change the value to a figure acceptable to the owner, the value shall be determined by arbitration in accordance with the provisions hereinafter contained, should that owner still wish to contest the valuation concerned.

8.6 Arbitration

Any dispute or difference in respect of any matter which by the terms of the Scheme may be determined by arbitration may be referred to the arbitration of a single arbitrator in the manner provided for by the Commercial Arbitration Act 1985 or any statutory modification thereof for the time being in force and if the parties fail to agree upon any one single arbitrator, he may be nominated by the President of the Law Society of Western Australia for the time being but if the dispute or difference relates to values only, the arbitrator shall be a valuer appointed by the President for the time being of the Western Australian Division of the Australian Institute of Valuers and Land Administrators (Inc.).

8.7 Appeals

An applicant aggrieved by a decision of the Council in respect of the exercise of a discretionary power under the Scheme, may appeal in accordance with Part V of the Act and the Rules and Regulations made pursuant to the Act.

8.8 Delegation

For the purpose of carrying out and completing the Scheme and to ensure its observance the Council may delegate to a standing Committee of the Council or to officers of the Council any of the powers which it is entitled to exercise by virtue of the Scheme.

Schedule No. 1 INTERPRETATIONS

Abattoir: means land and buildings used for the slaughter of animals for human consumption and the treatment of carcasses, offal and byproducts.

Absolute Majority: shall have the same meaning as is given to it in and for the purposes of the Local Government Act 1960 (as amended).

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

Added Accommodation Unit: means separate living accommodation attached to or within the curtilage of a dwelling house, constructed for and used exclusively by an aged, invalid or disabled relative of the owners of the dwelling house or such other person as may be approved by Council, in respect of which an annual written permit to occupy has been issued by Council and is current.

Advertisement: means any word, letter, model, sign, placard, board, notice device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements; an Advertising Sign shall be construed accordingly but does not include:

- a) an advertising sign of less than 2 m² in area relating to the carrying out of building or similar work on land on which it is displayed, not being land which is normally used for those purposes;
- b) an advertising sign of less than 2 m² in area announcing a local event of a religious, educational, cultural, political, social or recreational character not promoted or carried on for commercial purposes;
- c) an advertising sign of less than 2 m² in area relating to the prospective sale or letting of the land or building on which it is displayed;
- d) an advertising sign exhibited upon any land vested in or owned by the Minister for Railways which is directed only to persons upon or entering a railway station or platform or bus station; and
- e) directional signs, street signs and other like signs erected by a Public Authority.

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.

Amusement Facility: means land and buildings, open to the public, used for not more than two amusement machines where such use is incidental to the predominant use.

Amusement Machine: means a machine, device or games table, mechanically or electronically powered, that releases or makes available balls, discs or other items for projection in or on the machine by the use of springs, flippers, paddles or cues, or electronic devices which are controlled or partly controlled by computer associated with the electronic screen(s) operated by one or more players for amusement or recreation.

Amusement Parlour: means land and buildings, open to the public, where the predominant use is amusement by amusement machines and where there are more than two amusement machines operating within the premises.

Battle-axe Lot: means a lot having access to a public road by means of an access strip included in the Certificate of Title of that lot.

Betting Agency: means a building operated in accordance with the Totalisator Agency Board Betting Act 1960 (as amended).

Builder's Storage Yard: means land and buildings used for the storage of building material, pipes, or other similar items related to any trade; and may include manufacture, assembly and dismantling processes incidental to the predominant use.

Building: shall have the same meaning as is given to it in and for the purposes of the Residential Planning Codes.

Building Code: means the Building Code of Australia (as amended).

Building Envelope: means an area of land within a lot marked on a plan forming part of the Scheme outside which building development is not permitted.

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.

Building Set Back: means the shortest horizontal distance between a boundary or other specified point and the position at which a building may be erected.

Camping Area: means land used for the lodging of persons in tents or other temporary shelter.

Caravan Park: means land and buildings used for the parking of caravans under the By-Laws of the Council or the Caravan Parks and Camping Grounds Regulations, 1974 (as amended) made pursuant to the provisions of the Health Act, 1911-79 (as amended).

Caretaker's Dwelling: means a building used as a dwelling by a person having the care of the building, plant, equipment or grounds associated with an industry, business, office or recreation area carried on or existing on the same site.

Car Park: means land and building 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 used for parking or for a taxi rank, or any land or buildings in which cars are displayed for sale.

Cattery: means the use of an approved outbuilding constructed in accordance with the Health Act Model By-Laws Series 'A' Part One—General Sanitary Provisions (as amended) for the purpose of keeping more than three (3) cats over the age of three (3) months.

Civic Building: means a building designed, used or intended to be used by a Government Department, an instrumentality of the Crown, or the Council as offices or for the administrative or other like purpose.

Civic Use: means land and buildings used by a Government Department, an instrumentality of the Crown, or the Council, for administrative, recreational or other purpose.

Commission: means the State Planning Commission constituted under the State Planning Commission Act 1985.

- Club Premises:** means land and buildings used or designed for use by a legally constituted club or association or other body of persons united by a common interest whether such building or premises be licensed under the provisions of the Liquor Act, 1970 (as amended) or not and which building or premises are not otherwise classified under the provisions of the Scheme.
- Consulting Rooms:** means a building (other than a Hospital or Medical Centre) used by no more than two Practitioners who are legally qualified Medical Practitioners or Dentists, Physiotherapists, Chiropractors, and persons ordinarily associated with a Practitioner, in the prevention or treatment of physical or mental injuries or ailments, and the two Practitioners may be of the one profession or any combination of professions or practices.
- Consulting Rooms Group:** means a building (other than a Hospital or Medical Centre) used by more than two Practitioners who are legally qualified Medical Practitioners or Dentists, Physiotherapists, Chiropractors and persons ordinarily associated with a Practitioner, in the prevention, investigation or treatment of physical or mental injuries or ailments and the Practitioners may be of the one profession or any combination of professions or practices.
- Convenience Store:** means land and buildings used for the retail sale of convenience goods being those goods commonly sold in Supermarkets, Delicatessens and Newsagents but including the sale of petrol and operated during hours which include but which may extend beyond normal trading hours and providing associated parking. The buildings associated with a Convenience Store shall not exceed 200 m² gross leasable area.
- Day Care Centre:** means land and buildings used for the daily or occasional care of children in accordance with the Child Welfare (Care Centres) Regulations, 1968 (as amended).
- 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.
- Display Home Centre:** means a group of two or more dwellings which are intended to be open for public inspection.
- District:** means the Municipal District of the Shire of Irwin.
- Dog Kennels:** means land and buildings used for the boarding and breeding of dogs where such premises are registered or required to be registered by the Council; and may include the sale of dogs where such use is incidental to the predominant use.
- Drive-In Theatre:** means land and buildings used to make provision for an audience 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:** means a building or portion of a building containing at least one living room and includes rooms, outbuildings and other structures attached to or separate from such building but auxiliary thereto; such building or portion thereof being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by:
- a) a single person;
 - b) a family; or
 - c) no more than six (6) persons who do not comprise a single family.
- Educational Establishment:** means a School, College, University, Technical Institute, Academy or other Educational Centre but does not include a Reformatory or Institutional Home.
- Effective Frontage:** means the width of a lot at the minimum distance from the street alignment at which buildings may be constructed, and shall be calculated as follows:
- a) where the side boundaries of a lot are parallel to one another, the length of a line drawn at right angles to such boundaries;
 - b) where the side boundaries of a lot are not parallel to one another, the length of a line drawn parallel to the street frontage and intersecting the side boundaries at the minimum distance from the street alignment at which buildings may be constructed;
 - c) where a lot is of such irregular proportions or on such a steep grade, that neither of the foregoing methods can reasonably be applied, such length as determined by the Council.
- Factory Unit Building:** means an industrial building designed, used or adapted for use as two or more separately occupied production or storage areas.
- Family Care Centre:** means land and buildings used for the purpose of a Family Care Centre as defined in Child Welfare (Care Centres) Regulations, 1968 (as amended).
- Fast Food Outlet:** means land and buildings used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a Fish Shop.
- Fish Shop:** means a building where wet fish and similar foods are displayed and offered for sale.
- Frontage:** means the boundary line or lines between a site and the street or streets upon which the site abuts.
- Fuel Depot:** means land and buildings used for the storage and sale in bulk of solid or liquid gaseous fuel, but does not include a Service Station.

Funeral Parlour: means land and buildings occupied by an Undertaker where bodies are stored and prepared for burial or cremation.

