



TOWN PLANNING

POLICIES

Reviewed and Updated 2019



LOCAL PLANNING POLICY - STREET TREES AND STREETSAPES

POLICY AREA: BEVERLEY TOWNSITE

PURPOSE

To provide a guide for the continued selection, planting and maintenance of street trees within the Beverley Townsite.

AUTHORITY TO PREPARE AND ADOPT A LOCAL PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 1 – Street Trees and Streetscapes, which is hereby revoked.

DEFINITION

A street tree is defined as any tree with more than fifty percent of its base located on a road reserve or verge. Privately planted trees on verges also fall within this definition, however, small plants such as shrubs and ground covers do not.

POLICY STATEMENT

The Shire of Beverley recognises the environmental and aesthetic contribution that street trees make to the continuing development and presentation of streetscapes in Town, by:

- Selecting, planting and maintaining street trees, which enhance both existing and future streetscapes.
- Creating a setting in sympathy with the function and appearance of the adjacent land uses, a safe and comfortable pedestrian environment, and catering for vehicular traffic.

OBJECTIVES

- To ensure that locally native trees and shrubs, where appropriate, are planted on verges and median strips in the Beverley Townsite.
- To preserve the Town's biodiversity and facilitate linkages between bushland areas.
- To enhance the aesthetic value of the Town's streetscapes.
- To promote the establishment of street trees through the Town.



POLICY

1. Council will plant (and encourage the planting of) locally native trees and shrubs where possible. Flexibility in this requirement may be exercised by the Works Supervisor.
2. Council will supply and plant locally native trees and shrubs to streets and road verges to residential properties of R5 density or higher on receipt of a written application from ratepayers/householders and conditional upon the ratepayer/householder accepting the responsibility to maintain and water the tree/shrub until it is well established.
3. Council may approve trees/shrubs being planted on verges at their own cost subject to written application and the species and location being approved by Council's Works Supervisor and the applicant accepting the responsibility to maintain and water the trees/shrubs until well established.
4. Trees/shrubs are to be located 3m from property boundary (where possible), 3m from vehicle crossover, not less than 8 metres apart, 15m from intersection of front and side boundaries if a corner block.
5. Council will consider written requests from ratepayers for the removal of established street trees and may approve removal subject to acceptable justification. Depending upon the reasons submitted for removal the ratepayer may be required to meet all costs involved. Abutting residents must be advised prior to removal, outlining reasons for such a removal.
6. When a landowner requests the relocation of a street tree due to its interference with a proposed crossover or for any other reasons, this may be authorised by Council's Work Supervisor and the total cost of the work is to be borne by the landowner.
7. In planting verge trees/shrubs, Council will observe the restrictions in height imposed by Western Power and Telstra aerial wiring.
8. Council will undertake annual tree pruning, the extent of this operation being determined by the species and growth pattern of the trees and the need to conserve maintenance costs by removing branches, leaves and berries prior to these creating stormwater drainage problems or conflict with the public utilities.
9. Where an entire street tree replacement program is implemented, staged removal of existing trees shall be the preferred option, and Council approval for same required.
10. Council will consider granting approval to ratepayers/householders to effect street tree pruning subject to a written request, pruning being effected to the Work Supervisor's requirements and the ratepayer/householder removing all debris from street/road verges.
11. Council will require developers to locate roads so as to retain remnant vegetation where possible, particularly significant trees.
12. Council will require developers to plant >50% local native species in street plantings.



13. Council will identify strategic roads to act as ecological linkages, with particular emphasis on planting locally native understorey species as well as trees.
14. Council's Work Supervisor is to formulate and implement an annual program for Street Tree Pruning and Street Tree Replacement.

STREET TREE PRUNING

Street tree pruning is necessary to maintain and improve the condition of street trees and to prolong their healthy life by professional maintenance. Pruning is also necessary when power lines are too close to trees and for reasons of pedestrian or traffic safety. Street tree pruning will only be authorised to be undertaken by those who have demonstrated training in arboricultural techniques. Controls are necessary to ensure that pruning is correctly undertaken by trained personnel.

The general pruning of street trees in town is to be undertaken annually on a systematic basis. Street tree pruning will be undertaken as required to meet statutory requirements for power line clearances.

