

Appendix 1 – INTERPRETATIONS

As provided for in Clause 1.8 of this Scheme, the following terms, unless the context otherwise requires, shall have the respective meanings and interpretations set out hereunder.

Abattoir: means land or buildings used for the slaughter of animals for human consumption and the treatment of carcasses, offal and by-products.

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).

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 and Advertising Sign shall be construed accordingly.

Aged or Dependent Persons' Dwellings: has the same meaning given to it in the Residential Design Codes.

Airfield: means land and buildings used in connection with the operation of aeroplanes, including a passenger terminal, offices, parking and servicing of aircraft, and car parking, but not including occasional or seasonal use of temporary facilities for purposes associated with agriculture.

Amenities: depending on its context, means:

- (a) the sum of the expectations of those living and working in an area about the quality of their environment including its pleasantness, character, beauty, harmony in the exterior design of buildings, privacy and security; or
- (b) facilities providing use, convenience or enjoyment.

Amenity Building: means a building or part of a building used by employees or persons otherwise engaged in the conduct of an industry or business on the same site, for their personal comfort, convenience or enjoyment or leisure, but not used or intended for use for the work of the industry or business;

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 electronic screen(s) operated by one or more players for amusement or recreation.

Amusement Parlour: means any land or building, 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.

Ancillary Use: means a use which is incidental to the predominant use of land and buildings.

Appendix: means an Appendix to the Scheme.

Application: means an Application for Planning Consent for approval to commence development or change in the use of land made pursuant to Part VI of the Scheme.

Approved Plan: means any plan that:

- (a) forms part of an application for which Planning Consent has been granted; and
- (b) has been stamped/endorsed with the approval of Council and signed by the relevant Officer.

Aquaculture: means the use of land and/or buildings for the purpose of rearing and breeding of fish, crustaceans or marine organisms under controlled conditions for sale and/or display.

Aquarium: means the use of land and buildings for the purpose of displaying fish, crustaceans or marine organisms under controlled conditions for public display with or without charge.

Art Gallery: means premises used for the showing of works of art including pottery, photography and the like.

Authorised Officer: means an officer of Council, authorised by Council to exercise all or some of the powers of Council under this Scheme.

Battleaxe 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.

Bed and Breakfast: means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.

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

Builder's Storage Yard: means any land or 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 Design Codes.

Building Code of Australia: means the Building Code of Australia 1988 (as amended).

Building Envelope: means an area of land within a lot marked on a plan within which all buildings on the lot must be contained.

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 Setback: 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 any land used for the lodging of persons in tents or other temporary shelter.

Caravan: means a vehicle as defined under the Road Traffic Act 1974 (as amended) maintained in condition suitable for licence under that Act all times and being designed or fitted or capable of use as a habitation or for dwelling or sleeping purposes.

Caravan Park: means an area of land specifically set aside for the parking of caravans and park homes or for the erection of camps on bays or tent sites allocated for that purpose.

Caretaker's Dwelling: means a building used as a residence by the proprietor or manager having the care of the building, plant, equipment or grounds associated with an industry or business, carried on upon the same site.

Car Park: means any land or buildings used primarily for parking private cars or taxis whether open to the public or not, and whether for reward 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 land and buildings used for the boarding, keeping or breeding of more than three (3) cats over the age of three (3) months for reward or profit and registered for these purposes.

Chalet Park: means an area of land set aside for self contained attached or detached residential type buildings used for the purpose of a trade or business available for use for holiday purposes by the public at large.

Child Care Premises: has the same meaning as in the Community Service (Child Care) Regulations 1988.

Cinema/Theatre: means any land or building where the public may view a motion picture or theatrical production.

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

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

Club Premises: means any land or 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 Licensing Act, 1988 (as amended) or not and which building or premises are not otherwise classified under the provisions of the Scheme.

Colonnade: means a covered pedestrian way adjoining a public place which is open to the sky.

Commerce: means any activity involving any form of purchase, hire or sale of good or services.

Commercial Vehicle: means a vehicle whether licensed or not and which is used in conjunction with a trade or profession and shall include trailers, tractors and their attachments, buses and earthmoving machines whether self-propelled or not but shall not include a passenger car derivative as defined by the Vehicle Sales Regulations 1976 (as amended), a van, utility or light truck which is rated by the manufacturer as being suitable to carry loads of up to 1.5 tonnes.

Commission: means the Western Australian Planning Commission.

Community Services Depot: means land and buildings used for the garaging of vehicles and equipment used to provide a community service such as a fire brigade, ambulance and the like and includes all related services thereto.

Community Uses: means those uses, in a particular locality, which provide services or facilities, such as health or social services or meeting facilities, to those who live or work in that locality.

Conservation: has the same meaning given to it in the Heritage of Western Australia Act 1990.

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, occupational therapists, chiropractors, podiatrists, 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.

Convenience Store: means any land and/or buildings used for the retail sale of convenience goods being those goods commonly sold in delicatessens and newsagents but does not include 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 300m² gross leasable area.

Council: means the executive body of the Shire of Northampton.

Cultural Heritage Significance: means, in relation to a place or heritage precinct, the relative value which that place or precinct has in terms of its aesthetic, historic, scientific or social significance, for the present community and future generations.

Cultural Use: means any use aimed at the improvement or refinement of people by entertainment and/or education.

Curtilage: in relation to a dwelling means the yard of the dwelling, or an area in the immediate vicinity of the dwelling on the same lot used for purposes ancillary to the dwelling. The curtilage shall not include the area located between the street frontage of the lot and the dwelling thereon except with the special approval of Council. The term shall have a like meaning in relation to land around buildings other than dwellings.

Development: shall have the same meaning given it in and for the purposes of the Act.

Display Home Centre: means a group of 2 or more dwellings which are intended to be open for public inspection.

District: means the Municipal District of the Shire of Northampton.

Drive-In Theatre: means land or buildings used to make provision for an audience to view the entertainment while seated in motor vehicles.

Dry Cleaning Agency: means a building at which the public may lodge and receive articles for dry cleaning and where in some instances subject to the provisions of the Health Act a limited amount of dry cleaning may be carried out on the premises.

Dry Cleaning Premises: means any land or buildings used for the cleaning of garments and other fabrics by chemical processes.

Dwelling: has the same meaning given to it in the Residential Design Codes.

Educational Establishment: means a school, college, university, technical institute, academy or other educational centre, but does not include a reformatory.

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 site 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 steep grade that neither of the foregoing methods can reasonably be applied, such length as determined by the Council.

Equestrian Centre: means land and buildings used for a riding school and includes the agistment, stabling and exercise of horses, camels and the like including facilities for events of a competitive nature or associated tourist purposes.

Facade: means the exposed faces of a building towards roads or open space or the

frontal outward appearance of the building.

Factory Unit Building: means an industrial building or structure, or group of buildings or structures designed, used or adapted for use as two or more separately occupied production or storage areas.

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.

Floor Area: shall have the same meaning given to it in and for the purposes of the Building Code of Australia 1988 (as amended).

Frontage: means the boundary line or lines between a site and the street or streets upon which the site abuts.

Fuel Depot: means any land or buildings used for the storage and sale in bulk of solid or liquid gaseous fuel, but does not include a service station and specifically excludes the sale by retail into the final user's vehicle of such fuel from the premises.

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

Garden Centre: means any land or buildings used for the sale and display of garden products, including garden ornaments, plants, seeds, motorised domestic garden implements and the display but not manufacture of pre-fabricated garden buildings.

Gazettal Date: means the date on which notice of the Minister's approval of this Scheme is published in the Government Gazette.

Gross Floor Area: shall have the same meaning as Floor Area in the Building Code of Australia.

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.

Grouped Dwelling: has the same meaning given to it in the Residential Design Codes.

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

Hazardous Use: means a use, including an industry, which by reason of the processes involved, the method of manufacture, the nature of the materials stored, used or produced or the activities carried on, creates a hazard to public health.

Health Centre: means any buildings used as a maternity or X-ray centre, a district clinic, a masseur's establishment, or a medical clinic and can include ancillary services such as pathologists, radiologists and paramedicals.