Garden Centre: means land and buildings used for the sale and display of garden products, including garden ornaments, plants, seeds, domestic garden implements and motorized implements and the display but not manufacture of prefabricated garden buildings.

Gazettal Date: means the date of which this Scheme is published in the Government Gazette.

Gross Leasable Area: means in relation to a building, the area of all floors capable of being occupied by a tenant for his exclusive use, which area is measured from the centre lines of joint partitions or walls and from the outside faces of external walls or the building alignment, including shop fronts, basements, mezzanines and storage areas.

Harbour Installations: means land and buildings used for and incidental to the purposes of loading, unloading and maintaining ships.

Health Studio: means land and buildings designed and equipped for physical exercise, recreation and sporting activities including outdoor recreation.

Home Occupation: means a business or activity carried on with the written permission of the Council within a dwelling house or the curtilage of a house by a person resident therein or within a domestic outbuilding by a person resident in the dwelling house to which it is appurtenant 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 or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted;
- b) does not entail employment of any person not a member of the occupier's 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 required in the zone in which it is located;
- e) does not display a sign exceeding 0.2 m² in area;
- f) in the opinion of Council it is compatible with the principal uses to which land in the zone it is located may be put and will not in the opinion of Council generate a volume of traffic that would prejudice 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 house or domestic outbuilding;
- 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 in which persons are received and lodged for medical treatment or care and includes a maternity hospital.

Hospital Special Purposes: 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, or hospital for the treatment of the mentally ill or similar use.

Hotel: means land and buildings providing accommodation for the public the subject of an Hotel Licence granted under the provisions of the Liquor Act, 1970 (as amended).

Industry: means the carrying out of any process in the course of trade or business for gain, for and incidental to one or more of the following:

- a) the winning, processing or treatment of minerals;
- b) the making, altering, repairing, or ornamentation, painting, fishing, cleaning, packing or canning or adapting for sale, or the breaking up or demolition of any article or part of an article;
- c) the generation of electricity or the production of gas;
- d) the manufacture of edible goods;

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 or administration or accounting, or the wholesaling of goods resulting from the process, and the use of land for the amenity of persons engaged in the process;

but does not include:

- i) the carrying out of agriculture;
- ii) site work on buildings, work on land;
- iii) in the case of edible goods the preparation of food for sale from the premises;
- iv) panel beating, spray painting or motor vehicle wrecking.

Industry-Cottage: means an industry which produces arts and craft goods which cannot be carried out under the provisions relating to a "home occupation" and 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, stream, soot, ash, dust, grit, oil, liquid wastes or waste products;
- b) where operated in a Residential Zone, does not entail the employment of any person not a member of the occupier/s family normally resident on the land;
- c) is conducted in an outbuilding which is compatible to the zone and its amenity and does not occupy an area in excess of 55 m²;
- 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) does not display a sign exceeding 0.2 m² in area.

Industry—Extractive: means an industry which involves:

- a) the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals, or similar substance from the land, and also the storage, treatment or manufacture of products from those materials is extracted or on land adjacent thereto; or
- b) the production of salt by the evaporation of sea water.

Industry—General: means an industry other than a cottage, extractive, hazardous, light, noxious, rural or service industry.

Industry—Hazardous: 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.

Industry—Light: 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 will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products, 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 like services.

Industry—Noxious: means an industry in which the processes involved constitute an Offensive Trade within the meaning of the Health Act, 1911-1979 (as amended), but does not include a fish shop, dry cleaning premises, marine collectors yard, laundromat, piggery or poultry farm.

Industry—Rural: means an industry handling, treating, processing or packing primary products grown, reared or produced in the Region and a workshop servicing plant or equipment used for rural purposes in the Region.

Industry—Service: means a light industry carried out on land or in buildings which may have a retail shop front and from which goods manufactured on the premises may be sold; or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced.

Kindergarten: means land and buildings used as a School for developing the intelligence of young children by object lessons, toys, games, singing and similar methods.

Land: shall have the same meaning given to it in and for the purposes of, the Act.

Laundromat: means a building, open to the public in which coin operated or other washing machines, with or without provision for drying clothes, are available for use.

Liquor Store: means a building the subject of a Store Licence granted under the provisions of the Liquor Act, 1970 (as amended).

Lodging House: shall have the same meaning as is given to it in and for the purposes of the Health Act, 1911-1979 (as amended).

Lot: shall have the same meaning given to it in and for the purposes of, the Act and "allotment" has the same meaning.

Marina: means premises at which berths or pens, and fuelling, servicing, repairing, storage (including storage on land) and other facilities for boats are provided, with or without the sale of boating gear and equipment, and includes all jetties, piers, embankments, quays and moorings appurtenant thereto and all offices and storerooms used in connection therewith.

Marine Collectors Yard: means land and buildings used for the storage of marine stores under the provisions of the Marine Stores Act, 1902 (as amended) and Marine Dealer's Yard and Marine Store have the same meaning.

Marine Filling Station: means land and buildings used for the storage and supply of liquid fuels and lubricants for marine craft, but in which no industry is carried on; but does not include a Service Station.

Market: means land and buildings used for a Fair, a Farmer's or Producer's Market, or a Swapmeet in which the business or selling carried on or the entertainment provided is by independent operators or stallholders carrying on their business or activities independently of the market operator save for the payment where appropriate of a fee or rental.

- Medical Centre:** means a building (other than a hospital) that contains or is designed to contain facilities not only for the Practitioner or Practitioners mentioned under the interpretations of consulting rooms, but also for ancillary services such as Chemists, Pathologists and Radiologists.
- Milk Depot:** means land and buildings to which milk is delivered for distribution to consumers but in which milk is not processed or pasteurized.
- Mobile Home:** means any vehicle or similar relocatable structure having been manufactured with wheels (whether or not such wheels have been removed) and having no footings other than wheels, jacks, or skirtings, and so designed or constructed as to permit independent occupancy for continuous dwelling purposes incorporating its own facilities including bathroom and toilet facilities.
- Mobile Home Park:** means land upon which two or more Mobile Homes, occupied for dwelling purposes, are located regardless of whether or not a charge is made for such accommodation.
- Motel:** means land and buildings 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 accommodation of patrons with motor vehicles.
- Motor Vehicle and Marine Sales Premises:** means land and buildings used for the display and sale of new or second hand motorcycles, cars, trucks, caravans and boats or any one or more of them and may include, the servicing of motor vehicles sold from the site.
- Motor Vehicle Hire Station:** means land and buildings used for the hiring out of motor vehicles and when conducted on the same site, the storage and cleaning of motor vehicles for hire but does not include mechanical repair or servicing of such vehicles.
- Motor Vehicle Repair Station:** means land and buildings used for the mechanical repair and overhaul of motor vehicles including tyre recapping, retreading, panel beating, spray painting and chassis reshaping.
- Motor Vehicle Wash Station:** means land and buildings where vehicles are washed and cleaned by or primarily by mechanical means.
- Motor Vehicle Wrecking Premises:** means land and buildings used for the storage, breaking up or dismantling of motor vehicles and includes the sale of secondhand motor vehicle accessories and spare parts.
- Museum:** means land and buildings used for storing and exhibiting objects illustrative of antiquities, natural history, art, nature and curiosities.
- Non-Conforming Use:** means a use of land which, though lawful immediately prior to the coming into operation of this Scheme, is not in conformity with the Scheme.
- Nursery:** means land and buildings used for the propagation, rearing and sale of products associated with horticultural and garden decor.
- Office:** means a building used 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.
- Open Air Display:** means the use of land for the display or sale of goods and equipment not within buildings.
- 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 lessor or licensee from the Crown; or
 - d) is entitled to receive or is in receipt of, or if the land 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 motor vehicle accessories.
- Piggery:** shall have the same meaning given to it in and for the purpose of the Health Act, 1911-1979 (as amended).
- 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.
- Plot Ratio:** means the ratio of the gross total of the areas of all floors to the area of land within the site boundaries and in calculating the gross total of the areas of all floors the areas shall be measured over any walls but shall not include lift shafts, stairs or stair landings, machinery rooms, air conditioning, equipment rooms, non-habitable floor space in basements, areas used exclusively for the parking of wheeled vehicles, at or below ground level, lobbies or amenities common to more than 1 dwelling or private open balconies of not more than 2.4m depth.
- Potable Water:** means water in which level of physical, chemical and bacteriological constituents do not exceed the maximum permissible levels set out in 'International Standard for Drinking Water—Third Edition, World Health Organisation—1971'.

