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LOCAL GOVERNMENT ACT 1995

CITY OF GOSNELLS

**ANIMALS, ENVIRONMENT
AND NUISANCE
LOCAL LAW 2009**

LOCAL GOVERNMENT ACT 1995

CITY OF GOSNELLS

ANIMALS, ENVIRONMENT AND NUISANCE LOCAL LAW 2009

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LOCAL GOVERNMENT ACT 1995

CITY OF GOSNELLS

ANIMALS, ENVIRONMENT AND NUISANCE LOCAL LAW 2009

Under the powers conferred by the *Local Government Act 1995* and under all other powers, the Council of the City of Gosnells resolved on 24 November 2009 to make the following local law.

PART 1—PRELIMINARY

1. Citation

This local law may be cited as the *City of Gosnells Animals, Environment and Nuisance Local Law 2009*.

2. Application

This local law shall apply throughout the district.

3. Interpretation

(1) In this local law, unless the context specifies otherwise—

“**Act**” means the *Local Government Act 1995*;

“**affiliated person**” means a person who is a member of a poultry or pigeon club incorporated under the *Associations Incorporation Act 1987*;

“**approved animal**” means any farm animal which is the subject of a permit;

“**AS**” means an Australian Standard published by Standards Australia;

“**authorised person**” means a person authorised by the local government, under section 9.10 of the Act to administer or enforce this local law;

“**aviary bird**” means any bird, other than poultry or pigeons, kept or usually kept in an aviary or cage;

“**birds**” includes poultry;

“**builder**” means the holder of a building licence issued in respect of building works on a building site or a person in control of a building site;

“**Building Code**” means the latest edition of the Building Code of Australia published by, or on behalf of, the Australian Building Codes Board, as amended from time to time, but not including explanatory information published with the Building Code;

“**building licence**” means a licence issued under section 374 of the *Local Government (Miscellaneous Provisions) Act 1960*;

“**building site**” means any lot for which a building licence is current;

“**Chief Executive Officer**” means the Chief Executive Officer of the local government;

“**Class 6 building**” means a Class 6 building as defined by the Building Code;

“**Class 9 building**” means a Class 9 building as defined by the Building Code;

“**Code of Practice—Pigeon keeping**” means the document entitled *A Code of Practice—May 1994—Pigeon Keeping and Pigeon Racing* published in May 1994 by the Pigeon Racing Federation of WA (Incorporated) and the Independent Racing Pigeon Federation (Incorporated), as amended from time to time;

“**cow**” includes an ox, calf or bull;

“**development**” has the meaning given to it in the *Planning and Development Act 2005*;

“**development approval**” means a development approval under a local planning scheme;

“**development site**” includes any lot or lots for which there is current a development or subdivision approval, and any lot or lots upon which, construction work, earthworks, clearing of scrub, trees or overgrowth or any other site works are taking or have taken place, whether or not such works are subject to a development or subdivision approval;

“**district**” means the district of the City of Gosnells;