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

Heritage List: means the Municipal Heritage Inventory, as amended from time to time, prepared by the Council pursuant to Section 45 of the Heritage of Western Australia Act 1990 (as amended), or such parts thereof as described in the Heritage List.

Heritage Precinct: means a precinct of heritage value having a distinctive nature, which may contain elements of only minor individual significance but heightened collective significance, and within whose boundaries controls may be necessary to retain and enhance its character.

Hire Service: means land and buildings used for the storage and hire of machinery and other bulky equipment.

Hobby Farm: means the use of land for the agistment of horses, the growing of vegetables, fruit and flowers and the keeping of domestic poultry for private use only and not for commercial purposes or sale and shall include any buildings normally associated therewith.

Holiday Accommodation: means one or more buildings used for the short-term accommodation of tourists.

Home Occupation: means a business or activity carried on with the written permission of 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 interferences, 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 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 20m²;
- (d) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located.
- (e) does not display a sign exceeding 0.2m² in area;
- (f) in the opinion of Council it is compatible with the principal uses to which land in the zone in which it is located may be put, and will not generate a volume of traffic that would prejudice the amenity of the area or require a greater number of parking

facilities than normally reserved for a single dwelling;

- (g) does not entail the presence, parking, garaging, use or calling of a vehicle of more than 2 tonnes tare weight; and
- (h) entails the conduct of a business, office or workshop only, and does not entail the retail sale of goods of any nature so as to conflict with part (f) above.

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 any land or buildings providing accommodation for the public the subject of a hotel licence granted under the provisions of the Liquor Licensing Act 1988 (as amended) and may include a betting agency operated in accordance with the Totalisator Agency Betting Board Act 1960 (as amended), but does not include a motel, tavern or boarding house.

Incidental Use: means the use of premises which is ancillary and subordinate to the predominant or primary use.

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, finishing, 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 for human or animal consumption;

and includes, when carried out on land upon which the process is carried out and in connection with that process, the storage of goods, any work of administration or accounting, or the wholesaling of or the incidental sale of goods resulting from the process, and the use of land for the amenity of persons engaged in the process; but does not include;

- (i) the carrying out of agriculture,
- (ii) on-site work on buildings or land; and
- (iii) in the case of edible goods the preparation of food for retail sale from the premises.

Industry - Cottage: means a business or trade industry which produces goods which cannot be carried out under the provisions relating to a "home occupation" and which, in

the opinion of Council:

- (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, steam, 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, or any person not a permanent resident on the premises;
- (c) is conducted in an outbuilding which is compatible to the zone and its amenity and does not occupy an area in excess of 50m²;
- (d) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located;
- (e) does not display a sign exceeding 0.2m² in area;
- (f) does not offer or present for sale any goods or artefacts not wholly produced or provided on the premises.

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 includes the management of products from any of those materials when the manufacture is carried out on the land from which any of the materials so used is extracted or on land adjacent thereto, and the storage of such materials or products;
- (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, when in operation and when all measures proposed to minimise its impact on the locality have been employed (including measures to isolate the industry from existing or likely future development on other land in the locality), would pose a significant risk in relation to the locality, to human health, life or property, or to the biophysical environment such as oil refineries and chemical production plants.

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 other like services.

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

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.

Institutional Building: means a:

- (a) hospital;
- (b) sanatorium for the treatment of infectious or contagious diseases;
- (c) home or other institution for the care of State wards, orphans or persons who are physically or mentally handicapped;
- (d) penal or reformatory institution;
- (e) hospital for the treatment or care of the mentally ill;
- (f) residential building for the care and maintenance of children, the aged or the infirm;
or
- (g) benevolent institution.

Kennels: means land and buildings used for the boarding, keeping or breeding of more than 3 dogs for reward or profit and registered for those purposes.

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.

Kiosk: means a building used for the sale of minor goods of a convenience nature to the patrons of the particular development and may include the preparation and sale of food as determined by Council.

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

Landscaped Area: means any area developed by the planting of lawns, garden beds, shrubs or trees and includes any area developed with rockeries, ornamental ponds, swimming pools, barbecue areas or children's playgrounds and includes any other area approved by the Council as landscaped area.

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

use or reward.

Limited Rural Use: means those activities carried out under the interpretation of Rural Pursuit, but does not include:

- (a) any commercial production;
- (b) any use which involves ground water consumption greater than the allowance determined by the Water Corporation or Department of Environment;
- (c) aquaculture, piggeries or other intensive animal husbandry;
- (d) the stabling, agistment, or training of horses;
- (e) other rural uses considered by Council likely to be detrimental to the public health or amenity of the area in the vicinity of the application.

Liquor Store: means any land or buildings the subject of a Store Licence granted under the provisions of the Liquor Licensing Act 1988 (as amended).

Locality: shall have the meaning of existing in a particular place; confined to a definite spot, or part of a district as the case may be, dependent on the application being considered.

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

Lunch Bar: means a building or part of a building used for the sale of take-away sandwiches and similar foodstuffs between the hours of 9.00am and 4.00pm within industrial and commercial areas, in a form ready to be consumed without further preparation off the premises; but does not include a fast food outlet.

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 Collector's 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 any land or 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 any land or buildings used for a fair, a farmers' or producers' market, or a swap-meet 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.

Maximum Site Coverage: the area of a lot that may be covered by impervious roof sheeting.

Mean Natural Ground Level: means those levels as depicted by contour lines on Department of Land Administration plans applicable to the Scheme Area measured at the geometric horizontal centre of the lot.

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 interpretation of consulting rooms but also for ancillary services such as chemists, pathologists and radiologists.

Milk Depot: means any land or buildings to which milk is delivered for distribution to consumers but in which milk is not processed or pasteurised.

Minister: means the Minister for Planning and Infrastructure or the Minister of the Western Australian Government responsible for town planning.

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.

Motel: means any land or buildings used or intended to be used to accommodate patrons in a manner similar to a hotel, but in which special provision is made for the accommodation of patrons with motor vehicles and to which a licence under the Liquor Licensing Act 1988 (as amended) has been granted.

Motor Vehicle and Marine Sales: means any land or 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 and sale of accessories and spare parts.

Motor Vehicle Hire: means any land or 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 Repairs: means any land or buildings used for the mechanical repair and overhaul of motor vehicles including tyre recapping, retreading, panel beating, spray painting and chassis reshaping and includes the sale of motor vehicle accessories and spare parts.

Motor Vehicle Wash: means any land or buildings where vehicles are washed and cleaned by, or primarily by, mechanical means.

Motor Vehicle Wrecking: means any land or buildings used for the storage, breaking up or dismantling of motor vehicles and includes the sale of second-hand motor vehicle accessories and spare parts.

Multiple Dwelling: has the same meaning given to it in the Residential Design Codes.

Museum: means any land or buildings used for storing and exhibiting objects and artefacts illustrative of history, natural history, art, nature and culture.

Night Club: means any land or buildings used generally for late night entertainment and/or eating facilities and to which a licence under the provisions of the Liquor Licensing Act 1988 (as amended) has been granted.

Non-conforming Use: means any use of land or building which, though lawful immediately prior to the coming into operation of this Scheme, is not in conformity with the provisions of this Scheme.

Nursing Home: means any building used for the medical treatment or care of sick persons, whether resident or not, but does not include consulting rooms.

Office: means a building or part of a building used for the conduct of administration, the practice of a profession, the carrying on of agencies, a post office, bank, building society, insurance office, estate agency, typist and secretarial services, or services of a similar nature, and where not conducted on the site thereof, the administration of or the accounting in connection with a commercial or industrial undertaking.

Officer: means an employee of Council of the Shire of Northampton.

Open Air Display: means the use of land as a site for the display and/or sale of goods and equipment.

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.

Park Home: means a movable dwelling, not being a vehicle as defined under the Road Traffic Act 1974 (as amended), but constructed and maintained on its own chassis and wheels and capable of mobility at all times although stabilised by jacks and provided with skirtings and so designed and constructed as to permit independent occupancy for dwelling purposes.