- Poultry Farm: means land and buildings used for hatching, rearing or keeping of poultry for either egg or meat production which does not constitute an Offensive Trade within the meaning of the Health Act, 1911-1979 (as amended).
- Prison: shall have the same meaning given to it in and for the purposes of the Prisons Act, 1981 (as amended).
- Private Hotel: means land and buildings used for the residential purposes the subject of a Limited Hotel Licence granted under the provisions of the Liquor Act 1970 (as amended).
- Private Recreation: means land used for parks, gardens, playgrounds, sports arenas, or other grounds for recreation which are not normally open to the public without charge.
- Produce Store: means land and buildings wherein fertilisers and grain are displayed and offered for sale.
- Professional Office: means a building used for the purposes 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), Town Planner, or Valuer, or a person having an occupation of a similar nature, and Professional Person has a corresponding interpretation.
- Public Amusement: means land and buildings used for the amusement or entertainment of the public, with or without charge.
- Public Authority: shall have the same meaning given to it in and for the purposes of the Act.
- Public Mall: means any public street or right-of-way designed especially for pedestrians who shall have right of way and vehicle access shall be restricted to service vehicles at times specified by the Council.
- Public Recreation: means land used for a public park, public gardens, foreshore reserve, playground or other grounds for recreation which are normally open to the public without charge.
- Public Utility: means any work 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 Place of: means land and buildings used 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 and buildings used for the transmission, relay and reception of signals and pictures, both commercial and domestic, but does not include domestic Radio and Television receivers.
- Reception Centre: means land and buildings used by parties for functions or formal or ceremonious occasions, but not for unhosted use for general entertainment purposes.
- Reformatory: means land and buildings used for the confinement or detention in custody of juvenile offenders against the law with a view to their reformation.
- Residential Building: means a building or portion of a building, together with rooms and outbuildings separate from such building but auxiliary thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation; temporarily by two or more persons, or permanently by seven or more persons, who do not comprise a single family; but does not include a hospital or sanatorium, a prison, a hotel, a motel, or a residential school.
- Residential Planning Codes: means the Residential Planning Codes, set out in appendices 2 and 3 to the Statement of Planning Policy No. 1 together with any amendments thereto as published in the *Government Gazette* on January 30, 1985.
- Restaurant: means a building wherein food is prepared for sale and consumption within the building and the expression shall include a Licensed Restaurant, and a Restaurant at which food for consumption outside the building is sold where the sale of food for consumption outside the building is not the principal part of the business.
- 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.
- Restricted Premises: means any premises part or part thereof, used or designed to be used for the sale by retail or for the exchange, hire, exhibition, loan, delivery or for the display and offer of:
- a) publications that are classified as restricted publications pursuant to the Indecent Publications and Articles Act 1902-1983; or
 - b) material compounds, preparations, or devices which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activities; but does not include a Newsagency, Pharmacy, Video Shop or any other Shop or Cinema.
- Rural Pursuit: means the use of land for any of the purposes set out hereunder and shall include such buildings normally associated therewith:
- a) the growing of vegetables, fruit, cereals or food crops;
 - b) the rearing or agistment of goats, sheep, cattle or beasts of burden;

- c) the stabling, agistment or training of horses;
 - d) the growing of trees, plants, shrubs, or flowers for replanting in domestic, commercial or industrial gardens;
 - e) the sale of produce grown solely on the lot;
- but does not include the following except as approved by the Council:
- i) the keeping of pigs;
 - ii) poultry farming;
 - iii) the processing, treatment or packing of produce;
 - iv) the breeding, rearing or boarding of domestic pets.

Salvage Yard: means land and buildings used for the storage and sale of materials salvaged from the erection, demolition, dismantling or renovating of, or fire or flood damage to structures including (but without limiting the generality of the foregoing) buildings, machinery, vehicles and boats.

Sawmill: means land and buildings 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.

Schedule: means a Schedule to the Scheme.

Service Station: means land and buildings used for the supply of petroleum products and motor vehicle accessories and for carrying out greasing, tyre repairs and may include a Cafeteria, Restaurant or Shop incidental to the primary use; but does not include Transport Depot, panel beating, spray painting, major repairs or wrecking.

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 Vehicles, or for any purpose falling within the definition of Industry.

Showroom: means a building wherein goods are displayed and may be offered for sale by wholesale and/or by retail, excluding the sale by retail of:

foodstuffs, liquor or beverages, items of clothing or apparel, magazines, books or paper products, medical or pharmaceutical products, china, glassware or domestic hardware, and items of personal adornment.

Special Residential: means the use of land or buildings for business, service or recreational purposes provided the owner, operator or a caretaker is resident in a single dwelling house constructed within the area located between the 7.5m and 20m setback line on any site.

Tavern: means land and buildings the subject of a Tavern Licence granted under the provisions of the Liquor Act, 1970 (as amended).

Trade Display: means land and buildings used for the display of trade goods and equipment for the purposes of advertisement.

Transport Depot: means land and buildings used for the garaging of motor vehicles used or intended to be used for carrying goods or persons for hire or reward or for any consideration, or for the transfer of goods or persons from one such motor vehicle to another of such motor vehicle and includes maintenance, management and repair of the vehicles used, but not of other vehicles.

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 but in which animals or pets do not remain overnight.

Veterinary Hospital: means a building used in connection with the treatment of sick animals and includes the accommodation of sick animals.

Warehouse: means a building wherein goods are stored and may be offered for sale by wholesale.

Wayside Stall: means a building situated on private land which offers for sale to the general public produce or any commodity which is produced on the land upon which the buildings are located.

Wholesale: means the sale of any goods to any person or persons other than the ultimate consumer of those goods by a person or his trustee, registered as a 'wholesale merchant' for Sales Tax purposes under the provisions of the Sales Tax Assessment Act No. 1 1930, (as amended).

Wine House: means land and buildings the subject of a Wine House Licence granted under the provisions of the Liquor Act, 1970 (as amended).

Zone: means a portion of the Scheme Area shown on the map by distinctive colouring, patterns, symbols, 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 reserved land.

Zoological Gardens: means land and buildings used for the keeping, breeding or display of fauna and the term includes Zoo but does not include kennels or keeping, breeding or showing of domestic pets.

PLACES OF NATURAL BEAUTY AND HISTORIC BUILDINGS AND OBJECTS OF HISTORIC, NATURAL, SCIENTIFIC AND TOWNSCAPE INTEREST

NO	PLACE	LOCATION	CONDITION	DESCRIPTION	DATE OF CON'N
			INTEGRITY		
1	former CHURCH	Geraldton Highway Bookara (Pt.Loc.738)	Deteriorated	Stone walls, CGI roof, high volume rect. building - later timber porch.	1860
			Intact		
2	former "TRAVELLERS' REST" Inn	Geraldton Highway Bookara (Pt.Loc.738)	Ruins	Ruins of stonewalls, CGI roofs	After 1867
			Disturbed		
3	COTTAGE	Geraldton Highway Bookara (Loc.1269)	Deteriorated	Rendered stone walls, CGI roof, front verandah.	1860s
			Intact		
4	"NHARGO" Farmhouse	Geraldton Highway Dongara (Loc.1203)	Deteriorated	Stonewalls, CGI roof.	1860s
			Disturbed		
5	"WIMPOOL" Farmhouse	on Bonniefield East Road, Dongara (Loc. 1416)	Deteriorated	Stonewalls, CGI roof front verandah	1860s
			Disturbed		
6	former ROYAL STEAM ROLLER FLOUR MILL	Geraldton Highway Dongara (Pt.Loc.539)	Good	Four storied stone building with brick quoins to openings	1894
			Under Restoration		
7	HOUSE	Waldeck Street Dongara (Pt.Loc.539)	Excellent	Large painted stone house, CGI roof, enclosing verandahs	c. 1870
			Intact		
8	HOUSE	Corner Waldeck Street and Lecaille Street Dongara (Lot 51)	Good	Stone Walls with brick quoins, CGI roof, lost verandah	1901
			Intact		
9	COTTAGE former Catholic Presbytery	Criddle Road Dongara (Lots 34 & 35)	Good	Stone Cottage, CGI roof, verandahs	1870
			Alt. or ext. unsympath.		