- “**dust**” means any visible granular or particulate material which has or has the potential to become airborne and includes organic and non-organic matter and sand, but does not include smoke;
- “**equipment**” means equipment, machinery or vehicles used for or in connection with the development of land;
- “**farm animal**” includes a horse, cow, sheep, goat, pig or other ungulate;
- “**food premises**” has the meaning given to it by the *Health Act 1911*;
- “**horse**” includes an ass, mule, donkey or pony;
- “**land**” includes any building or structure on the land;
- “**liquid waste**” means waste from any process or activity, whether useful or useless, that is in liquid form and includes paint, fuel, grease, fat, oil, degreaser solvent, detergent, chemical, animal waste, food waste, effluent and all discharges of liquid to land, air or water that are not otherwise authorised by a written law but does not include uncontaminated stormwater;
- “**livestock**” includes cattle, sheep, pigs, goats and horses;
- “**livestock vehicle**” means a vehicle that contains livestock or previously has been used for the carriage of livestock;
- “**local government**” means the City of Gosnells;
- “**local planning scheme**” has the meaning given to it by the *Planning and Development Act 2005*;
- “**lot**” has the meaning given to it by the *Planning and Development Act 2005*;
- “**manure receptacle**” means a receptacle, of sufficient capacity to receive all manure produced in one week on premises upon which a farm animal or farm animals are kept, constructed of smooth, durable, impervious materials, fitted with a fly proof, hinged cover and with no part of the floor lower than the adjoining ground;
- “**miniature horse**” means a horse whose maximum adult height does not exceed 870 millimetres and is classified as a miniature by the Miniature Horse Association of Australia;
- “**nuisance**” means—
- (a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at law;
 - (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; or
 - (c) interference which causes material damage to land or other property on the land affected by the interference;
- “**occupier**” includes any person who, at the time a notice is served, is in control of any place or part of any place or authorised by the owner, lessee, licensee or any other person empowered to exercise control in relation to a place to perform any work in relation to any place and without limiting the generality of the foregoing and for the avoidance of doubt includes a builder or contractor;
- “**permit**” means a permit issued under these local laws;
- “**permit holder**” means a person who holds a valid permit;
- “**pigeon**” includes homing pigeons and other domesticated breeds of the species *Columba livia*, but does not include native pigeons or doves whether or not the keeping of such birds is subject to the approval of the Department of Environment and Conservation;
- “**poultry**” includes fowls, roosters, ducks, peafowls, turkeys, geese, guinea fowls, pheasants and other birds commonly kept for the production of eggs or meat for domestic consumption;
- “**refuse**” includes bricks, lime, cement, concrete, rubble, stones, iron, timber, tiles, bags, plastics, ashes, vegetation, timber, wood or metal shavings, sawdust, and waste food, and includes any broken, used, derelict or discarded matter whatsoever, whether of the same type as, or a different type from, those mentioned here;
- “**Regulations**” means the *Local Government (Functions and General) Regulations 1996*;
- “**residential building**” has the meaning given to it in the Residential Design Codes of Western Australia as amended;
- “**residential zone**” includes any area zoned “Residential” and “Residential Development” under a local planning scheme;
- “**rural zone**” means any area zoned “General Rural” or “Special Rural” under a local planning scheme;
- “**sand**” means granules or particles of rock, earth, clay, loam, silt and any other granular, particulate or like material, and includes dust and gravel;
- “**stormwater**” means any naturally occurring water that results from rainfall on or around a site, or water flowing onto the site;
- “**street**” means any highway or thoroughfare which the public are entitled to use, and includes every part of the highway or thoroughfare, including the verge and other things including bridges and culverts appurtenant to it;
- “**subdivision approval**” means a subdivision approval under the *Planning and Development Act 2005*;
- “**truck**” means a motor vehicle having a tare weight in excess of 3000 kilograms;

“unreasonable noise” has the meaning given to it by the *Environmental Protection Act 1986*;

“vermin” includes rats, mice, flies, fleas, mites, lice, cockroaches and any other animal, whether vertebrate or invertebrate, which is known to be a vector of disease or likely to cause damage to human food, habitation or possessions.

(2) Any other expression used in this local law and not defined herein shall have the meaning given to it in the Act.

(3) Where in this local law a duty, obligation or liability is imposed on an “owner or occupier” the duty shall be deemed to be imposed jointly and severally on each owner and occupier.

(4) Where under this local law the local government is authorised to carry out actions or cause to be undertaken works as a consequence of the failure of any person to comply with the terms of a notice or other conduct, the right to enter land is at all times subject to the provisions of Part 3, Division 3, Subdivision 3 of the Act.

PART 2—KEEPING OF ANIMALS

Division 1—Keeping of birds

4. Keeping of poultry and pigeons in a residential zone

(1) An owner or occupier of premises in a residential zone shall not keep or permit to be kept on the premises any poultry or pigeons—

- (a) unless approved by the local government in accordance with clause 5; and
- (b) otherwise than in accordance with subclause (2).

(2) An owner or occupier of premises in a residential zone shall not keep or permit to be kept on the premises—

- (a) more than 6 poultry unless the owner or occupier is an affiliated person in which case the maximum number of poultry may be increased to 25;
- (b) more than 20 pigeons unless the owner or occupier is an affiliated person in which case the maximum number of pigeons may be increased to 150; or
- (c) both poultry and pigeons simultaneously.

5. Application for approval to keep poultry and pigeons in a residential zone

Subject to compliance with clause 4(2), the local government may approve the keeping of poultry or pigeons in accordance with these local laws by an owner or occupier of premises within a residential zone subject to the following—

- (1) The owner or occupier submitting an application to the local government, which application shall—
 - (a) specify the number of poultry or pigeons proposed to be kept; and
 - (b) include a site plan showing lot size, location of enclosure, distance from boundaries and buildings and proximity to houses on adjoining land.
- (2) The local government may at its discretion conduct public consultation with all owners/occupiers whose property abuts the applicant’s property prior to the application being determined.
- (3) The local government may approve, with or without conditions, or refuse to approve an application received under this clause.
- (4) Where an approval for the keeping of poultry or pigeons is issued subject to conditions, the holder of the approval shall comply or cause compliance with those conditions.

6. Conditions for keeping of poultry

A person who keeps poultry or permits poultry to be kept shall ensure that—

- (a) no poultry shall be kept less than 9 metres from any residential building;
- (b) no poultry is able to approach within 15 metres of a public street, public building, commercial premises or food premises;
- (c) all poultry is kept in a properly constructed and securely fastened structure;
- (d) the structure has an impervious floor laid with a fall to the front of at least 1 in 50;
- (e) all structures or enclosures within which poultry are kept are maintained at all times in a clean condition;
- (f) all poultry is kept continually confined.