The training of outside work staff in arboricultural techniques will be an ongoing process. Pruning of street trees other than by authorised personnel is not permitted.

STREET TREE REPLACEMENT

- A program of street tree planting will be undertaken each year in winter.
- Street tree planting/replacement planting will be undertaken to:
 - Ensure that a minimum of one (1) tree is planted in the verge adjacent to each residential property;
 - Address gaps in streets
 - capes;
 - Complete approved streetscape improvement projects;
 - Provide for tree replacement when tree removal is required but overall upgrading is not proposed;
 - Replace street trees removed;
 - Meet resident request for street trees.



LOCAL PLANNING POLICY: CAR PARKING REQUIREMENTS

PURPOSE

To provide a guide for car parking and related requirements associated with development applications.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 2 – Car Parking Requirements, which is hereby revoked.

CAR PARKING REQUIREMENTS

- 1) When considering an application for planning approval, the Council may require provision of car parking spaces and may impose conditions as to details of locating and designing the required spaces, landscaping, and pedestrian spaces on the land.
- 2) Car Parking spaces shall be provided as required by Shire of Beverley Local Planning Scheme No. 3.
- 3) Parking bays shall be serviced by all necessary access ways, and the parking area shall, if deemed required, be surfaced to the satisfaction of the Council.
- 4) Council shall take into account and may impose conditions relating to:
 - a) The means of access to each car space and the adequacy of any vehicle manoeuvring area;
 - b) The location of the car spaces on the site and their effect on the amenity of adjoining development;
 - c) The extent to which car spaces are located within required building setback areas;
 - d) The location of proposed public footpaths, vehicular crossings, of private footpaths within the land, and the effect on both pedestrian and vehicular traffic movement and safety; and
 - e) The suitability and adequacy of proposed screening or landscaping.



LOCAL PLANNING POLICY: DEVELOPMENT OF INDUSTRIAL ZONED LAND

PURPOSE

To provide a guide for the development of 'General Industry' and 'Light Industry' Zoned land in the Shire of Beverley.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 4 – Development of Industrial Zoned land, which is hereby revoked.

POLICY OBJECTIVES

In controlling development within 'General Industry' and 'Light Industry' Zoned land, the objectives are to:

- 1) Encourage the visual improvement of existing and future industrial development as part of the overall Shire Townscape improvement process.
- 2) Protect the amenity of development in zones which abut the 'General Industry' and 'Light Industry' Zoned land, via the establishment of appropriate landscape buffers and the imposition of landscape and building setback land use conditions on any planning approval issued for industrial development in conformity with the provisions of the Shire's Local Planning Scheme No. 3. All landscape works on any project site are to be undertaken by the developer as part of the initial project development process.
- 3) Ensure that no person erects a building on 'General Industry' and 'Light Industry' Zoned land, unless the facade of the building is constructed of and/or clad in a building material, to a design and specification approved by Council.
- 4) Ensure that all fencing associated with any industrial project is of a type and in a location approved by Council as part of the Planning Approval process.
- 5) Ensure that all stormwater generated by any Industrial Project is disposed of by the developer in a manner which is approved by Council.