SCHEDULE NO. 2

Schedule No. 2 (Cont'd.)					
10	STONE HOUSE former School Master's House	Corner Waldeck Street and Smith Street Dongara (Res. 33096)	Good	Two storied stone building, CGI roof, 2 storied front verandah.	c. 1890
			Alt. or ext. unsympath.		
11	HOUSE former RECTORY	Waldeck Street Dongara (Lot 19 of Lot 1)	Good	Large high volume painted Stone Walls, CGI roof, enclosing verandahs	1882
			Intact		
12	ST. JOHN THE BAPTIST CHURCH	Corner Waldeck Street and Church Street Dongara (Lot 21 of Lot 1)	Excellent	Painted, rendered masonry walls, CGI roof	1884
			Intact		
13	CEMETERY	Church Street Dongara (Res.21208)	Fair	Headstones, railings	1867
			Intact		
14	UNITING CHURCH	Corner Waldeck Street and Moreton Terrace Dongara (Lot 6)	Fair	Rendered stone building, colonial gothic in form, asbestos roof.	1884
			Intact		
15	former POST OFFICE and Quarters	Waldeck Street, Dongara Dongara (Lot 56)	Good	Stone walls, CGI roof.	1870
			Alt. or ext. unsympath.		
16	POLICE STATION complex	Waldeck Street Dongara (Res.38885)	Fair	High volume painted stone building with surrounding verandahs, CGI roof and stone walled rear yard.	1870
			Alt. or ext.		
17	Moreton Bay Fig Trees	Moreton Terrace, St. Dominics Road, Point Leander Drive & Walton Street.	Good	Lining both sides of Moreton Terrace & adjoining St. Dominics Rd, Point Leander Drive and Walton Street.	1906+
			Intact		
18	HOUSE	Moreton Terrace Dongara (Lot 6)	Fair	Painted stone, brick quoins, CGI roof.	c. 1910
			Alt. or ext. unsympath.		

Schedule No. 2 (Cont'd.)					
19	DONGARA HOTEL former 'Irwin Arms'	Moreton Terrace Dongara (Lot 23)	Good	Extensive stone and brick building all painted, CGI roof built & alt. over long period	1867 and later
			Alt. or ext.		
20	NATIONAL BANK and Quarters - former	Corner Moreton Terrace and Point Leander Drive, Dongara (Lot 22)	Fair	High volume stone walls, painted and with stucco dressings, CGI roof and verandah over pavement.	1910
			Intact		
21	R.S.L. HALL former Shire Offices	Point Leander Drive Dongara (Res.2758)	Good	Simple rect. stone building with brick quoins, CGI roof	1910
			Alt. or ext. unsympath.		
22	COTTAGE	Hunts Road Dongara (Lot 179)	Fair	Small stone cottage with CGI rear lean-to and roof, front verandahs	1880's
			Intact		
23	HOUSE	Hunts Road Dongara (Lot 8)	Fair	Two storied stone building, CGI roof and two-storied front verandah	c. 1870
			Intact		
24	COTTAGE	Hunts Road Dongara (Lot 183)	Fair	Stone cottage with surrounding verandahs and CGI roof	1870
			Intact		
25	former PEARSE HOUSE	Hunts Road Dongara (Pt. Lot 190)	Good	Large rendered stone building with surrounding verandahs and CGI roof	1870
			Intact		
26	HOUSE for Bank	Corner Waldeck Street and Hunts Road Dongara (Lot 24)	Good	Painted stone building with stucco dressings, CGI roof and front verandah	1894
			Intact		
27	HOUSE and Site	Banks of Irwin River Dongara (Loc. 688)	Fair	Large house, site of John Smith's Mill and Cottage on Loc. 688 - 100acre Lease taken out in 1859	1859
			Intact		

Schedule No. 2 (Cont'd.)					
28	IRWIN RIVER	Irwin Shire			Water Course including banks and natural tree growth
29	SITE and Well	off Bartlett Road Irwin River Mouth Port Denison (Loc.688)			Site of cottage built by Edward Downes, early settler
30	COTTAGE	Clarkson Street Dongara (Lot 175)	Excellent		Painted stone cottage, front verandah, modern aluminium roof
			Intact		
31	RUSS COTTAGE	St. Dominics Road Dongara (Lot 2)	Excellent		Painted stone cottage, surrounding verandahs, modern asbestos shingle roof
			Intact		
32	PRIORY LODGE former St. Dominic's Priory	St. Dominics Road Dongara (Lot 6 of Loc. 1057)	Fair		Large two-storied building rendered stone ground floor, timber upper floor, CGI roof and verandahs.
			Intact		
33	and Priory School <u>original</u> Hotel 1881	St. Dominics Road Dongara (Lot 6 of Loc. 1057)	Fair		Priory School two storied rendered masonry
			Intact		
34	COTTAGE	Point Leander Drive Port Denison (Sub Lot 14)	Deteriorated		Small stone cottage, CGI roof and front verandah
			Disturbed		
35	PORT DENISON	Denison	Good		Port associated with early settlement in the Irwin District
			Intact		
36	OLD JETTY Port Denison	William Street Port Denison	Ruins		Remains on shore of piles and super structure of original Jetty
			Disturbed		
37	OBELISK	- Leander Point Port Denison (Pt. of A Res. 14222)	Fair		Rendered stone structure
			Intact		

Schedule No. 2 (Cont'd.)					
38	'TYFORD' Farm complex	Brand Highway Dongara (Lot 6 of Loc. 888)	Fair	Large stone house, CGI roof, verandahs	c. 1880
			Intact		
39	'SIX CHIMNEYS' HOUSE and COTTAGE	Brand Highway Dongara (Lot 2 of Loc. 933)	Fair	Painted stone walls, CGI roof large chimney, enclosing verandah.	1870
			Intact		
40	GROUP OF - farm buildings and three cottages	Brand Highway Dongara (Pt. Loc. 914)	Good/Fair	- stone walls - CGI roof	c. 1860
			Under Restoration		
41	COTTAGE	Brand Highway Dongara (Loc. 795)	Deteriorated	Small rendered mud brick cottage, now with CGI roof	c. 1860
			Disturbed		
42	'OBAWARRA' farmhouse	Brand Highway Dongara (Loc. 270)	Good	Stonewalls with brick quoins, CGI roof, enclosing verandahs	c. 1900
			Intact		
43	'FLOWER DALE' Farmhouse	Ellery Road Dongara (Loc. 1412)	Fair	Masonry walls, CGI roof	1860s
			Intact		
44	'THE GRANGE' original Farmhouse	Midlands Highway Dongara (Pt. of Loc. 1184)	Fair	Stone walls, CGI roof	1880s
			Intact		
45	TWO FARMHOUSES	Piggery Land, off Midlands Road, Irwin (Yardarino Lot 7)	Deteriorated	Stone walls, CGI roofs verandahs	1890s
			Disturbed		
46	former IRWIN SCHOOL	Piggery Land, off Midlands Road, Irwin (B Res. 7451 Yardarino Lot 15)	Deteriorated	Stone walls, CGI roof	1860
			Disturbed		
47	COTTAGE	Midlands Road, Irwin (Lot 1 of Loc. 1341)	Fair	Painted rendered stone walls, CGI roof, verandahs	1880s
			Alt. or ext. unsympath.		

Schedule No. 2 (Cont'd.)					
48	'IRWIN HOUSE' farm complex (original house and farm buildings only)	Midlands Road, Irwin (Lot 8)	Fair	Painted rendered stone walls CGI roof	1860
			Alt. or ext. unsympath.		
49	'MUNDERRA' Farmhouse	on Irwin River, Milo Road, Irwin (Loc. 1990)	Deteriorated	Stone walls, CGI roof, later additions	1885
			Disturbed		
50	STRAWBERRY HILL	South West of Strawberry (Loc. 10074)	Good	Site associated with Gregory Brothers expedition 1846	1885
			Intact		
51	ALLANOOKA INN former 'Hunting Kangaroo Arms'	Allanooka (C.G.1163)	Deteriorated	(Licensed 1870's) stone walls, CGI roof, front verandah	pre 1865
			Disturbed		
52	STOCK ROUTE	See Scheme Maps		Original route from Arrowsmith Hill to Depot Hill	
53	ARROWSMITH LAKE AREA	On Stock Route south of Irwin and 25 kms. north of Eneabba		1000 ha. of natural landscape	
54	COASTAL AREA	within the Shire of Irwin	Fragile	All land included in the Coastal Management Area, shown on the Scheme Map.	