7. Roosters, geese, turkeys and peafowl

Except on land in a rural zone or kennels zone, an owner or occupier of premises shall not keep one or more of the following—

- (a) a rooster;
- (b) a goose or gander;
- (c) a turkey; or
- (d) a peacock or peahen.

8. Conditions for keeping of pigeons

- (1) A person who keeps pigeons or permits pigeons to be kept shall ensure that—
- (a) all pigeons are kept in a properly constructed pigeon loft, except where registered homing pigeons are freed for exercise;
 - (b) all structures or enclosures within which pigeons are kept are maintained at all times in a clean condition;
 - (c) no opening to a pigeon loft, including openings for ventilation, is within 9 metres of any residential building;
 - (d) no opening to a pigeon loft, including openings for ventilation, is within 15 metres of a public street, public building, commercial premises or food premises.
- (2) An affiliated person who keeps pigeons, or permits pigeons to be kept, shall do so in accordance with the Code of Practice—Pigeon Keeping, subject to the provisions of this local law.

9. Termination of approval to keep poultry or pigeons

If an owner or occupier of premises to whom an approval to keep poultry or pigeons has been granted by the local government pursuant to clause 5(3)—

- (a) breaches a condition of the approval;
- (b) breaches a provision of this local law; or
- (c) fails to comply with a written notice served by the local government in relation to the keeping of poultry or pigeons,

then the local government may cancel its approval upon written notice of such cancellation being given to the owner or occupier within 60 days of the breach or failure to comply as the case may be.

10. Conditions of keeping aviary birds

A person who keeps, or permits to be kept, aviary birds shall ensure that—

- (a) the aviary or cage in which the birds are kept is located at least 1 metre from any lot boundary and at least 5 metres from a residential building on any other lot;
- (b) there is a floor beneath the roofed area of the aviary or cage which is constructed of smooth, impervious material with a gradient of at least 1 in 50 to the front of the aviary or cage;
- (c) the aviary or cage is kept in clean condition and good repair at all times;
- (d) all feed for the birds other than that intended for immediate consumption is stored in vermin proof containers; and
- (e) effective measures are taken to prevent the attraction or harbourage of vermin.

11. Nuisance caused by birds

An owner or occupier of land shall not keep any bird or birds which—

- (a) are or create a nuisance; or
- (b) emit an unreasonable noise.

*Division 2—Keeping of farm animals***12. Permit required to keep farm animals**

Subject to clause 17, an owner or occupier of land shall not keep, or allow to be kept, any farm animal unless—

- (a) in accordance with a valid permit authorising the keeping of such a farm animal issued in relation to the land pursuant to clause 15; or
- (b) in a rural zone and in accordance with the provisions of any local planning scheme applicable to that zone.

13. Application for a permit to keep farm animals

An application for a permit required by clause 12 shall be in the form prescribed by Schedule 1 and shall include the following information—

- (a) a plan of the property, at a scale not less than 1:200, with dimensions clearly marked, showing where it is proposed that the animal is to be kept and the distance of that location from any residential building on another lot, Class 6 or 9 building, business premises or food premises ;
- (b) a sketch plan, at a scale of 1:100, indicating the nature of the shelter or housing to be provided for the animal; and
- (c) a detailed written plan for the management of manure which addresses—
 - (i) control of flies and other vermin;
 - (ii) disease prevention; and
 - (iii) prevention of nuisance odours; and
- (d) the appropriate application and permit fees as determined from time to time by the local government in accordance with sections 6.16—6.19 of the Act.

14. Determination of application to keep farm animals

(1) Subject to clause 15, the local government may—

- (a) refuse to determine an application for a permit which does not comply with clause 13;
- (b) approve an application for a permit subject to such conditions as it considers appropriate; or
- (c) refuse to approve an application for a permit.

(2) Where an application for a permit is approved subject to conditions, the permit holder shall comply with those conditions or cause compliance with those conditions.

(3) Where the local government approves an application under subclause (1)(b), it is to issue to the applicant a permit in the form prescribed by Schedule 2.

(4) A permit is valid from the date of issue until 30 June the following year, unless it is cancelled prior to that date under this local law.

15. Conditions of approval to keep farm animals

(1) A permit shall not be granted pursuant to clause 14—

- (a) unless the land for which the approval is sought is of such dimensions and configuration as will permit the subject animal to be confined in a minimum cleared area of 150 square metres and prevented from approaching within 15 metres of any residential building, Class 6 or 9 building, business premises or food premises;
- (b) in the case of a horse (other than a miniature horse) or cow, unless the land for which the approval is sought has a minimum area of one hectare;
- (c) for the keeping of any pig.