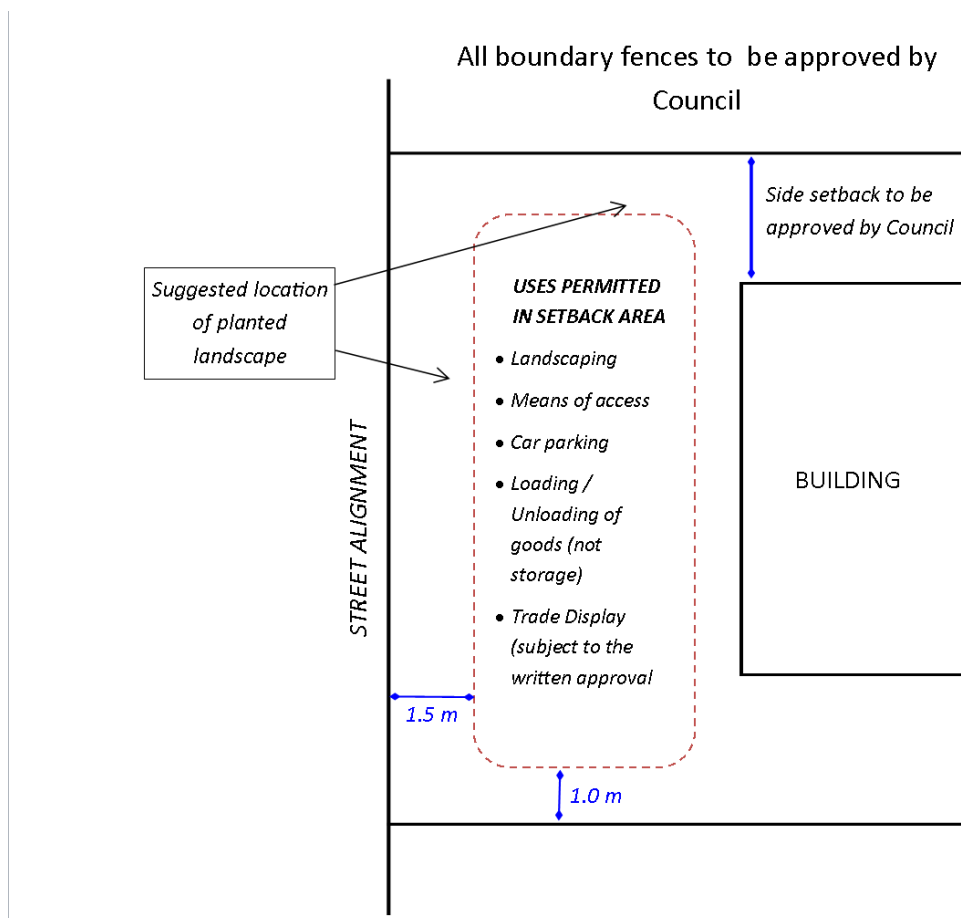
BUILDING SETBACKS

- 1) In lodging an application for Planning Approval, a developer must pay regard to the minimum building setback requirements specified in the Shire of Beverley Local Planning Scheme No. 3, which for 'General Industry' and 'Light Industry' Zoned land are as follows:

Front - 7.5 m
Rear - 7.5 m
Side - 0 m

- a) For a side boundary setback of 0m to apply, the development would require a parapet wall construction on the boundary, approved by the Shire's Building Surveyor, and suitable access to the rear of the Industrial lot will have to be provided.
- b) In the case of a corner lot, Council may, subject to the merits of the development proposed, approve a lesser building setback of 3.75m to the minor street.

- 2) The use of setback areas in the 'General Industry' and 'Light Industry' Zones to be considered by Council is illustrated in the following Diagram:





LOCAL PLANNING POLICY: OUTBUILDINGS

PURPOSE

To provide a guide for the development of Outbuildings in the Shire of Beverley.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 6 – Outbuildings Policy, which is hereby revoked.

OBJECTIVES OF THE POLICY

THE PRIMARY OBJECTIVES are to:

- Provide certainty for landowners of the building requirements within the Shire by ensuring that all development issues are considered when applying for Planning Approval;
- To limit the impact of Outbuildings by specifying such things as maximum areas and height, location, material colour, landscaping and the like;
- To adequately screen large buildings so as to not negatively affect the rural ambience and setting, to achieve and maintain a high level of rural amenity;
- To allow sufficient scope for the siting of buildings sympathetic with landscape features, distant from neighbouring properties and important roads;
- To ensure Outbuildings are not used as de-facto dwellings; and
- To manage the siting and appearance of Sea Containers as Outbuildings in order to protect the amenity and character of the locality.

APPLICATION OF THE POLICY

This policy applies to all land situated within the following zones as designated under the Local Planning Scheme:

- Residential;
- Rural Residential;
- Rural Smallholding;
- Rural.

This policy does not relate to land zoned '*Rural Townsite*', '*General Industry*' or '*Light Industry*', where all applications for structures incidental to a commercial or industrial use will be considered on merit by Council.



DETERMINATION

All applications for the construction of sheds and other Outbuildings will be assessed against this policy prior to a decision being made under the provisions of the Local Planning Scheme No. 3.

In determining the application, Council may:

- Approve the application with or without conditions; or
- Refuse the application.