SCHEDULE NO. 3

SPECIAL USE ZONES

<u>No</u>	<u>Location</u>	<u>Land Particulars</u>	<u>Permitted Uses</u>
1	Wakeford Road Bookara	Lot 2	Tourism and Recreation Resort comprising: + Resort Centre/Hotel/ Motel Accommodation (licensed) + Clubhouse + Mediterranean (Sea- side) Villas + Holiday Villas and Lake + Resort Shopping + Camping Area + Caravan Park + Horse Riding Farm + Dormitories + Function and Con- vention Centre + Resort Community Facilities + 18 hole Golf Course + Model Tourist Farm + Rural Pursuits + Uses Ancillary to the permitted uses
2	Waldeck Street Dongara	Lot 14	+ Caravan/Chalet Park + Camping Ground + Uses Ancillary to the permitted uses
3	Waldeck Street Dongara	Lot 12	+ Motel + Public Restaurant + Uses Ancillary to the permitted uses
4	Brand Highway Dongara	Lot 10	+ Roadhouse + Manager's Accom- modation + Uses Ancillary to the permitted uses
5	Moreton Terrace Dongara	Pt. Lot 23	+ Motel + Public Restaurant + Uses Ancillary to the permitted uses
6	Corner Moreton Terrace and Waldeck Street Dongara	Lot 6	+ Place of Worship + Uses Ancillary to the permitted uses
7	Corner Moreton Terrace and Waldeck Street Dongara	Lots 20, 21	+ Place of Worship + Uses Ancillary to the permitted use

SCHEDULE NO. 3 (cont'd.)

8	Corner Church Street and Criddle Road Dongara	Lot 13	+ Private Club/Institution + Uses Ancillary to the permitted use
9	Corner Brady Road and Church Street Dongara	Lots 60, 70	+ Activities and Processes associated with the Fishing Industry + Uses Ancillary to the permitted use
10	Church Street Dongara	Lots 59, 65 Reserve No.25412	+ Caravan Park + Camping Ground + Uses Ancillary to the permitted use
11	St. Dominic's Road Dongara	Lot 6	+ Licensed Historic Inn + Holiday Accommodation + Lodging House + Use Ancillary to the permitted uses
12	Point Leander Drive Port Denison	Pt. Sub Lot 54	+ Place of Worship + Residential Accommodation ancillary to the Place of Worship + Uses Ancillary to the permitted uses
13	Point Leander Drive Port Denison	Pt. Sub Lot 48	+ Motel + Public Restaurant + Caravan/Chalet Park + Tavern: provided it is incidental to the other permitted uses + Uses Ancillary to the permitted use
14	Point Leander Drive Port Denison	Pt. Sub Lot 49	+ Strata Title Caravan Park + Uses Ancillary to the permitted use
15	Ocean Drive Port Denison	Pt. Sub Lot 49	+ Residential - R30 (Medium Density) + Holiday Accommodation + Motel + Uses Ancillary to the permitted use
16	Ocean Drive and Point Leander Drive Port Denison	Lots 530, 531 and Pt. 144 Reserve Nos. 37184 and 37540	+ Aged Persons Village + Uses Ancillary to the permitted use

SCHEDULE NO. 3 (cont'd.)

17	Hampton Street Port Denison	Pt. Lot A Reserve No. 14222	+ Caravan Park + Camping Ground + Uses Ancillary to the permitted uses
18	Hampton Street Port Denison	Lot 112	+ Eating House + Manager's Accom- modation + Uses Ancillary to the permitted uses
19	Duval Street Port Denison	Lot 539 Reserve No. 38165	+ Parking and Storage of Jinkers and Trailers used in connection with the movement of Boats between the Harbour and the Light Industrial Area
20	Point Leander Drive Port Denison	Lots 30, 284	+ Residential - R30 (Medium Density) + Holiday Accom- modation + Uses Ancillary to the permitted uses
21	Corner Fletcher and George Street Port Denison	Pt. Lot 532	+ Holiday Accommodation + Motel + Public Restaurant + Uses Ancillary to the permitted uses
22	Corner George and Carnarvon Streets Port Denison	Lot 451 Reserve No. 32182	+ Caravan Park + Camping Ground + Uses Ancillary to the permitted uses
23	Corner Point Leander Drive and Francis Road	Pt. Sub Lot 14	+ Residential - R30 (Medium Density) + Holiday Accommodation + Uses Ancillary to the permitted uses
24	Ocean Drive	Pt. Victoria Location 688	+ Private Clubs and Institutions + Uses Ancillary to the permitted uses

SPECIAL RURAL ZONES

SCHEDULE NO. 4

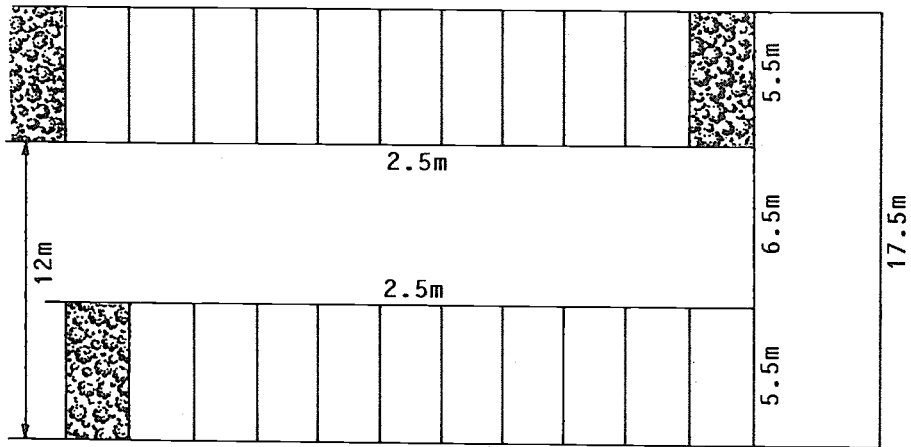
SPECIFIED AREASPECIAL PROVISIONS

- 1 North Dongara
That part of the Shire of Irwin shown on the Scheme Map and described as part or the whole of Victoria Locations 283, 540, 683 and 1405.
- a) Subdivision
To be in general accord with the overall plan of subdivision for the area as required under Clause 3.6.5 of the Scheme Text.
- b) Development Criteria
- i) As specified in the Zoning and Development Table.
 - ii) Where a reticulated water supply is not available, Council will not permit the occupation of a Dwelling House unless it is satisfied that a potable water supply has been installed. Subject to the provisions of the Health Act, Council may accept an on-site underground water supply or rain water storage of at least 90,000 litres capacity.
 - iii) The Council will require as a condition of development, the planting and maintenance of a 10m wide belt of native or locally acceptable trees and shrubs along the alignment of the Brand Highway, inside the boundary of the lots.
Trees to be planted at a minimal density of 1 tree per 50 sq.m.
 - iv) The Council will require the owner as a condition of development, to plant and maintain a minimum of 20 native or locally acceptable trees capable of growing to a height of 5 metres, around the buildings erected on-site.
 - v) Outbuildings to be in accordance with the provisions of Clause 5.1.9(b) of the Scheme Text.
 - vi) Should it appear to Council that, by virtue of its use or stocking, any land is in, or is approaching a condition where wind or water erosion could occur it may, pursuant to the provisions of this Scheme, serve notice upon the owners and/or occupiers of the land specifying the action which must be taken by the reduction of stock and/or at the expense of the owner or occupier to remedy the condition of the land to Council's satisfaction.
- c) Land Use Control
As specified in the Zoning and Development Table.