(2) The local government shall take into account the opinions of occupiers of adjoining properties in determining whether to grant approval for the keeping of a farm animal.

(3) Approval to keep a farm animal may be issued subject to conditions, including—

- (a) that a stable or shelter is provided for housing the approved animal;
- (b) that a manure receptacle is provided in a position convenient to the shelter or place where the approved animal is kept, and that the receptacle is used for the receipt of all manure produced on the premises; or
- (c) any other conditions that the local government considers necessary for the protection of the health and amenity of the neighbourhood, and such conditions may be imposed at any time subsequent to the initial approval.

16. Variation or cancellation of permit to keep farm animals and conditions of permit

(1) The local government may vary the conditions of a permit after it has been issued, and shall give notice of such variation to the permit holder within 14 days of such variation.

(2) The local government may cancel a permit in the event the permit holder—

- (a) fails to comply with any condition of the permit;
- (b) breaches a provision of this local law; or
- (c) fails to comply with a notice of breach issued under clause 41.

17. Conditions for keeping farm animals

(1) The owner or occupier of premises upon which a farm animal or farm animals are kept, whether or not a permit is required for the keeping of such farm animals pursuant to clause 12, shall—

- (a) maintain the place or places where the animals are kept in clean condition;
- (b) ensure that any farm animal or farm animals kept on the premises does not cause or constitute a nuisance;
- (c) maintain the premises free from flies or other vermin by spraying with residual insecticide or other effective means;
- (d) if a manure receptacle is required to be used—
 - (i) cause all manure produced on the premises to be collected daily and placed in the receptacle;
 - (ii) cause the receptacle to be emptied as often as is necessary to prevent it becoming offensive or a breeding place for flies or other vermin, but in any case at least once a week; and
 - (iii) keep the lid of the receptacle closed except when manure is being deposited or removed;
- (e) not permit any farm animal to approach within 15 metres of any residential building, food premises, Class 6 or 9 building, or a business or commercial premises.

(2) An owner or occupier of premises in a rural zone shall not keep more than one pig other than on premises registered as a piggery pursuant to the provisions of the *Health Act 1911*, except with the express written approval of the local government.

18. Requirements for farm animal shelters

(1) Any stable, enclosure or shelter provided for the keeping of farm animals, whether or not a permit is required for the keeping of such farm animals pursuant to clause 13, shall—

- (a) not be situated within 15 metres of any residential building, Class 6 or 9 building, business premises or food premises;
- (b) not be situated within one metre of any lot boundary;
- (c) be constructed of materials approved by an authorised person;
- (d) have on each side of the building between the wall and roof a clear opening of at least 150 millimetres in height and of sufficient length to provide adequate ventilation to the stable, enclosure or shelter;

- (e) when required by the local government have a separate stall for each horse, cow or other approved animal, the shortest dimension of which shall be at least twice the length of the animal housed therein;
 - (f) subject to subclause (2), have a floor, the upper surface of which shall—
 - (i) be raised at least 75 millimetres above the surface of the surrounding ground;
 - (ii) be constructed of cement, concrete or other similar impervious material; and
 - (iii) have a fall of 1 in 100 to a drain which shall empty into a trapped gully situated outside the stable or shelter.
- (2) A stable or shelter constructed with a sand floor may be approved by an authorised person subject to—
- (a) the site being well drained, with the sand floor being at least 1.5 metres above the highest known ground water level;
 - (b) a 300 millimetres thick bed of crushed limestone being laid under the sand of the stable;
 - (c) sand, whether natural or imported, being clean, coarse and free from dust;
 - (d) footings to the stable or shelter being a minimum of 450 millimetres below ground level;
 - (e) the design of the stable allowing for the access of small earth moving machinery, such as a skid steer loader, into each stall to maintain the correct floor height.
- (3) An owner or occupier of any land upon which a stable or shelter is located must ensure that the stable or shelter complies in all respects with the requirements of subclause (1), and, where the approval referred to in subclause (2) has been granted, with the requirements of subclause (2).

PART 3—BUILDING, DEVELOPMENT AND LAND CARE

Division 1—Litter and refuse on building sites

19. Provision of refuse receptacles

- (1) Before commencement of any works on a building site or development site, the owner or occupier of the site shall provide and maintain available for use on the site a refuse receptacle of such design as will—
- (a) contain any refuse likely to be produced on the site; and
 - (b) prevent refuse being blown from the receptacle by wind.

20. Control of refuse

- (1) From the time of commencement of works on a building site or development site until the time of completion of such work, the owner or occupier of the site shall—
- (a) ensure all refuse on the site is placed and contained in the refuse receptacle and prevented from being blown from the site by wind;
 - (b) keep the site as free as is reasonably practicable from any refuse;
 - (c) maintain the street verge immediately adjacent to the site free of refuse from the site; and
 - (d) ensure the refuse receptacle is emptied when full.
- (2) The owner or occupier of a building site or development site shall ensure that, within 2 days of completion of works on the site, the site and the street verge immediately adjacent to it is cleared of all refuse and all refuse receptacles are removed from the site.