Park Home Park: means an area of land set aside exclusively for the parking of park or mobile homes occupied for residential purposes, whether for short or long stay purposes, but includes the provision of buildings and uses incidental to the predominant use of the land, including ablution blocks, recreation areas, office and storage space and, as

approved by Council, a shop or kiosk and refuelling facilities, but the term shall be interpreted to exclude the parking of caravans, camper trailers and the erection of tents or camps.

Parking Angle: means the angle formed by the line delineating the particular car parking space or an extension thereof and the centre line of the access driveway to such space.

Petrol Filling Station: means any land or buildings used for the retail sale of petroleum products and motor vehicle accessories; but does not include a service station, transport depot, or panel beating, spray painting or motor vehicles repairs or wrecking.

Piggery: shall have the same meaning given to it in and for the purposes of the Health Act, 1911 (as amended).

Place: means an area of land sufficiently identified by survey, description or otherwise as to be readily ascertainable, and includes:

- (a) an area of land situated below low water mark on the seashore or on the bank of tidal water, or in the bed of any watercourse, lake or estuary;
- (b) any works or buildings situated there, their contents relevant to the purpose of this Scheme, and such of their immediate surroundings as may be required for the purposes of the conservation of those works or buildings; and
- (c) as much of the land beneath the place as is required for the purposes of its conservation.

Planning Consent: means approval, with or without conditions, granted by Council in respect of an application to commence or continue development under Part VI of this Scheme.

Planning Policy: means a planning policy made by Council under Part VIII of the Scheme.

Plant Nursery: means any land or buildings used for the propagation, rearing and sale of plants and the storage and sale of products associated with horticulture.

Plot Ratio: shall have the same meaning given to the term in the Building Code of Australia except for residential dwellings where the term shall have the same meaning given to it in the Residential Design Codes.

Potable Water: means water in which levels of physical, chemical and bacteriological constituents do not exceed the maximum permissible levels set out in the Australian Drinking Water Guidelines 1996 published by the National Health and Medical Research Council and Agricultural and Resource Management Council of Australia and New Zealand.

Poultry Farm: means land and buildings used for rearing or keeping of poultry for either commercial egg or commercial meat production (poultry includes chickens, ducks

and turkeys but excludes emus and ostriches).

Predominant Use: is the use of land to which all other uses carried on that land are subordinate, incidental or ancillary.

Prison: shall have the same meaning given to it in and for the purposes of the Prisons Act 1981 (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 any land or buildings wherein fodders, fertilisers and grain are displayed and offered for sale.

Public Amusement: means any land or 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 the right of way, and vehicle access shall be restricted to service vehicles at times specified by 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 Council as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services.

Public Worship: means any land or buildings used primarily for religious activities but does not include an institution for primary, secondary, or higher education or a residential training institution.

Radio and TV Installation: means any land or 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 any land or buildings used by parties for functions on formal or ceremonial occasions, but not for unhosted use for general entertainment purposes.

Redevelopment: means revision or replacement of an existing land use according to an overall plan.

Reflective Material: is defined as follows:

- (a) low reflective building material means any building materials that have a solar radiation or reflective value of 50% or less.

- (b) high reflective building material means any building materials that have a solar radiation or reflective value greater than 50%.

Reformatory: means land or buildings used for the confinement or detention in custody of juvenile offenders with a view to their rehabilitation.

Relocated Building: means a building which has been previously constructed on a building site whether within the Scheme Area or elsewhere and whether occupied or not.

Reserve: means any land reserved for a public purpose.

Residential Building: means a building or portion of a building, together with rooms and outbuildings separate from such building but ancillary thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- (a) temporarily by two or more persons, or
- (b) permanently by seven or more persons,

who do not comprise a single family unit; but does not include a hospital or sanatorium, a prison, a hotel, a motel, or a residential school.

Residential Design Codes: means the Residential Design Codes of Western Australia, set out in Appendix 1 of the Western Australian Planning Commission Statement of Planning Policy No 3.1.

Resort Development: means a holiday accommodation complex development of permanent buildings for the short-term accommodation of tourists, including non-habitable buildings for the purposes of convention centre, restaurant, hall and other buildings and areas for the amenity of the residents as determined by Council.

Restaurant: means a building wherein food is prepared for sale and consumption on the premises and the expression shall include both a licensed or unlicensed restaurant; but does not include a kiosk or fast food outlet.

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 land or building, parts or parts thereof, used or designed to be used primarily for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of:

- (a) publications that area classified as restricted publications pursuant to the Indecent Publications and Articles Act 1902 (as amended); or
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity.

Retail: means the sale or hire of products, goods or services to the public generally in small quantities.

Retail Floor Area: means the total floor area of each of the floors of a building used for the display or sale of goods but does not include floor areas used for concealed storage, food preparation, a workshop or a toilet.

Retirement Village: means a development containing permanent accommodation for aged persons only together with the necessary ancillary facilities such as dining room, library and recreation facilities.

Roadhouse: means land and buildings used for the predominant purpose of a service station but incidentally including a cafe, restaurant and/or shop associated with the service station.

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 except for domestic purposes;
- (b) the rearing or agistment of deer, goats, sheep, cattle, emus, ostriches or beasts of burden;
- (c) the stabling, agistment or training of horses and the like;
- (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 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;
- (v) aquaculture.

Salvage Yard: means any land or 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.

Scheme Area: means the area defined in Clause 1.3 of this Scheme.

Scheme Text: means the document defined in Clause 1.4 of this Scheme.

Service Station: means any land or buildings used for the retail sale of petroleum products and motor vehicle accessories and for carrying out greasing, tyre repairs, minor mechanical repairs to motor vehicles, but does not include petrol filling station, transport depot, panel beating, spray painting, major repairs or wrecking.

Serviced Apartments: means a building or buildings which contain self-contained units for transient accommodation.

Shop: means any building wherein goods are kept, exposed or offered for sale by retail or hire, or within which services of a personal nature are provided (including a hairdresser, masseuse, beauty therapist or manicurist) but does not include a showroom, fast food outlet, liquor store or any other premises specifically defined elsewhere in this part.

Showroom: means any building or part of a building used or intended for use for the purpose of displaying or offering for sale by wholesale or retail, carpets, large electrical appliances, furniture, hardware or goods of a bulky nature but does not include the sale by retail of foodstuffs, liquor or beverages, items of clothing or apparel, magazines, videos, newspapers, books or paper products, china, glassware or domestic hardware; or items of personal adornment.

Sign: means a notice, message or display by means of a freestanding or fixed sign or boarding.

Single House: means an independently constructed dwelling standing wholly on its own lot created pursuant to the Town Planning and Development Act.

Special Coastal Planning Area: a coastal area identified by Council as having environmental, cultural and/or scenic values, and is either subject to development pressures, or such pressures are anticipated in the foreseeable future.

Sports Ground: means any land used for any sport, but does not include land within the curtilage of a dwelling, if not used commercially.

Stable: means any land, building or structure used for the housing, keeping and feeding of horses, asses, camels and the like, and associated incidental activities.

Staff Accommodation: means a building used for the purposes of accommodating staff employed to undertake a particular industry or activity carried upon the same lot.

Storey: means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of the floor and the roof and/or ceiling above it.

Tavern: means any land or buildings the subject of a Tavern Licence granted under the provisions of the Liquor Licensing Act 1988 (as amended).

Temporary Accommodation: means any habitable building not permanently affixed to the ground and includes any caravan, transportable dwelling, or any structure used for habitation or for the purposes of temporary accommodation for a period of not more than 12 months whilst the main dwelling in the lot is being constructed but does not include a relocated or caretaker's dwelling as defined elsewhere in this Part.

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

Transport Depot: means any land or 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 motor vehicle to another of such motor vehicle and includes maintenance, management and repair of the vehicles used, but not of other vehicles.

Transportable Home: means any new structure designed solely for human habitation that is partly or wholly prefabricated at any place other than on the lot upon which it is to be erected.

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, and may include a dispensary of medications incidental thereto.

Veterinary Hospital: means a building used in connection with the treatment of animal injuries and ailments, and includes the care and accommodation of animals during and after such treatment.