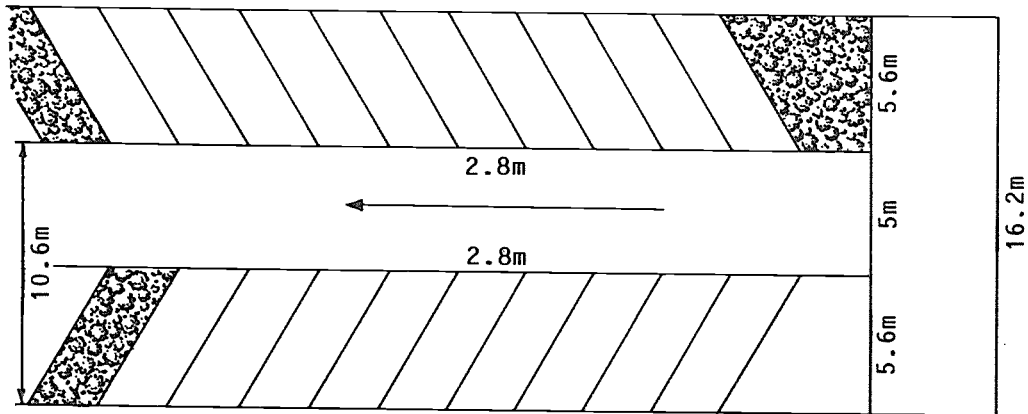
CAR PARKING LAYOUTS
SCHEDULE No. 5

Landscaping in accordance with clause 5.1.12 of the Scheme Text

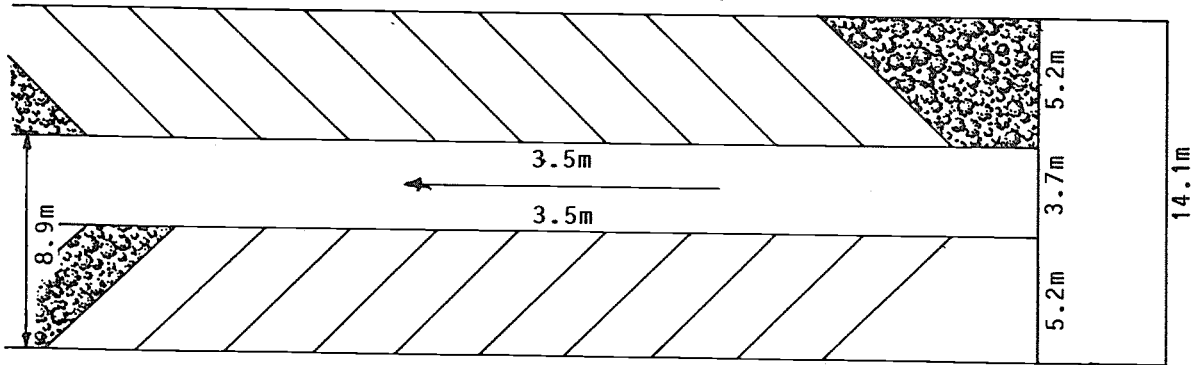
90° PARKING



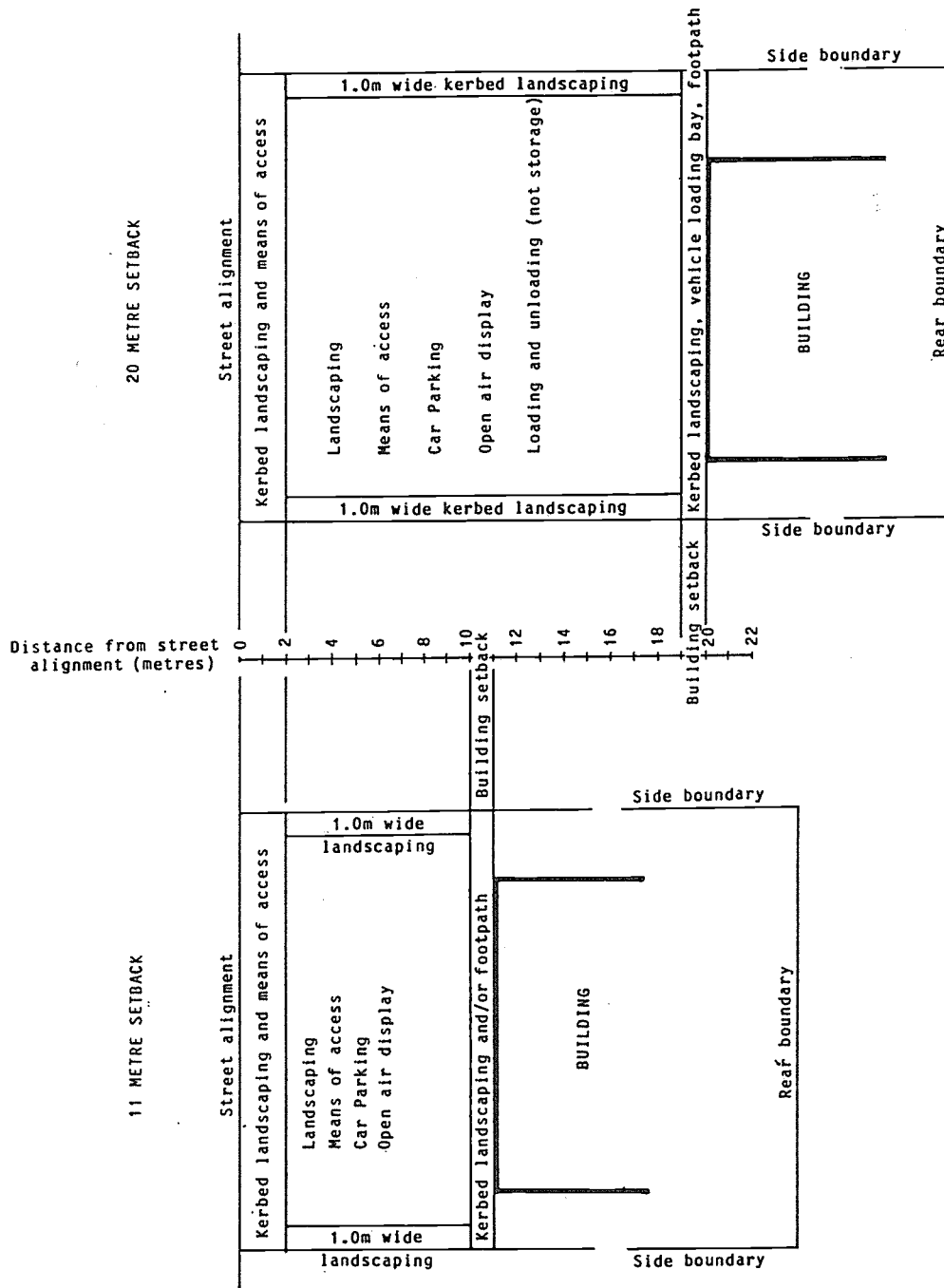
60° PARKING



45° PARKING



USE OF SETBACK AREAS IN ZONES OTHER THAN RESIDENTIAL
SCHEDULE No. 6



Note: Council may approve setbacks other than these detailed above where a development proposal is being undertaken in conformity with an adopted Townscape Improvement Plan.

C O N T R O L O F A D V E R T I S E M E N T S
EXEMPTED ADVERTISEMENTS PURSUANT TO CLAUSE 5.1.20 (d)

LAND USE AND/OR DEVELOPMENT REQUIRING ADVERTISEMENT	EXEMPTED SIGN TYPE AND NUMBER (all non-illuminated unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
DWELLINGS	One professional name-plate as appropriate.	0.2m ²
HOME OCCUPATION	One advertisement describing the nature of the home occupation.	0.2m ²
PLACES OF WORSHIP, MEETING HALLS AND PLACES OF PUBLIC ASSEMBLY	One advertisement detailing the function and/or the activities of the Institution concerned.	0.2m ²
CINEMAS, THEATRES AND DRIVE-IN THEATRES	Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.	Each advertisement sign not to exceed 5m ² .
SHOPS, SHOWROOMS AND OTHER USES APPROPRIATE TO A SHOPPING AREA	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to a compliance with the requirements of the Signs, Hoarding and Bill Posting By-Laws.	Not Applicable.
INDUSTRIAL AND WAREHOUSE PREMISES	A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building. A maximum of two free-standing advertisement signs not exceeding 5m in height above ground level.	Total area of any such advertisements shall not exceed 15m ² . Maximum permissible total area shall not exceed 10m ² and individual advertiser signs shall not exceed 6m ² .
SHOWROOM, RACE COURSES, MAJOR RACING TRACKS, SPORTS STADIA, MAJOR SPORTING GROUNDS AND COMPLEXES.	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	Not Applicable

PUBLIC PLACES AND RESERVES	<p>a) Advertisement signs (illuminated and non-illuminated) relating to the functions of Government, a Public Authority or Council of a Municipality excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and</p> <p>b) Advertisement signs (illuminated or non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government Department, Public Authority or the Council of a Municipality, and</p> <p>c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
RAILWAY PROPERTY AND RESERVES	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon a railway station.	No sign shall exceed 2m ² in area.
ADVERTISEMENTS WITHIN BUILDINGS	All advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	Not applicable.
ALL CLASSES OF BUILDINGS OTHER THAN SINGLE FAMILY DWELLINGS	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m ²