Division 2—Prevention of dust and liquid waste

21. Containment of dust and liquid waste

An owner or occupier of land must take effective measures to—

- (a) stabilise dust on the land;
- (b) contain all liquid waste on the land; and
- (c) ensure no dust or liquid waste is released or escapes from the land whether by means of wind, water or any other cause so as to cause a nuisance.

Division 3—Smoke

22. Burning of cleared vegetation prohibited

An owner or occupier of any building or development site shall ensure that no vegetation or other material cleared from the site is burnt on the site.

Division 4—Unsightly land and disused materials

23. Removal of overgrown vegetation, rubbish or disused materials

- (1) The owner or occupier of a lot shall not keep, or permit to remain on the lot, any overgrown vegetation, rubbish or disused material which is considered by the local government to be untidy.
- (2) For the purposes of subclause (1)—
- “**disused material**” includes disused motor vehicles, old motor vehicle bodies and old machinery.
- (3) The local government may give notice in writing to the owner or occupier of a lot requiring the removal of any overgrown vegetation, rubbish or disused material from the lot within the time specified in the notice.

24. Storage of vehicles and machinery

The owner or occupier of a lot shall not—

- (a) store or allow to remain on any lot, a vehicle, part or body of a vehicle or machinery, in a state of disrepair, other than—
 - (i) inside a building; or
 - (ii) within an area enclosed by a fence or wall of sufficient height to screen all vehicles, parts or bodies of vehicles or machinery from the street and from adjoining properties;
- (b) wreck, dismantle or break up any vehicle, part or body of a vehicle or machinery, other than—
 - (i) inside a building; or
 - (ii) within an area enclosed by a fence or wall of not less than 2 metres in height and of such a nature as to screen all vehicles, parts or bodies of vehicles or machinery from the street and from adjoining properties; or
- (c) wreck, dismantle or break up a vehicle so as to cause a nuisance.

25. Disposing of disused refrigerators or similar containers

A person shall not dispose of a disused refrigerator, ice-chest, ice-box, trunk, chest or other similar article having a compartment which has a capacity of 0.04 cubic metres or more by placing or leaving it on any land without first—

- (a) removing every door and lid and every lock, catch and hinge attached to a door or lid or otherwise rendering every door and lid incapable of being fastened; and
- (b) arranging for the removal of any refrigerants by a suitably qualified person in accordance with the requirements of the Environment Protection (Ozone Protection) Policy 2000 and attaching certification of such removal to the disposed item.

*Division 5—Hazardous materials***26. Hazardous trees**

(1) Where a tree on a lot endangers any person or thing on adjoining land, the local government may give a notice to the owner or the occupier of the lot to remove, cut, move or otherwise deal with that tree so as to make the tree safe.

(2) Where a tree on a lot presents a serious and immediate danger to any person or thing, the local government may take any remedial action it considers appropriate in order to make the tree safe without having given the owner or occupier notice pursuant to subclause (1).

(3) Any costs incurred by the local government for remedial action taken in terms of subclause (2) cannot be recovered by the local government.

27. Cyclonic activities

(1) Where in any circumstance there is likely to be a danger to the public or damage to property which may result from cyclonic activity, the local government may give a notice to the owner or the occupier of a lot specifying measures to prevent or minimise the danger or damage.

PART 4—NUISANCES AND DANGEROUS THINGS*Division 1—Light***28. Use of exterior lights**

An owner or occupier of land on which floodlights or other exterior lights are erected or used shall not allow the floodlights or other exterior lights to shine directly onto any other premises.

29. Emission or reflection of light

An owner or occupier of land shall ensure that—

- (a) artificial light is not emitted or reflected from anything on the land so as to illuminate premises outside that land to more than 50 lux; and
- (b) natural light is not reflected from anything on the land so as to create or cause a nuisance to the occupier of any other premises or to a person lawfully using a thoroughfare.

30. Notice may require specified action to prevent emission or reflection of light

(1) Where—

- (a) floodlights or other exterior lights shine directly onto any other premises;
- (b) artificial light is emitted or reflected from anything on the land so as to illuminate premises outside the land to more than 50 lux; or
- (c) natural light is reflected from anything on the land so as to create or cause a nuisance to the occupier of any other premises or to a person lawfully using a thoroughfare,

the local government may by notice in writing direct the owner or occupier to take such actions as the authorised person considers necessary within the time specified in the notice.

- (2) The notice referred to in subclause (1) may direct that—
- (a) floodlights or other exterior lights are used only during the hours specified in the notice;
 - (b) the direction in which the lights shine be altered as specified in the notice; or
 - (c) any reflective surfaces be painted or otherwise treated so as to abate the nuisance;
- or any combination of these measures that the local government believes to be appropriate to the circumstances.