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

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

Wayside Stall: means a building situated on private land which offers for sale to the general public, rural produce or any commodity which is produced solely on the land upon which the building is 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 any land or buildings the subject of a Wine House Licence granted under the provisions of the Liquor Licensing Act 1988 (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 use and development of land, but does not include reserved land.

Zoological Gardens: means any land or 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.

Appendix 2 – APPLICATION FOR PLANNING CONSENT

Shire of Northampton Town Planning Scheme No 9

1. Name of Applicant/Agent _____

Address _____

2. Name of Landowner _____
(if different from above)

Address _____

3. Address for Correspondence _____

4. Locality of Development _____
(Street) (Town)

5. Title Details of Land: Lot No _____ Vol _____ Folio _____

6. State Type of Development _____
(from Table 1 – Zoning Table)

Nature and size of all buildings proposed _____

Materials to be used on External Surface of Buildings _____

Details of Car Parking and Landscaping Proposals _____

Approximate Cost of Proposed Development _____

Estimated Time for Construction _____

Signature of Landowner(s) _____ Date _____

Signature of Applicant/Agent _____ Date _____
(both signatures are required if the Applicant is not the Landowner)

NOTE: This form should be completed and forwarded to Council together with 2 copies of plans showing complete details of the development as indicated on the reverse of this sheet.

NOTE: This form is not an application for a building licence which requires separate application to Council.

See Other Side for Required Plan Details

ALL applications shall be accompanied by the following plan details or as otherwise determined by Council upon application:

- (a) a location plan showing the land and the subject of the application and its relationship to surrounding lots and streets;

and in the case of an application for the erection of new buildings:

- (b) a site plan or plans showing:
- (i) the position, type and use of all existing buildings and improvements on the land, indicating those to be removed as part of the proposal;
 - (ii) the position, type and use of any new buildings and improvements proposed on the land;
 - (iii) the position of any trees on the site showing those to be removed and those to be retained;
 - (iv) areas to be landscaped, surfaced for parking or developed for any other purpose within the site;
 - (v) contours and any earthworks to be undertaken as a part of the development;
 - (vi) the method by which stormwater run-off is to be contained on the site or discharged from the site;

or in the case of an application for a change in the use of land and/or buildings:

- (c) a site plan and, where applicable, floor plan(s) of the existing building(s) indicating the uses to be made of the land and the respective building(s) or portions of the building(s).

**Appendix 3 – APPLICATION FOR HOME OCCUPATION/
COTTAGE INDUSTRY**

Shire of Northampton Town Planning Scheme No 9

1. Name of Applicant/Agent _____
Address _____
2. Name of Landowner _____
(if different from above)
Address _____
3. Address for Correspondence _____
4. Locality of Development _____
(Street) *(Town)*
5. Title Details of Land: Lot No _____ Vol _____ Folio _____
6. State Type of Home Occupation/Cottage Industry _____

Approximate Cost of Proposed Development _____

Estimated Time for Construction _____

Signature of Landowner(s) _____ Date _____

Signature of Applicant/Agent _____ Date _____
(both signatures are required if the Applicant is not the Landowner)

NOTE: *This form should be completed and forwarded to Council together with 2 copies of plans showing complete details of the areas to be used in relationship to the lot.*

NOTE: *Council approval for home occupation and cottage industry permits are for a maximum period of 12 months only with all permits being reviewed annually.*

Appendix 4 – NOTICE OF DEVELOPMENT PROPOSAL

Shire of Northampton Town Planning Scheme No 9

It is HEREBY NOTIFIED for public information and comment that 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 Shire of Northampton Offices, Hampton Road, Northampton and Grey Street, Kalbarri.

Submissions/Comments on the proposal may be submitted to Council in writing on or before the _____ day of _____ 20 _____

Chief Executive Officer _____ Date _____

This advertising is to provide the public with an opportunity to view the proposal and it should not be construed that final approval will be granted.

Appendix 5 – NOTICE OF APPROVAL/REFUSAL OF PLANNING CONSENT

Shire of Northampton Town Planning Scheme No 9

Council or its delegated officer having considered the following application;

1. Name and Address of Applicant/Agent _____

2. Name and Address of Landowner _____

3. Dated _____

hereby advise that it has decided to:

GRANT APPROVAL TO COMMENCE DEVELOPMENT

REFUSE APPROVAL TO DISPLAY AN ADVERTISEMENT

subject to the following conditions: for the following reasons:

(strike out whichever does not apply)

This approval is valid for a period _____ months from the date hereof.

NOTE: *If development is not substantially completed within that period a new approval must be obtained.*

Chief Executive Officer _____ Date _____

**Appendix 6 – CONTROL OF ADVERTISEMENTS
(Additional Information Sheet)**

(to be completed in addition to Appendix 2 – Application for Planning Consent)

1. Name of Advertiser (if different from Landowner) _____

2. Address _____

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:
Inscription on Sign _____
Height _____ Width _____ Depth _____
Height above ground (top level of Advertisement underside) _____
Colours to be used _____
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, if any, to be removed if this application is approved _____

NOTE: *Applications 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) _____ Date _____

Appendix 7 – SPECIAL USE ZONES

No.	Description of Land	Special Use	Conditions
1.	Lot 13 Clotworthy Street, Kalbarri.	<ul style="list-style-type: none"> • Roadhouse • Shop • Office • Caretaker's Dwelling 	<p><u>Objective</u></p> <p>- To permit use of the land that provides facilities to support and promote tourism in association with the roadhouse facility.</p> <p>(1) The Caretaker's Dwelling approval is restricted to the upper storey of the service station building.</p> <p>(2) All development shall comply with the requirements of the Scheme.</p>

No.	Description of Land	Special Use	Conditions
2.	Portion of Victoria Location 11493 Ajana-Kalbarri Road, Kalbarri.	<p>The following uses are Permitted “P” as defined within Clause 3.2.2:</p> <ul style="list-style-type: none"> • Equestrian Centre • Caretaker’s Dwelling • Staff Accommodation • Car Park <p>The following uses require the discretionary consent of Council as “AA” uses as defined within Clause 3.2.2, and may only be approved by Council if they are, in the opinion of Council, incidental to the use of the property as an Equestrian Centre:</p> <ul style="list-style-type: none"> • Shop • Recreation Facilities • Open Air Display • Holiday Accommodation 	<p><u>Objective</u></p> <p>- To permit the development of an equestrian centre for the stabling and agistment of horses for hiring to the general public and development of associated tourist accommodation and recreation facilities.</p> <p><u>Subdivision</u></p> <p>(1) Subdivision shall be generally in accordance with the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.</p> <p><u>Building</u></p> <p>(2) All building on the lot shall be erected within the building envelope defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.</p> <p>(3) The building envelope shall not</p>

No.	Description of Land	Special Use	Conditions
		<ul style="list-style-type: none"> • Restaurant • Kiosk • Any other uses determined by Council to be incidental to the use of the property as an Equestrian Centre <p>The following uses require the discretionary approval of Council as “SA” uses as defined within Clause 3.2.2, and may only be approved by Council if they are, in the opinion of Council, incidental to the use of the property as an Equestrian Centre:</p> <ul style="list-style-type: none"> • Motel 	<p>exceed 8,000m² in area.</p> <p>(4) Notwithstanding (2), Council may permit a variation to the location of the defined building envelope on the lot if it is shown to the satisfaction of Council that the proposed location of the building envelope will not be detrimental to the landscape or environment and satisfies the minimum setbacks:</p> <ul style="list-style-type: none"> - Front Boundary 30 metres - Rear Boundary 20 metres - Side Boundaries 15 metres <p>(5) Notwithstanding (2), Council may permit the construction of stables outside the defined building envelope on the lot if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the Zone or neighbouring properties.</p> <p>(6) No stable is permitted within 15 metres of a habitable building on the lot.</p> <p>(7) All buildings (including stables) shall be sympathetic to existing landscape elements, namely landform and vegetation, in terms of their design, building height, materials and cladding colours.</p> <p>(8) All buildings shall be constructed utilising roof and external wall materials comprising natural earth or green vegetation colours.</p> <p>(9) The use of zincalume, galvanised iron and other coloured (including white or off-white) roof and wall materials which, in the opinion of Council, prejudice the landscape amenity of the adjacent Kalbarri National Park and surrounding area, are not</p>