INFORMATION TO BE SUPPLIED WITH AN APPLICATION FOR PLANNING APPROVAL

Application for the construction of an Outbuilding under this policy is to be made by completion of an Application for Planning Approval form, signed by the owner(s) of the land. To enable timely determination of the application, the following information shall be provided:

- Purpose of the Outbuilding, such as private workshop, storage shed, etc.
- Area of Outbuilding in square metres;
- Height of Outbuilding from natural ground level to the top of the wall, or bottom of eave, as appropriate;
- Height of roof ridge (or highest point of the roof) from natural ground level;
- Details on the cladding material to be used for roof and walls, including a uniform colour scheme;
- A scaled site plan of the property showing distance of the proposed Outbuilding from property boundaries, existing structures and effluent disposal systems;
- An elevation sketch of the front and sides of the Outbuilding, showing height of the wall and roof ridge from natural ground level;
- Details of any trees to be removed to allow construction of the Outbuilding; and
- Any other information Council may reasonably require to enable the Application for planning approval to be determined.

SEA CONTAINERS

The use of Sea Containers as Outbuildings within the Shire is regarded as development and will require Planning Approval.

Pending Planning Approval, Sea Containers may be used as Outbuildings subject to the following requirements:

- ❖ The container shall be located to the rear of the lot and shall be screened from the street/road;
- ❖ The container shall be located within normal building setbacks;
- ❖ The container shall be painted to match the colour of the buildings on the lot;
- ❖ The container may only be used as an Outbuilding and not for ancillary accommodation;



- ❖ The container shall not be located over septic tanks, leach drains or other utilities;
- ❖ The container shall be landscaped to screen it from neighbours; and
- ❖ If the container falls into disrepair or become unsightly the Shire shall require its removal.

Temporary use of a Sea Container on building sites as an office or storage unit is permissible, subject to application to and approval of Council. Council delegate authority to the CEO to approve temporary use on building sites. Approval extends for the period of construction of the building period only, and the sea container shall be removed within 14 days of completion of the building.

GENERAL NOTES

- 1) Outbuildings that comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy may be approved subject to compliance with other relevant clauses of this Policy, as set out below.
- 2) Outbuildings that do not comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy will be referred to Council.
- 3) Ablution facilities within Outbuildings shall not be approved unless the Outbuilding is associated with an existing or substantially commenced dwelling to reduce any occurrence of the Outbuilding becoming a de-facto house. If the Outbuilding is used in association with a commercial business, ablution facilities may be permitted.
- 4) Setbacks to lot boundaries shall be in accordance with the Shire of Beverley Local Planning Scheme No. 3 and the Residential Design Codes, where applicable.
- 5) Under this policy “Sheds” are defined as Outbuildings with a floor area greater than 15m². Outbuildings with a floor area of 15m² or less do not require Planning Approval.
- 6) Planning Approval is required for all Outbuildings located within 75 metres of a road boundary on Rural zoned lots.
- 7) The construction of an Outbuilding on vacant land within the *Residential*, *Rural Residential* and *Rural Smallholding* Zones will not be permitted without an application for the construction of a residence having been approved and construction having commenced.
- 8) If the Outbuilding is to be used for the collection of rainwater for human consumption, all cladding and other material associated with water collection shall comply with Australian Standard 4020 (Products for use in contact with drinking water).



Zone	CRITERIA				Design / Location
	Maximum Total area of all outbuildings on the lot (m ²)	Maximum individual area of proposed outbuilding (m ²)	Maximum Wall height (m)	Maximum Roof height (m)	
Residential R10 and above	75	75	3.0	4.0	Where the Outbuilding: (a) Is not closer to the primary street alignment than 50% of the required setback for the relevant density coding specified in Table 1 of the R-Codes; (b) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (c) Is not constructed prior to the commencement of construction of a residence.
Residential below R10	100	75	3.0	4.0	
Rural Residential & Rural Smallholdings	200	150	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (b) Is not constructed prior to the commencement of construction of a residence
Rural below 1 hectare	100	75	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (b) Is not constructed prior to the commencement of construction of a residence.
Rural between 1 – 10 hectares	200	150	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume);
Rural above 10 hectares	NA	1,000	8	9	Outbuildings within 75 metres of a road boundary are to be constructed of Colorbond, masonry or similar approved material (excludes zincalume).