Division 2—Smoke, fumes, odours and other emissions

31. Burning rubbish, refuse or other material

- (1) A person shall not on any land less than 2000 square metres in area, set fire to or cause to be set on fire, any rubbish, refuse or other material.
- (2) A person shall not on any land 2000 square metres or greater in area set fire to rubbish, refuse or other material unless—
- (a) written approval has first been obtained from the local government;
 - (b) the person demonstrates to the satisfaction of the local government that reasonable alternatives for the disposal of the rubbish, refuse or other material do not exist and the potential for pollution is low;
 - (c) the material does not include any plastic, rubber, food scraps green garden materials or other material likely to cause the generation of smoke or odour in such quantity as to cause a nuisance to other persons;
 - (d) a haze alert has not been issued by the Bureau of Meteorology for the period during which burning is to take place; and
 - (e) the burning complies with the *Bush Fires Act 1954*, any annual fire hazard reduction notice issued by the local government under that Act and any conditions of approval as determined by the local government.
- (3) Subclause (2) shall not apply to any barbeque, solid fuel water heater, space heater or ovens fired with dry paper, dry wood, synthetic char or charcoal type fuel.
- (4) Subclause (2)(a) does not apply to land in a rural zone.

32. Escape of fumes, odours and other emissions

An owner or occupier of land or premises shall not cause or permit the escape of fumes or odours from the land or premises in such quantity or of such a nature as to cause or to be a nuisance to any person.

Division 3—Trucks

33. Livestock vehicles

- (1) A person shall not park a livestock vehicle containing livestock for a period in excess of 30 minutes other than on land upon which the keeping or raising of livestock is lawfully conducted as a business, or part of a business, in compliance with the requirements of a local planning scheme.
- (2) A person shall not park a livestock vehicle so as to cause a nuisance to any person by reason of odour emanating from the vehicle.
- (3) If a vehicle containing livestock is parked in accordance with the provisions of subclause (1), the provisions of subclause (2) are deemed not to have been contravened.
- (4) The owner or person having charge of a livestock vehicle shall maintain it, as far as is practicable, in condition of sufficient cleanliness as will not—
- (a) result in emission of offensive odours to an extent that is unreasonable taking into account the nature of the use of the vehicle; or
 - (b) unduly attract or provide a breeding place or harbourage for vermin.

34. Truck noise from residential land

A person shall not start or drive a truck on any lot adjoining land in a residential zone between the hours of 10.00 p.m. on any day and 7.00 a.m. on the following day, or, where the following day is a Sunday or a public holiday, 9.00 a.m. on that day, without first obtaining the written consent of the local government under this local law.

Division 4—Dangerous excavations

35. Dangerous excavations

An owner or occupier of land shall not maintain or suffer to remain any pit, well or other excavation in such a manner that it constitutes a danger to persons entering upon the land.

Division 5—Stormwater management

36. Containment of stormwater

- (1) Subject to subclause (2), the owner or occupier of a lot shall ensure that all stormwater received by any building, house, other structure or any paved or sealed areas on the lot is contained within the lot and is not permitted to discharge onto or run-off onto adjacent land so as to cause a nuisance, or cause damage to any structures situated on adjacent land.
- (2) Subclause (1) shall not prevent the discharge of stormwater from a lot into a local government approved stormwater drain.

37. Guttering and downpipes

(1) The owner or occupier of a lot shall ensure that each building or house on the lot is provided with adequate guttering and downpipes sufficient to receive, without overflow, all stormwater from the roof of the building or house, in accordance with AS 3500—National Plumbing and Drainage Code.

(2) The owner or occupier of a lot shall ensure that all guttering and downpipes to each building or house on the lot are maintained in a good state of repair and free from obstruction.

38. Stormwater disposal systems

(1) The owner or occupier of a lot shall ensure that all stormwater from the roof of each building or house on the lot, or the overflow from rainwater storage tanks, is discharged into stormwater drainage system, or discharged by other methods approved by the local government, in accordance with AS 3500.

(2) The owner or occupier of a lot shall ensure that all stormwater from paved areas of the lot is discharged into a stormwater drainage system of adequate capacity in accordance with AS 3500.

(3) The owner or occupier of a lot shall ensure that all stormwater drainage systems on the lot are maintained in a good state of repair and free from obstruction.

39. Containment and disposal of swimming pool and other wastewater

(1) Wastewater and backwash water from swimming pool filtration systems or other water storage systems associated with a swimming pool shall be contained within, and disposed onto or into the lot on which the swimming pool is located.