No.	Description of Land	Special Use	Conditions
			<p>permitted.</p> <p>(10) All stormwater and runoff shall be disposed of within each lot and shall not be directed into the Landscape Protection Area.</p> <p>(11) No building shall exceed two storeys in height.</p> <p><u>Stock Control</u></p> <p>(12) No more than 45 horses shall be kept and/or agisted on the lot.</p> <p>(13) Notwithstanding (12), Council may reduce or vary the limit on stocking or place any other conditions in the light of prevailing seasonal conditions to prevent overstocking, erosion, or other practices detrimental to the amenity of the Zone or neighbouring properties.</p> <p><u>Vegetation Protection</u></p> <p>(14) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to construct 'rural style' perimeter fencing (seven line ringlock and single strand top wire with posts at appropriate separations) for the lot.</p> <p><u>Servicing</u></p> <p>(15) Council shall require that the subdivider ensure prospective purchasers are advised in writing that no building intended for habitable purposes shall be constructed or approved for construction unless an approved method of on-site effluent disposal suitable for long-term usage has been incorporated into the approved plans to the satisfaction of Council in consultation with the Department</p>

No.	Description of Land	Special Use	Conditions
			<p>of Health.</p> <p>(16) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to prepare a Fire Management Plan and undertake appropriate fire control measures within the Zone to the satisfaction of Council in consultation with the Fire and Emergency Services Authority of WA.</p> <p>(17) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to connect the lot to a potable reticulated water supply.</p> <p>(18) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to design and construct a sealed subdivisional road incorporating a suitable cul-de-sac head and drainage to the satisfaction of Council in consultation with Main Roads WA.</p> <p>(19) Upon any subdivision of Victoria Location 11493 Ajana-Kalbarri Road, Council shall require that access/egress from the Equestrian Centre is restricted to the proposed subdivisional road only and that the existing access/egress point onto the Ajana-Kalbarri Road is removed and rehabilitated to the satisfaction of Council in consultation with Main Roads WA.</p> <p><u>Surrounding Land Uses and Conflict</u></p> <p>(20) Council shall require that the subdivider ensure prospective purchasers, and successors in</p>

No.	Description of Land	Special Use	Conditions
			<p>title, are advised in writing that special rural living, keeping of horses, equestrian centre, tourist accommodation and associated and incidental activities are undertaken within the immediate vicinity of the Zone and landowners shall ensure that land use and development is designed and conducted in such a manner so as to not create conflict with these other land uses.</p> <p>(21) Council shall require that the proprietors and/or managers of the Equestrian Centre implement an appropriate system of management strategies and controls to ensure that the activities conducted on the lot will not adversely affect the amenity of the Zone, adjacent Kalbarri National Park and surrounding area by reasons of emissions of noise, dust, odour or fly and weed infestation.</p> <p>(22) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to prepare a Management Plan for the whole of the Scheme Amendment area as defined on the Subdivision Guide Plan (Map 3) to the satisfaction of Council in consultation with the Department of Conservation and Land Management and the Department of Environment to address the possible impacts on the Kalbarri National Park, Murchison River, and designated Landscape Protection Area. The Plan shall include, but not be limited to; stormwater management, fire prevention and control, rehabilitation and revegetation, and continued monitoring of environmental values of the area.</p> <p>(23) Access/egress from any lot into</p>

No.	Description of Land	Special Use	Conditions
			the adjoining Nature Reserve or National Park is not permitted without the written authority of the Department of Conservation and Land Management.

No.	Description of Land	Special Use	Conditions
3.	Lot 22 Grey Street, Kalbarri.	<ul style="list-style-type: none"> • Single House • Exclusive Jewellery & Gift Shop • Air Charter Booking Office 	As determined by Council in accordance with the Scheme.

No.	Description of Land	Special Use	Conditions
4.	Lot 398 Porter Street, Kalbarri.	<ul style="list-style-type: none"> • Tavern 	As determined by Council in accordance with the Scheme.

No.	Description of Land	Special Use	Conditions
5.	Portion of Lot 901 George Grey Drive, Kalbarri.	<p>The following uses are Permitted “P” uses as defined within Clause 3.2.2:</p> <ul style="list-style-type: none"> • Hotel • Motel • Chalet Park • Holiday Accommodation <p>The following uses require the discretionary consent of Council as “AA” uses as defined within Clause 3.2.2:</p> <ul style="list-style-type: none"> • Amusement Parlour • Club Premises • Private Recreation • Recreational Facilities • Restaurant <p>The following uses require the discretionary consent</p>	<p>(1) 20% of individual sites shall be landscaped in accordance with a landscaping plan approved by Council.</p> <p>(2) A two-storey height restriction and plot ratio of 0.5 apply.</p> <p>(3) Variations to the above standards may apply at Council discretion.</p> <p>(4) Prior to any planning approval for a micro-brewery being granted by Council, the proponent shall prepare and submit for Council’s consideration a site plan and a management plan demonstrating that the proposed use will be able to operate without unacceptable impacts on the residential amenity of existing or future adjacent residential properties. These plans shall address landscaping, car parking and vehicular access, visual amenity, relationship to adjacent uses, noise, odours, hours of</p>

No.	Description of Land	Special Use	Conditions
		<p>discretionary consent of Council after giving notice as “SA” uses defined within Clause 3.2.2:</p> <ul style="list-style-type: none"> • Micro-Brewery • Night Club • Tavern <p>The following uses are not permitted, and may only be approved by Council if they are, in the opinion of Council, incidental to the use of the property for tourist accommodation as “IP” uses defined within Clause 3.2.2:</p> <ul style="list-style-type: none"> • Office • Shop • Other uses incidental to the predominant use of the land as determined by Council <p>The following uses are not permitted:</p> <ul style="list-style-type: none"> • Residential Use • Camping Area • Caravan Park 	<p>operation and any other matter required to be addressed by Council. Council may impose conditions on any planning approval for a micro-brewery to ensure that any of the issues addressed by the site plan and management plan are to Council’s satisfaction. Car parking provision, setbacks and landscaping shall be as determined by Council.</p> <p>(5) All development shall be connected to reticulated sewer.</p> <p>(6) No direct vehicular access from the site to George Grey Drive shall be allowed.</p>

No.	Description of Land	Special Use	Conditions
6.	Reserve 41755 – Lot 856 (Church Site) and Lot 990 Ralph Street/Harvey Place, Kalbarri.	<ul style="list-style-type: none"> • Church • School 	As determined by Council in consultation with the Department of Land Administration.

No.	Description of Land	Special Use	Conditions
7.	Lots 12569 & 12570 (Reserve 45881)	Aerial Landing Ground and	As determined by Council in accordance with the Scheme.