LOCAL PLANNING POLICY: RELOCATED SECOND-HAND DWELLINGS & REPURPOSED DWELLINGS

PURPOSE

To provide a guide for the development of relocated second-hand dwellings and repurposed dwellings within the Shire of Beverley.

AUTHORITY TO PREPARE AND ADOPT A LOCAL PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Local Planning Policy No. 7 – Relocated Second-Hand Dwellings and Repurposed Dwellings, which is hereby revoked.

APPLICATION OF THE POLICY

This policy applies to all proposals for the relocation of second-hand dwellings and development of repurposed dwellings on land Zoned *Residential, Rural Residential, Rural Smallholding, Rural & Rural Townsite* within the Shire of Beverley.

This policy does not apply to new pre-fabricated buildings or other new transportable buildings that have not been previously installed in any other location.

DEFINITIONS

Second-Hand Dwelling: means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a new modular or transportable dwelling.

Repurposed Dwelling: means a building or structure not previously used as a single house, which has been repurposed for use as dwelling.

(Above definitions as per the Shire of Beverley Local Planning Scheme No. 3).

OBJECTIVES OF THE POLICY

The primary objectives of this policy are to:

1. Ensure compliance with the relevant provisions of Council's Local Planning Scheme in a manner which ensures that the relocation of second-hand dwellings & repurposed dwellings is undertaken to an approved standard which pays regard to local amenity and aesthetics;
2. Provide clear standards as to what constitutes an acceptable type of relocated second-hand dwelling & repurposed dwelling to be used for habitable purposes; and



3. Ensure the design, style & construction of relocated dwellings & repurposed dwellings are in keeping with the character of the surrounding dwellings in particular, and the locality in general.

REQUIREMENT FOR PLANNING APPROVAL

DETERMINATION

As per the Shire of Beverley Local Planning Scheme No. 3, applications for relocated second-hand dwellings & repurposed dwellings within the Shire of Beverley requires Council's consideration in the *Residential, Rural Residential, Rural Smallholding, Rural & Rural Townsite* Zones prior to a Building Permit being issued. All applications for the relocation of second-hand dwellings & repurposed dwellings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application, Council may:

- Approve the application;
- Approve the application with conditions; or
- Refuse the application.

INFORMATION TO BE SUPPLIED WITH APPLICATION

All applications for planning approval to relocate a second-hand dwelling or develop a repurposed dwelling must be accompanied by the following prior to consideration by Council:

- Signed and completed Application for Planning Approval Form;
- Signed and completed Application for Inspection and report Form (not required for an application for a repurposed dwelling);
- Photographs clearly showing the four elevations of the dwelling;
- Site plan showing the proposed location of the dwelling and distances from property boundaries, other buildings and any natural features on the property; and
- Floor plans, elevations, cross sections, and specifications.

NEED FOR A BUILDING PERMIT

Notwithstanding that Planning Approval may be granted by Council, a Building Permit is required to be sought and issued prior to relocation and/or development commencing.

ADVERTISING

Council may require any application for a relocated second-hand dwelling or repurposed dwelling to be advertised in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* if deemed necessary.



BUILDING INSPECTION

In regards to proposed relocated second-hand dwellings, Council's Building Surveyor will be required to inspect the building prior to its relocation in order to ascertain its suitability for relocation. The inspection will be reported on by completion of the Relocated Second-Hand Dwelling Inspection Report by the Building Surveyor.

No Planning Approval shall be granted prior to the lodgement by the Building Surveyor and assessment by the Shire Planner, of the Relocated Second-Hand Dwelling Inspection Report.

GENERAL PROVISION

MINIMUM DWELLING STANDARD

The following minimum dwelling standard is required to be provided:

- At least one (1) bedroom separated from the other rooms in the dwelling;
- A lounge, meals and kitchen area;
- A separate bathroom; and
- A separate laundry.

To be used as a dwelling, the building will be assessed against and must comply with the requirements for class 1 buildings under the Building Codes of Australia.

ASBESTOS

Second-hand dwellings must have all asbestos materials removed prior to relocation taking place. Council will require documentation proving cement sheeting is asbestos free where the age of the building dictates asbestos may have been utilised in construction.