(2) The disposal of wastewater and backwash water from a swimming pool filtration system or other water storage system associated with a swimming pool into an approved disposal system or a soakwell system having a minimum capacity of 140 litres, and located a minimum of 1.8 metres away from any building or lot boundary, satisfies the requirement of subclause (1).

PART 5—OBJECTIONS AND APPEALS**40. Objections and Appeals**

When the local government makes a decision under this local law as to whether it will—

- (a) grant a person a permit or authorisation;
- (b) vary or cancel a permit or authorisation; or
- (c) give a person a notice;

the provisions of Division 1 of Part 9 of the Act and regulation 33 of the Regulations shall apply to that decision.

PART 6—ENFORCEMENT*Division 1—Notice of breach***41. Notice of breach**

(1) Where a breach of any provision of this local law has occurred, the local government may give a notice in writing to the person alleged to be responsible for such breach.

(2) A notice issued pursuant to subclause (1) shall—

- (a) specify the provision of this local law which has been breached;
- (b) specify the particulars of the breach; and
- (c) state the manner in which the recipient is required to remedy the breach to the satisfaction of the local government within a time period stipulated in the notice which shall be not less than 14 days from the giving of the notice.

(3) It is an offence to fail to comply with a notice issued by the local government pursuant to subclause (1).

42. Form of notices

Where this local law refers to the giving of a notice, other than the giving of an infringement notice, no particular form is prescribed and it will be sufficient that the notice be in writing giving sufficient details to enable the owner, occupier or other person to whom the notice is issued to know the offence committed and the measures required to be taken or conditions with which compliance is required, as the case may be.

43. When local government may undertake work required by notice

(1) This clause applies only in respect of a notice issued under clauses 23(3), 26(1), 27(1) and 30(1) of this local law.

(2) Where a person fails to comply with a notice referred to in subclause (1) the local government may, subject to compliance with the requirements of Subdivision 3, Division 3 Part 3 of the Act, do anything that it considers necessary to achieve, so far as is practicable, the purpose for which the notice was given.

(3) The local government may recover the cost of anything it does under subsection (2) as a debt due from the person who failed to comply with the notice.

Division 2—Offences and penalties
Subdivision 1—General

44. Offences and penalties

(1) A person who—

- (a) fails to do anything required or directed to be done under this local law;
- (b) fails to comply with the requirements of a notice issued under this local law by an authorised person; or
- (c) does anything which under this local law that person is prohibited from doing;

commits an offence.

(2) Where, under this local law, an act is required to be done or forbidden to be done in relation to any land or premises, the owner or occupier of the land or premises has the duty of causing to be done the act so required to be done, or of preventing from being done the act forbidden to be done.

(3) A person who commits an offence under this local law is liable to a maximum penalty of \$5,000 and a maximum daily penalty of \$500 in respect of each day or part of a day during which the offence has continued.

Subdivision 2—Infringement notices and modified penalties

45. Prescribed offences

(1) An offence against a clause specified in Schedule 3 is a prescribed offence for the purposes of Section 9.16(1) of the Act.

(2) The amount of the modified penalty for a prescribed offence is that specified adjacent to the clause in Schedule 3.

(3) For the purpose of guidance only, before giving an infringement notice to a person in respect of the commission of a prescribed offence, an authorised person should be satisfied that—

- (a) commission of the prescribed offence is a relatively minor matter; and
- (b) only straightforward issues of law and fact are involved in determining whether the prescribed offence was committed, and the facts in issue are readily ascertainable.

46. Form of infringement notices

For the purposes of this local law—

- (a) where a vehicle is involved in the commission of an offence, the form of the notice referred to in section 9.13 of the Act is that of Form 1 in Schedule 1 of the Regulations;
- (b) the form of the infringement notice given under section 9.16 of the Act is that of Form 2 in Schedule 1 of the Regulations; and
- (c) the form of the notice given under section 9.20 of the Act withdrawing an infringement notice is that of Form 3 in Schedule 1 of the Regulations.

Schedule 1

APPLICATION FOR A PERMIT

[cl.13]

FORM: APPLICATION FOR A PERMIT TO KEEP FARM ANIMAL(S) IN OTHER THAN
A RURAL ZONE

Given Names		Family Name	
Residential Address			
			Post Code
Type of animal for which approval is sought			
Number of animals for which approval is sought			
Address at which it is proposed animal(s) is/are to be kept			
			Post Code

I hereby apply for approval to keep the animal(s) at the premises indicated and submit herewith—

- a 1:200 scale diagram of the property clearly showing its dimensions, where it is proposed that the animal(s) be kept and the distance of that location from neighbouring houses;
- a sketch plan at scale 1:100 indicating the nature of the shelter or housing to be provided for the animal(s); and
- a plan for management of manure.

I understand that approval, if granted, is subject to such conditions as the local government sees fit to impose, and that they may be varied, or the approval withdrawn, in the event that a nuisance is caused or otherwise at the local government's discretion.