No.	Description of Land	Special Use	Conditions
	Ajana-Kalbarri Road, Kalbarri.	associated facilities	

No.	Description of Land	Special Use	Conditions
8.	Lot 834 Porter Street, Kalbarri.	<ul style="list-style-type: none"> • Church • Caretaker's Dwelling 	<p>(1) The Caretaker's Dwelling approval is restricted for the use of the Minister/Parson or Authorised Representatives of the Church.</p> <p>(2) All development shall comply with the requirements of the Scheme as determined by Council.</p> <p>(3) A 5 metre wide buffer of native vegetation shall be maintained along the Porter Street and Nanda Drive frontages of the land.</p>

No.	Description of Land	Special Use	Conditions
9.	Lots 194 and 839 Clotworthy Street, Kalbarri.	<ul style="list-style-type: none"> • Service Industry • Office • Shop • Showroom 	<p><u>Objective</u></p> <p>- To permit the use of the land for commercial/service industry purposes and encourage the development of attractive buildings and facilities.</p> <p><u>Development Standards</u></p> <p>(1) The building surrounds and parking areas shall be landscaped in accordance with an overall landscape plan approved by Council.</p> <p>(2) All building materials, finishes and colour schemes shall be to the satisfaction of Council.</p> <p>(3) Access/egress to/from the lots shall be located in a position approved by Main Roads WA.</p> <p>(4) Council encourages the use of a shared crossover and parking area for the whole Special Use Zone.</p>

No.	Description of Land	Special Use	Conditions
10.	Reserves 26591 and 32600 Ajana-Kalbarri Road, Kalbarri.	<p>Tourist Accommodation to include:</p> <ul style="list-style-type: none"> • Resort Development; • Caravan Parks; • Motels; • Chalet Parks; and • Any other holiday accommodation and recreational uses as determined by Council to be incidental and complementary to the use of the property for Tourist Accommodation 	<p><u>Objective</u></p> <ul style="list-style-type: none"> - To encourage the development of quality tourist accommodation, designed to allow for protection of the Murchison River estuary and foreshore and the character of the town; - To encourage a development form which is integrated into the existing landscape with minimal modifications of the natural landform; - To encourage pleasant and attractive buildings and facilities; and - To ensure the safe movement of pedestrian and vehicular traffic through and around the site. <p><u>Development Standards:</u></p> <p>Public Access to the Foreshore</p> <p>(1) All development shall be set back from the Murchison River to enable public access to be maintained from Anchorage Lane and Grey Street at all times to the foreshore area.</p> <p>(2) An open space spine shall be developed along the low lying area separating the western most part of the site from the proposed residential area located immediately west of Anchorage Lane. This open space shall be used to provide a public accessway for pedestrians and cyclists, linking the existing townsite uses south of Ajana-Kalbarri Road with the estuary foreshore.</p> <p>Landscape</p> <p>(3) The overall landscape concept for the site shall be based on the principle of enhancing the natural landscape and character of the area to create a riverside</p>

No.	Description of Land	Special Use	Conditions
			<p>environment in accordance with a Master Landscape Plan approved by Council.</p> <p>(4) The wide foreshore reserve lying between the site and the river shall be developed with low impact day use facilities such as car parks, barbecues, picnic areas and gazebos. All development shall be subject to the preparation of a Foreshore Management Plan for the area.</p> <p>(5) A landscaped buffer of a minimum width of 25 metres of suitable local native vegetation species for the full length of the site shall be provided to Council's satisfaction along the Ajana-Kalbarri Road to enhance the entrance to Kalbarri and screen the development.</p> <p>Siteworks</p> <p>(6) Materials used for landfill are to be free from organic matter and any environmental contaminants.</p> <p>(7) The final contours of the landform resulting from landfill and landscaping works shall not show excessive exaggerations on the natural landform to Council's satisfaction.</p> <p>Buildings, Servicing and Car Parks</p> <p>(8) No buildings or substantial structures shall be constructed within the Murchison River riparian area or closer than 150 metres from the river edge.</p> <p>(9) All buildings to comply with Clause 5.2 of the Scheme relating to height.</p> <p>(10) Building heights should be graduated from low to high away from the river foreshore.</p>

No.	Description of Land	Special Use	Conditions
			<p>(11) All building materials, finishes and colour schemes shall consist of natural earth or vegetation colours to the satisfaction of Council.</p> <p>(12) All buildings, courtyards and open spaces shall be designed and orientated to achieve protection from the southerly winds.</p> <p>(13) Reticulated water supply and deep sewage connections shall be provided to the development.</p> <p>(14) Car parking areas shall be designed away from the perimeter of the site and constructed as small 'pods' rather than as large expanses to the satisfaction of Council.</p>

No.	Description of Land	Special Use	Conditions
11.	Lots 317 and 318 (Reserve 32330) Hasleby Street/ Cornell Place, Kalbarri.	<ul style="list-style-type: none"> • Church 	As determined by Council in consultation with the Department of Land Administration.

No.	Description of Land	Special Use	Conditions
12.	Lot 582 Red Bluff Road, Kalbarri.	<ul style="list-style-type: none"> • Aquaculture • Aquarium • Caretaker's Dwelling • Restaurant • Shop • Any other determined by Council to be incidental to the use of the property for the use(s) listed above 	<p>(1) Notwithstanding Clause 3.3 of the Scheme, all land uses identified in the Special Use column are subject to Council approval as "AA" uses, as defined in Clause 3.2.2 of the Scheme. Any development application shall be referred to the Department of Environment and Department of Health for comment and any comments received shall be considered by Council in determining that application.</p> <p>(2) Buildings shall be sympathetic to the existing landscape elements of landform and vegetation, in terms of their design, building height, materials and cladding colours.</p>

No.	Description of Land	Special Use	Conditions
			<p>(3) Buildings shall be constructed utilising roof and external wall materials comprising natural earth or green vegetation colours.</p> <p>(4) The use of zincalume, galvanised iron or other coloured (including white or off-white) roof and wall materials which, in the opinion of Council, prejudice the landscape amenity of the adjacent Parks and Recreation Reserve and surrounding areas, is not permitted.</p> <p>(5) Buildings and structures shall be suitably screened from view of adjoining properties and Red Bluff Road to the satisfaction of Council.</p> <p>(6) No building shall exceed two storeys in height.</p> <p>(7) All stormwater and runoff from the overall development on the site and wastewater from the aquaculture operations shall be contained and disposed of within the lot to the satisfaction of Council, in consultation with the Department of Environment and the Department of Health, to ensure the protection of water quality within the Kalbarri Water Reserve.</p> <p>(8) All effluent disposal systems shall be located at a minimum distance of 50 metres from any surface water body or watercourse and a minimum distance of 30 metres from any bore, well or dam and a minimum 2 metres separation is required between the base of the leach drain or soak well and the highest known water table or bedrock to the satisfaction of Council, in consultation with the Department of Health.</p>

No.	Description of Land	Special Use	Conditions
			<p>(9) The proponent shall obtain the necessary licence(s) from the Department of Environment for all extraction of groundwater (whether potable or non-potable) associated with the development.</p> <p>(10) All habitable buildings and other publicly accessible buildings shall be provided with an individual supply of potable water.</p> <p>(11) Access, driveways and car parking areas shall be designed, constructed and drained to the satisfaction of Council.</p> <p>(12) The aquaculture operations shall be managed to ensure that there is no release of seahorse or other culture species to either waterways or the marine environment.</p> <p>(13) The subject land is within the proclaimed Kalbarri Water Reserve. Accordingly, the proposed aquaculture development shall be conducted in accordance with the requirements of the February 2003 Water and Rivers Commission Water Quality Note for Aquaculture Projects, or any subsequent guidelines replacing this Note.</p>

APPENDIX 8 – SPECIAL RURAL ZONES (Provisions Relating to Specified Areas)

1. Browne’s Farm/Port Kalbarri Special Rural Zone

- (A) Pt Victoria Location 10791 Stiles Road and Explorer Avenue, Kalbarri.
- (B) Special Provisions:
 - (i) Subdivision: Subdivision shall be generally in accordance with the Superlot 2 Structure Plan Port Kalbarri, as endorsed by the Commission.
 - (ii) Minimum Lot Size and Reticulated Water: The minimum lot size shall be 1.0ha and reticulated water shall be provided to all lots.
 - (iii) Notwithstanding anything on Table 1 – Zoning Table, no horses may be kept on any lot unless the landowner satisfies Council that they will be stabled and hand fed and that this provision warrants relaxation.
 - (iv) Fencing: The minimum provisions for fencing along any boundary fronting a public street shall be unpainted post and wire, (including ringlock) and shall be of standard rural design and construction. Council may request the Commission place a condition at the time of subdivision approval requiring the subdivider to provide this fencing to a uniform standard. Fibre reinforced fencing is not permitted on any boundary.
 - (v) Dwellings – Minimum Size and Materials:
 - (a) floor – no dwelling shall be constructed with an overall floor area (including walls) of less than 140m².
 - (b) materials – all external cladding materials shall be of earthy or vegetation colours and all roofs shall be constructed in a material to the satisfaction of Council.
 - (vi) Outbuildings: All outbuildings shall be constructed of external cladding materials in earthy or vegetation colours and all roofs shall be constructed in a material to the satisfaction of Council.
 - (vii) Roads: All public roads, public accessways and battle-axe accessways shall be constructed to Council's specifications and satisfaction.
 - (viii) Stormwater Disposal: Any stormwater runoff created by the development shall be contained and disposed of within the site to the satisfaction of Council.
 - (ix) Indigenous trees, declared rare flora, scrub or other substantial vegetation may not be felled, cleared or removed without the written approval of Council except for:
 - (a) approved development and required building protection zones or hazard separation zones thereto for fire safety purposes;
 - (b) trees which are dead, diseased or dangerous;