TEMPORARY SIGNS	EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
<p>BUILDING CONSTRUCTION SITES (Advertisement Signs displayed only for the duration of the construction as follows:</p> <p>i) DWELLINGS</p> <p>ii) MULTIPLE DWELLINGS, SHOPS, COMMERCIAL AND INDUSTRIAL PROJECTS</p> <p>iii) LARGE DEVELOPMENT or REDEVELOPMENT PROJECTS involving SHOPPING CENTRES, OFFICE Or other buildings exceeding 3 storeys in height.</p>	<p>One advertisement per street frontage containing details of the project and the Contractors undertaking the construction work.</p> <p>One sign as for (i) above.</p> <p>One sign as for (i) above.</p> <p>One additional sign showing the name of the project builder.</p>	<p>2m²</p> <p>5m²</p> <p>10m²</p> <p>5m²</p>
<p>SALE OF GOODS OR LIVESTOCK</p>	<p>One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock upon any land or within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.</p>	<p>2m²</p>
<p>PROPERTY TRANSACTIONS Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows:</p> <p>a) DWELLINGS</p> <p>b) MULTIPLE DWELLINGS, SHOPS, COMMERCIAL AND INDUSTRIAL PROPERTIES</p> <p>c) LARGE PROPERTIES comprised of SHOPPING CENTRES, Buildings in excess of 4 storeys and RURAL PROPERTIES in excess of 5 ha.</p>	<p>One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.</p> <p>One sign as for (a) above.</p> <p>One sign as for (a) above.</p>	<p>Each sign shall not exceed an area of 2m²</p> <p>Each Sign shall not exceed an area of 5m²</p> <p>Each sign shall not exceed an area of 10m².</p>
<p>DISPLAY HOMES Advertisement signs displayed for the period over which homes are on display for public inspection.</p>	<p>i) One sign for each dwelling on display</p> <p>ii) In addition to (i) above one sign for each group of dwellings displayed by a single project building giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m²</p> <p>5m²</p>

Schedule No. 8

Control of Advertisements

Additional Information Sheet for Advertisement Approval
(to be completed in addition to Application for Planning
Consent, Schedule No. 9)

1. Name of Advertiser (if different from owner):

.....
2. Address in full:

.....
3. Description of Property upon which advertisement is to be displayed including full details of its
proposed position within that property:

.....
4. Details of Proposed Sign:

Height:Width:Depth:

Colours to be used:

Height above ground level—

(to top of Advertisement:

(to Underside:

Materials to be used:

Illuminated: Yes/No

If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating
etc.:

If yes, state intensity of light source:

5. State period of time for which advertisement is required:

.....
6. Details of signs, is any, to be removed if this application is approved:

.....
NB. Application should be supported by a photograph or photographs of the premises showing
superimposed thereon the proposed position for the advertisement and those advertisements to be
removed detailed in 6 above.

Signature of Advertiser(s):

(if different from landowners)

Date:

Schedule No. 9

TOWN PLANNING AND DEVELOPMENT ACT 1928 (as amended)

Shire of Irwin

APPLICATION FOR PLANNING CONSENT

1. Surname of Applicant Given Names

Full address

2. Surname of Landowner Given Names

(if different from above)

3. Submitted by

4. Address for Correspondence

5. Locality of Development

6. Title Details of Land

7. Name of Road Serving Property

8. State Type of Development

Nature and size of all buildings proposed

.....
Materials to be used on external surfaces of buildings

.....
General treatment of open portions of the site

.....
Details of car parking and landscaping proposals

Approximate cost of proposed development

Estimate time for construction

.....

Signature of Applicant.....Signature of Applicant or Agent
(Both signatures are required if Applicant is not the Owner)

Date Date

NOTE: This form should be completed and forwarded to the Shire Council together with 2 COPIES of detailed plans showing complete details of the development including a site plan showing the relationship of the land to the area generally. In areas where close development exists, or is in the course of construction, plans shall show the siting of buildings and uses on lots immediately adjoining the subject land.

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 accessways, dimensions and the position of existing and proposed crossovers;
- g) indicate site dimensions in metric scale.

OFFICE USE ONLY

Schedule No. 10

Shire of Irwin

TOWN PLANNING SCHEME No. 4

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 the Council in writing on or before the day of19.....

Shire Clerk

Date

Schedule No. 11
TOWN PLANNING AND DEVELOPMENT ACT 1928 (as amended)
Shire of Irwin

DECISION ON APPLICATION FOR PLANNING CONSENT

The Council having considered the application

Dated
Submitted by
On behalf of

hereby advise that it has decided to:

REFUSE/GRANT APPROVAL—TO COMMENCE DEVELOPMENT
TO DISPLAY AN ADVERTISEMENT

subject to the conditions/for the following reasons:

Shire Clerk
Date

Note:

1. Any Council decision to grant approval is only valid for a period of two (2) years from the date shown on the decision, unless otherwise stated on the decision.
2. Aboriginal sites are covered by the provisions of the *Aboriginal Heritage Act 1972-80* regardless if they are known to the Department of Aboriginal Sites (DAS) or not. Under the act it is an offence to alter an Aboriginal site without the written permission of the Minister of Aboriginal Affairs. It is the responsibility of the owner/developer to ensure that the provisions of the Act are complied with by contacting the Department of Aboriginal Sites, Western Australian Museum, prior to the commencement of any development.

Adoption

Adopted by Resolution of the Council of the Shire of Irwin at the meeting of the Council held on the 21st day of November 1989.

E. H. DEMPSTER, President.

Dated 12 December 1989.

J. PICKERING, Shire Clerk.

Dated 13 December 1989.

Final Approval

1. Adopted by Resolution of the Council of the Shire of Irwin at the special meeting of the Council held on the 12th day of November 1991 and the seal of the Municipality was pursuant to that Resolution hereunto affixed in the presence of:

G. C. BASS, President.
J. PICKERING, Shire Clerk.

This Scheme Text is to be read in conjunction with the approved maps of the Scheme described in Clause 1.4 of this Scheme and to which formal approval was given by the Hon. Minister for Planning on the date shown below.

2. Recommended/Submitted for final approval by the State Planning Commission.

D. BROWN, for Chairman,
State Planning Commission.

Dated 19 November 1991.

3. Final approval granted.

DAVID SMITH, Hon. Minister for Planning.

Dated 26 November 1991.

POLICE

PE401

POLICE AUCTION

Under the provisions of the Act 1892-1893 Unclaimed and Stolen Property will be sold by Public Auction at the premises of Ronald Scott, trading as Snowball Auctions, Auctioneer of 89 Frederick Street, Albany at approximately 9.15 am on Friday March 27, 1992.

Auction to be conducted by Ronald Scott, Auctioneer.

B. BULL, Commissioner of Police.

TENDERS

ZT201

MAIN ROADS DEPARTMENT

Tenders

Tenders are invited for the following projects.

Tender documents are available from the Contracts Clerk, Ground Floor, Main Roads Department, Waterloo Crescent, East Perth.

Tender No.	Description	Closing Date
150/91	Asphalt Surfacing—Guildford Road Metropolitan Division	1992 Friday, 7 February
155/91	Supply and delivery of one to four Screening Pre-coater Loaders	Monday, 24 February

ZT202

Acceptance of Tenders

Contract No.	Description	Successful Tenderer	Amount
115/91	Supply and delivery of two (2) only Global Positioning System Receivers	Sagem Australasia Pty Ltd	\$ 121 170.00

D. R. WARNER, Director, Administration and Finance.

PUBLIC NOTICES

ZZ401

IN THE SUPREME COURT OF WESTERN AUSTRALIA

Company No. 336 of 1991

In the matter of the Corporations Law

and

In the matter of Jaurdi Hills Management Pty. Ltd.

NOTICE OF REDUCTION OF CAPITAL

Date of Document:

Filed on Behalf of:

THE PETITIONER

Prepared by:

MESSRS. HAYNES ROBINSON,
Barristers & Solicitors,
Frederick House,
70-74 Frederick Street,
Albany, W.A. 6330

Telephone: 098 41 1122
Reference: RD:MB:17938

whose address for service in Perth is:

LAWEST,
Wood's Building,
544 Hay Street,
Perth, W.A. 6000

Telephone: 09 325 2896

Notice is hereby given that the capital of Jaurdi Hills Management Pty. Ltd., was by virtue of a special resolution and with the sanction of an order of the Supreme Court of Western Australia on the 15th day of January 1992 reduced from \$603 690.00 comprising 603 690 ordinary fully paid shares of \$1.00 each to \$150 922.00 comprising 603 690 ordinary fully paid shares of \$0.25c each and that the reduction is effected by cancelling the sum of \$452 768.00 being paid up capital which was lost and was unrepresented by available assets.

Dated the 28th day of January, 1992.

HAYNES ROBINSON, Solicitors for the Company.

ZZ402

IN THE SUPREME COURT OF WESTERN AUSTRALIA

Company No. 517 of 1991

In the matter of the Companies (Western Australia) Code
and

In the matter of Velint Pty Ltd (in liquidation)

Notice to Attend Examination

Whereas by an order of this Court, made on the 14th day of January 1992, it was ordered that you, the undermentioned Alan Kevin Lockett, Colin Morton Lockett, Doreen June Parkinson, Michael Robert Kellett and Richard David Lombardo should attend before the Supreme Court of Western Australia on a day and at a place to be named for the purpose, and be examined as to the promotion or formation of the company and as to the conduct of the business of the company, and as to your conduct and dealings as former officer of Velint Pty Ltd.