Signature of Applicant.....Date.....

**Schedule 2
PERMIT**

[cl.14(3)]

PERMIT TO KEEP FARM ANIMAL(S) IN OTHER THAN A RURAL ZONE

Given Names		Family Name	
Residential Address			
			Post Code
Type of animal(s) for which approval is granted		Number of animals approved:	
1.		2.	
3.		4.	
5.		6.	
Address at which the animal(s) is/are to be kept			
			Post Code

Conditions—

- 1.
- 2.
- 3.

This Permit is valid until 30 June 20....

Signature of Authorised Person:.....Date

**Schedule 3
PRESCRIBED OFFENCES**

[cl. 45(1)]

Clause	Description	Modified Penalty (\$)
4(1)	Keeping poultry or pigeons in a residential zone without approval	150
4(2)(a)	Keeping more than the permitted number of poultry in a residential zone	150
4(2)(b)	Keeping more than the permitted number of pigeons in a residential zone	150
4(2)(c)	Keeping both poultry and pigeons in a residential zone simultaneously	150
5(4)	Failure to comply with condition of approval for keeping of poultry or pigeons in a residential zone	150
6	Failure to comply with conditions for keeping of poultry	150
7	Keeping a rooster, goose or gander, turkey, peacock or peahen in other than a rural zone or kennels zone.	150
8(1)	Failure to comply with conditions for keeping of pigeons	150
8(2)	Failure of affiliated person to comply with Code of Practice—Pigeon Keeping	150
10	Failure to comply with conditions for keeping of aviary or pet birds	150
11(a)	Permitting a bird or birds to cause a nuisance	150
11(b)	Permitting a bird or birds to emit an unreasonable noise	250
12(a)	Keeping farm animals without a valid permit	150
14(2)	Failing to comply with a condition of a permit for the keeping of farm animals	150
17(1)(a),(b), (c), (d), (e)	Failure to comply with conditions for keeping of farm animals	150
18(3)	Failure to comply with a requirement for a farm animal shelter	150
19(1)	Failure to provide or maintain a refuse receptacle on a building or development site	500

Clause	Description	Modified Penalty (\$)
20(1)	Failure to control refuse on a building or development site	500
20(2)	Failure to clear building or development site two days after completion of construction work	250
21	Release or escape of dust or liquid waste from land	250
22	Burning of cleared vegetation	500
23(1)	Keeping of overgrown vegetation, rubbish or disused material on a lot	250
24(a)	Store or allow to remain on land any vehicle, part or body or machinery in state of disrepair	250
24(b)	Wreck, dismantle or break up any vehicle, part or body or machinery other than in a building or an area enclosed by a fence or wall	250
24(c)	Wreck, dismantle or break up a vehicle so as to cause a nuisance	250
25(a)	Disposing of disused refrigerator or similar container with door or lid that can be fastened	250
25(b)	Disposing of disused refrigerator or similar container without removing refrigerant	250
28	Allowing exterior lights to shine directly onto other premises	150
29	Allowing light to be emitted or reflected at an intensity of greater than 50 lux or so as to cause a nuisance	150
31 (1)	Setting fire to rubbish refuse or other material on land less than 2000 square metres in area	250
31 (2)	Setting fire to rubbish refuse or other material on land 2000 square metres or greater without written approval	250
32	Allowing the escape of fumes, odours or other emissions so as to cause a nuisance	150
33(1)	Parking a livestock vehicle for longer than 30 minutes	150
33(2)	Parking a livestock vehicle so as to cause a nuisance	150
33(4)	Failing to maintain a livestock vehicle in clean condition	250
34	Operating a truck on or adjacent to land in a residential zone during prohibited hours	250
35	Failure to maintain a pit, well or other excavation in manner that it constitutes a danger to persons	250
36(1)	Failure to ensure that all stormwater received by any building, house or structure paved/sealed area on the lot, is contained with the lot	250
37(1)	Failure to provide adequate guttering and downpipes	250
37(2)	Failure to maintain all guttering and down pipes in a good state of repair and free from obstruction	250
38(1)	Failure to ensure that all stormwater from the roof of a building or house or overflow from a rainwater tank is discharged to a stormwater drainage system	250
38(2)	Failure to ensure that all stormwater from paved areas of the lot is discharged to a stormwater drainage system	250
38(3)	Failure to maintain all stormwater drainage systems in a good state of repair and free from obstruction	250
39(1)	Failure to contain or dispose of swimming pool wastewater and backwash on the lot on which the swimming pool is located	250
41(3)	Failure to comply with a notice issued by the local government.	250

Dated: 1 December 2009.

The Common Seal of the City of Gosnells was affixed by authority of a resolution of the Council in the presence of—

OLWEN SEARLE JP, Mayor.
IAN COWIE, Chief Executive Officer.