- (c) approved or required firebreaks, with the exception that Council may at its discretion vary the position of any firebreak to avoid destruction of any vegetation or due to the physical features of the subject land; or
- (d) vehicular access to approved development.
- (x) Land Management: Land within the building envelope is to be managed in such a manner as to avoid the land being laid bare in vegetation resulting in loose, wind erodible conditions. Land outside the building envelopes is to be managed in such a manner that there will be no extensive clearing of the land save for vegetation that has to be removed for housing, firebreaks, outbuildings and accessway construction.
- (xi) Tree Retention: The Council may specify that groups of trees are required to retain the rural character of the locality. No person shall remove without the prior written consent of Council any of those trees.
- (xii) Effluent Disposal:
 - (a) All buildings and effluent disposal areas shall be constructed within the building envelope as defined on the approved Plan of Subdivision.
 - (b) All on-site effluent disposal systems shall be constructed so as to achieve a minimum vertical separation of 2.0 metres between the system and the highest known groundwater level.
 - (c) Notwithstanding the foregoing requirements, where the Subdivision Guide Plan defines an effluent disposal area within a building envelope, this area shall not be varied and the effluent disposal system shall be built within it.
- (xiii) Stocking Rates: Applications for keeping stock on any of the properties shall be accompanied by advice from Department of Agriculture regarding maximum acceptable stocking rates and associated land care controls.
- (xiv) Tree Planting: Council may require planting of additional trees as a condition of development approval and may request the Commission to impose a condition of subdivision approval requiring the provision of landscaping and tree planting to enhance the landscape quality of the locality. The tree species to be selected are to be endorsed by Council.
- (xv) Chlorine Buffer – Lots 288 & 291 Stiles Road: An Application for Planning Consent is required for development of a Single House, including ancillary outbuildings, on these lots. In considering any such application, Council will have regard to the chlorine buffer for the water tank on Lot 289 Stiles Road, and whether the proposed development will be appropriately located with respect to this buffer. Council may consult with the Water Corporation prior to determining any such application.

2. Big River Ranch Special Rural Zone

(A) Portion of Victoria Location 11493, Ajana-Kalbarri Road, Kalbarri.

(B) Special Provisions:

Uses Not Permitted

(1) Notwithstanding anything contained within the Zoning Table, the following uses are not permitted within Special Rural Zone No 2:

- Educational Establishment
- Equestrian Centre
- Plant Nursery
- Veterinary Consulting Rooms
- Veterinary Hospital
- Zoological Gardens

Subdivision

(2) Subdivision shall be generally in accordance with the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment. Variations to the Subdivision Guide Plan may only be made subject to endorsement by Council and the Commission, and in consultation with other relevant government agencies.

(3) The minimum lot size shall be 1.0 hectare.

Building

(4)

- (a) All building on a lot shall be erected within the building envelope defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.
- (b) No building envelope or effluent disposal system shall be located within the Landscape Protection Area defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.
- (c) Notwithstanding (4 a), Council may permit a variation to the location of a defined building envelope on a lot if it is shown to the satisfaction of Council that the proposed location of the building envelope will not be detrimental to the landscape or environment and satisfies the following minimum setbacks:

- Front Boundary 30 metres
- Rear Boundary 15 metres
- Side Boundaries 15 metres

(d) Notwithstanding (4 a), Council may permit the construction of stables

(maximum area of 24m²) outside the defined building envelope on a lot if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the Zone or neighbouring properties.

- (e) No stable is permitted within the Landscape Protection Area defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment or within 15 metres of a habitable building on a lot.
- (f) All buildings (including stables) shall be sympathetic to existing landscape elements, namely landform and vegetation, in terms of their design, building height, materials and cladding colours.
- (g) All buildings shall be constructed utilising roof and external wall materials comprising natural earth or green vegetation colours.
- (h) The use of zincalume, galvanised iron and other coloured (including white or off-white) roof and wall materials which, in the opinion of Council, prejudice the landscape amenity of the adjacent Kalbarri National Park and surrounding area, are not permitted.
- (i) All stormwater and runoff shall be disposed of within each lot and shall not be directed into the Landscape Protection Area.
- (j) No building shall exceed two (2) storeys in height.

Stock Control

- (5)
 - (a) No more than two (2) horses shall be kept and/or agisted on a lot.
 - (b) Notwithstanding (5 a), Council may reduce or vary the limit on stocking or place any other conditions in the light of prevailing seasonal conditions to prevent overstocking, erosion, or other practices detrimental to the amenity of the Zone or neighbouring properties.

Vegetation Protection

- (6) All remnant vegetation (excluding areas required for fire control, driveway access and servicing) within the Landscape Protection Area defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment shall be protected from the horses by means of fencing to the satisfaction of Council.
- (7) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to construct 'rural style' perimeter fencing (seven line ringlock and single strand top wire with posts at appropriate separations) for each lot.
- (8) At the time of subdivision the Council will require the subdivider to prepare and implement a revegetation plan in order to minimise visual impact and to address the

potential for wind erosion on the subject land. Thereafter, the landowner(s) shall be responsible for the maintenance and, where necessary, replacement of that vegetation.

Servicing

- (9) Council shall require that the subdivider ensure prospective purchasers are advised in writing that no dwelling shall be constructed or approved for construction unless an approved method of on-site effluent disposal suitable for long-term usage has been incorporated into the approved plans to the satisfaction of Council in consultation with the Department of Health.

For proposed Lots 9, 10, 11, and 12 on the Subdivision Guide Plan (Map3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment (or for lots on any subsequently endorsed subdivision guide plan over the same land), the tops of the leach drains are to be installed at ground level, and houses to be sufficiently elevated to achieve gravity discharge to drains or pumps used to achieve such discharge. This requirement for proposed Lots 9, 10, 11 and 12 may be varied if it is demonstrated to the satisfaction of Council that there is sufficient depth of sand over rock to allow adequate soakage of effluent.

- (10) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to prepare a Fire Management Plan and undertake appropriate fire control measures within the Zone to the satisfaction of Council in consultation with Fire and Emergency Services Authority of WA.
- (11) All lots created within the Zone shall connect to a potable reticulated water supply.
- (12) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to design and construct a sealed subdivisional road incorporating a suitable cul-de-sac head and drainage to the satisfaction of Council in consultation with Main Roads WA.

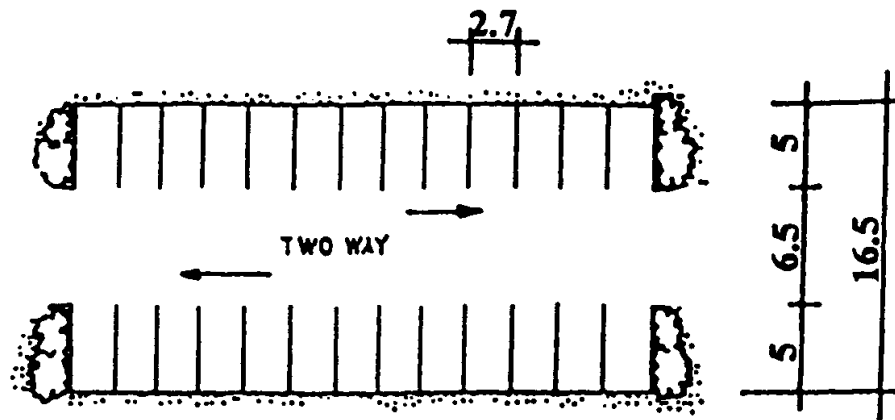
Surrounding Land Uses and Conflict

- (13) Council shall require that the subdivider ensure prospective purchasers are advised in writing that the keeping of horses, equestrian centre, tourist accommodation and associated and incidental activities are undertaken within the immediate vicinity of the Zone and landowners shall ensure that land use and development is designed and conducted in such a manner so as to not create conflict with these other land uses.