And whereas the 1st day of April 1992, at 10.00 o'clock in the forenoon, before the Supreme Court of Western Australia, sitting at the corner of Barrack Street and St George's Terrace, Perth has been appointed as the time and place for holding of the examination.

Notice is hereby given that you are required to attend at that time and place, and at any adjournments of the examination which may be ordered, and to bring with you and produce all books, papers and writings and other documents in your custody or power in any wise relating to the abovenamed company.

And take notice that if you fail, without reasonable excuse, to attend at such time and place, and at any adjournment of the examination which may be ordered, you will be liable to be convicted of an offence punishable by imprisonment.

Dated the 30th day of January 1992.

To: Alan Kevin Lockett
Colin Morton Lockett
Doreen June Parkinson
Michael Robert Kellett
Richard David Lombardo.

BERNARD PUTNIN, Liquidator.

ZZ501

UNCLAIMED MONEYS ACT
CSBP & FARMERS LTD

Unclaimed Unsecured Note Interest Moneys for 1985

Amount \$; Name; Last Know Address.

101.88; Damita Pty Ltd; C/- NMB & R. J. Coakley, Dalkeith 6009.
141.54; Hillriver Past Co; Badgingarra 6800.
112.99; Johnston A. B. & Co; Box 108 Gnowangerup 6335.
133.10; Marlingu Pastoral Co; Box 83, Mingenew 6522.
144.57; Nedannco; Box 165 Jerramungup 6337.
103.08; Quebrade Pty Ltd; 58 Fitzgerald Street, Geraldton 6530.
119.10; Samaha Dr T. S.; Box 228, Moora 6510.
107.02; Surr ridge Farms Ltd; Box 106, Three Springs 6519.
157.90; Tasnell Past Co; 63 Mitchell Street, Merredin 6415.
101.22; Tilbrook E. & I. C. & Sons; Box 134, Wickepin 6370.
113.52; Warriar Investments P/L; C/- Post Office, Newdegate 6355.
133.34; Williams N. W. & B. R.; West Mail Run, Esperance 6450.
Total: \$1 469.26

WESTERN AUSTRALIA

LOTTERIES COMMISSION ACT 1990

Price: \$2.20 Counter Sales
Plus Postage on 100 grams

WESTERN AUSTRALIA

JETTIES ACT REGULATIONS 1940

Price: \$2.80 Counter Sales
Plus Postage on 150 grams

CHILD SEXUAL ABUSE TASK FORCE

**A REPORT TO THE GOVERNMENT OF
WESTERN AUSTRALIA
DECEMBER 1987**

Prices:—

Counter Sales—\$6.00
Mailed plus postage on 500 grams

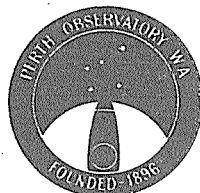
WESTERN AUSTRALIA

TOBACCO CONTROL ACT 1990

Price: \$2.80 Counter Sales
Plus Postage on 80 grams

PERTH OBSERVATORY

A UNIT OF THE DEPARTMENT OF STATE SERVICES



THE W.A. SPECIALISTS IN
ASTRONOMICAL
Research & Educational Astronomy
PUBLIC TOURS (DAY & NIGHT)
FIELD NIGHTS, LECTURES
Astronomical Information

Astronomical Handbook
Sun rise & set; Moon rise & set
Legal advice
Chronometer calibration
Astronomical souvenirs

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ASTRONOMY IS LOOKING UP

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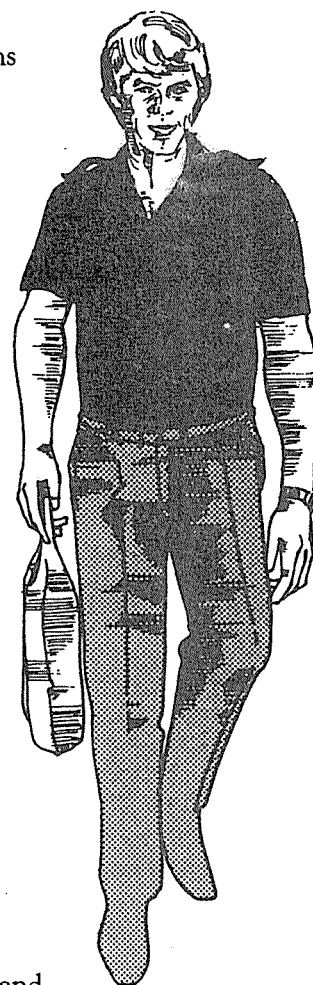
The Total Mail concept is designed to relieve you of your daily mail handling obligations and will allow you to utilise your records staff more effectively.

Other Mail West services include

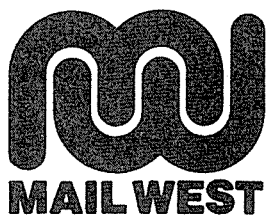
- **PREMIUM POST**
This service guarantees next day delivery of your standard mail and returns you a minimum 10 per cent saving.
- **NON-STD MAIL**
Large letters, packets and parcels. All your mailing needs can now be processed by Mail West and return you a minimum 10 per cent saving.
- **INTERNATIONAL AIR MAIL**
A super fast Air Mail Express service to all overseas destinations with a guaranteed 20 per cent discount to you.

Free Mail West services

- **BAG PACK**
Our fleet of Mail West vehicles picks up and delivers your Inter-Departmental and country centre mail three times daily in the city area.
- **COUNTRY TRANSIT SERVICE**
Overnight delivery to 100 country centres throughout Western Australia
- **NORTH WEST EXPRESS**
Air Mail service to 11 North West centres. Guaranteed early morning delivery of your mail to and from these centres
- **REGISTERED VALUE MAIL**
For those urgent items which need receipt of delivery.
- **AUSDOC**
Yes, we are a member of AUSDOC. So are most financial institutions and legal firms which you deal with.



We welcome your inquiries regarding these, or any other mail services you may require. Why not call us on 325 5703 or pay us a visit at our new premises at 311 Hay Street East (opposite the Perth Mint).



Do you require a wrapping, folding or enveloping service for your bulk mailings?

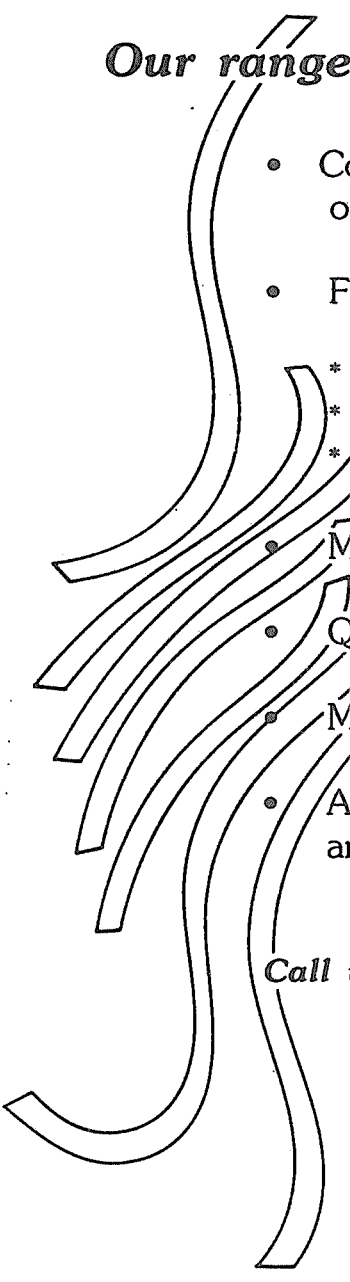
Contact Mail West for access to this cost effective service.

"A UNIT OF DEPARTMENT OF STATE SERVICES"

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The Microfilm Bureau provides a central micrographics support centre for all government departments and agencies.

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- 
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CONTENTS

REGULATIONS, BY-LAWS, RULES, DETERMINATIONS, ORDERS

	Page
Cemeteries Act—Municipality of the Shire of Denmark—By-laws Relating to Public Cemeteries	535-6

GENERAL CONTENTS

	Page
Land Administration—	
General Information	535
Local Government	535-8
Main Roads	538
Planning and Urban Development	539-605
Police	605
Public Notices—	
Companies	606-7
Unclaimed Moneys	607
Tenders—	
Main Roads Department	606