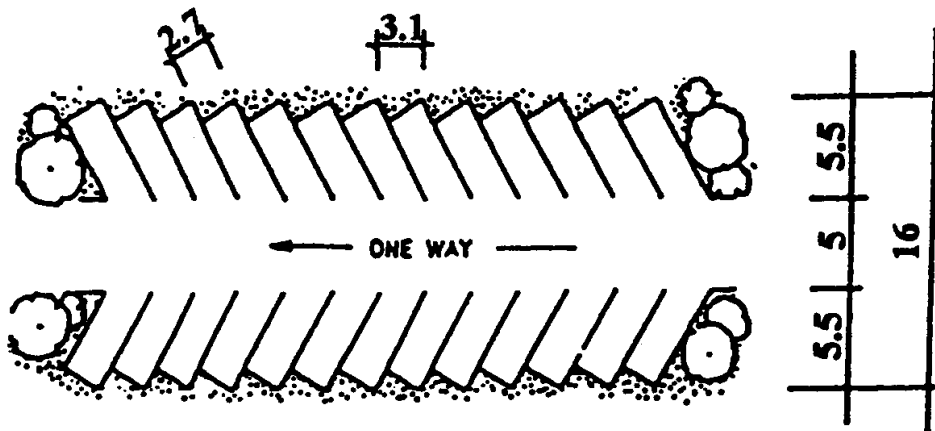
3. Ajana- Kalbarri Road Special Rural Zone

- (A) Victoria Locations 10958, 11367, 11673 & 11716 (portion of Reserve No 26591)
Ajana-Kalbarri Road, Kalbarri.
- (B) Special Provisions:
- (i) Minimum Lot Size: The minimum lot size shall be in accordance with the present subdivision pattern for the land.
 - (ii) Development Standards: Site requirements shall be in accordance with Table 2 – Development Standards for the Special Rural Zone with any variation subject to Council approval.
 - (iii) No horses may be kept on any lot unless the landowner satisfies Council that they will be stabled and hand fed and that this provision warrants relaxation.
 - (iv) Water Supply Provision: Where reticulated water supply is not available to a lot, a dwelling shall not be permitted unless a roof catchment water supply and storage of a minimum of 92,000 litres is provided for domestic purposes is incorporated into the Application for a Building Licence.
 - (v) Stormwater Disposal: Any stormwater runoff created by the development shall be contained and disposed of within the site to the satisfaction of Council.
 - (vi) Land Management: All land is to be managed in such a manner as to avoid the land being laid bare in vegetation resulting in loose, wind erodible conditions. All land shall be managed in such a manner that there will be no extensive clearing of the land save for vegetation that has to be removed for building, servicing, firebreaks or accessway construction.
 - (vii) Effluent Disposal: All on-site effluent disposal systems shall be constructed so as to achieve a minimum vertical separation of 2.0 metres between the system and the highest known groundwater level.
 - (viii) Stocking Rates: Applications for keeping stock on any of the properties shall be accompanied by advice from the Department of Agriculture regarding maximum acceptable stocking rates and associated land care controls.

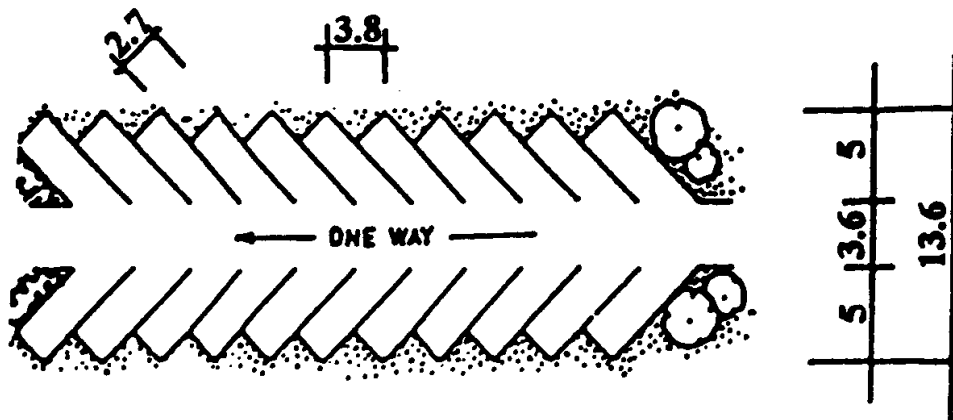
Appendix 9 – CAR PARKING AREA DESIGN



1. 90° PARKING



2. 60° PARKING



3. 45° PARKING

**Appendix 10 – EXEMPTED ADVERTISEMENTS PURSUANT TO
CLAUSE 5.26.6**

LAND USE AND/OR DEVELOPMENT REQUIRING ADVERTISEMENT	EXEMPT SIGN AND TYPE (All non-illuminated, and within the property boundary unless otherwise stated)	MAXIMUM AREA OF 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
Cottage Industry	One advertisement describing the nature of the cottage industry.	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 Theatre advertisement	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 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 Local Law for Signs. One freestanding sign not exceeding 1 metre in height above natural ground level.	N/A Maximum permissible total area shall not exceed 1m ² on any side.
Industrial and Warehouse Premises	A maximum of four 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 freestanding signs not exceeding 5 metres in height above natural ground level.	Total area of any such advertisement shall not exceed 15m ² Maximum permissible total area shall not exceed 10m ² and individual 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.	N/A
Public Places and Reserves	(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 (b) Advertisement signs (illuminated and 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 (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	N/A N/A N/A

	contained within a Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	
Advertisements within buildings	All advertisements placed or displayed within building which cannot ordinarily be seen by a person outside of those buildings.	N/A

TEMPORARY SIGNS ONLY	EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated, and within the property boundary unless otherwise stated)	MAXIMUM AREA OF SIGN
<p>Building Construction Sites (advertisement signs displayed only for the duration of the construction) as follows:</p> <p>(a) Dwellings.</p> <p>(b) Multiple Dwellings, Shops, Commercial & Industrial Projects.</p> <p>(c) Large development or redevelopment involving shopping centres, offices 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 above.</p> <p>One additional sign showing the name of the project builder.</p>	<p>2m²</p> <p>5m²</p> <p>5m²</p>
Sales of Goods or Livestock	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.	2m ²
<p>Property Transactions (advertisement signs displayed for the duration of a period over which property transactions are offered and negotiated) as follows:</p> <p>(a) Dwellings.</p> <p>(b) Multiple Dwellings, Shops, Commercial & Industrial Properties.</p> <p>(c) Large properties comprised of Shopping Centres, buildings in excess of 4 storeys and rural properties in excess of 5ha.</p>	<p>One sign per street frontage for each property relating to the sale, leasing or impending auction of the property upon which the sign is or the signs are displayed.</p> <p>One sign as for above.</p> <p>One sign as for 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>(a) One sign for each dwelling on display.</p> <p>(b) In addition to (a) above one sign for each group dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m²</p> <p>5m²</p>

Appendix 11 – DEVELOPMENT AREAS

Area No.	Provisions
SCA1	<p>(1) This Development Area is already addressed by the Development Strategy Plan for Port Kalbarri, incorporated in Amendment No 11 to the Shire of Northampton Town Planning Scheme No 4, and a Revised Structure Plan (Superlot 2 Port Kalbarri) dated 10 July 2003, endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on 22 January 2004. These have effect unless and until superseded by a new or revised structure plan as set out in Clause 5.28, but do not confer development or subdivisional rights contrary to the zoning of any of the land in this Scheme.</p> <p>(2) The provisions in Clause 5.28 specify the process for any revisions to the abovementioned structure plans within this Development Area.</p> <p>(3) Subdivision within this Development Area will not be supported unless in accordance with a structure plan as per points (1) and (2) above.</p>