AMENITY

When considering an application for planning approval, Council shall give due regard to:

- The building in its relocated position being rendered visually acceptable by the use of, amongst others, painting, cladding, verandahs, screening and/or landscaping;
- The design, scale and bulk of the proposed building being compatible with the type of buildings that exist in the locality in which it is to be located;
- Flat roofs will not be permitted. Council's preference is for gabled, dual-pitched or skillion roofs.

Council will not grant planning approval for relocating any dwelling if it is considered by Council to be in conflict with the age and design of buildings in the immediate vicinity of the proposed new location.

SEISMIC AREA

The Shire area is within a classified Seismic Area. Consequently, all relocated structures must meet the appropriate standard of construction required by the Building Code of Australia.



BUSHFIRE ATTACK LEVEL ASSESSMENT

A Bushfire Attack Level (BAL) Assessment might be required, in addition to an application for Planning Approval, if a development site is subject to bushfires and being referred to as being *in a bushfire prone area*.

WORKS TO BE CARRIED OUT

Council may consider placing any condition on its planning approval it deems appropriate to ensure the relocated second-hand dwelling or repurposed dwelling meets the objectives of this policy and preserves the amenity of the locality. These conditions may include:

- The exterior of the building being painted in a manner that is consistent with the colours and styles of the surrounding buildings;
- The construction of verandahs and / or alterations to the roof pitch and / or materials to ensure the relocated building is consistent with the design of surrounding buildings;
- The planting and ongoing maintenance of suitable landscaping to ensure the relocated building looks established on the new location;
- The connection of reticulated water and an appropriate effluent disposal system; and
- All plumbing and electrical wiring to meet the current BCA requirements and Australian Standards.

BOND

PAYMENT

As a condition of planning approval for a relocated second-hand dwelling, a \$5,000 bond is to be lodged with the Shire. Bank or other guarantees are not acceptable. This money will be refunded where the following requirements have been satisfied:

- The relocated second-hand dwelling is transported to the site and stumped, joined, all walls external and internal made good, all doors and windows in working order and all external surfaces repainted (where applicable) to the satisfaction of Council's Building Surveyor, and the building complies with the relevant provisions of the Building Code of Australia;
- All drains and plumbing are completed and the site cleared of debris including any broken wall cladding; and
- Any other conditions on the planning approval having been addressed.

RETURN OF BOND

The time for completion of all work is twelve (12) months from the relocation of the dwelling. However, the external paintwork or appearance of the building in addition to the necessary works required to make the building habitable are to be completed to the satisfaction of the Shire Planner and Building Surveyor prior to occupation of the building, if this occurs within (12) months of relocation.



BOND AGREEMENT

By payment of the bond to council, the applicant has confirmed that they agree to the conditions of return of the bond and accept Council's reservation to withhold return payment of the bond until it is satisfied that all conditions of planning approval have been met fully.

APPLICATION AND INSPECTION FEES

The following fees are payable at the time of lodgement of planning application:

- Planning Application Fees – in accordance with current Planning and Development Regulations as adopted by Council.
- Should the development have commenced prior to the granting of Planning Approval, including the relocation of the dwelling into the Shire and/or onto the site, the Planning Fee penalty prescribed in the current Planning and Development Regulations, shall apply.
- Building Inspection Fee (prior to relocation)
 - 1) The applicant is to pay all reasonable costs, including travel and the time incurred by the Building Surveyor, for the production of the Relocated Second-Hand Dwelling Inspection Report.
 - 2) The Building Inspection Fee is to be paid prior to the lodgement of the Relocated Second-Hand Dwelling Inspection Report by the Building Surveyor.
 - 3) If requested the applicant may be provided with a non-binding estimation of the Building Inspection Fee.
- Building Permit Fee in accordance with current Building fees and charges, including BCITF Levy (if payable).
- Application fee for Septic Licence (if applicable).



APPLICATION FOR INSPECTION AND REPORT

To: Building Surveyor
Shire of Beverley
PO Box 20
BEVERLEY WA 6304

Applicant's Full Name:

Address:

Tel (Work):

Tel (Home):

Date:

Dear Sir

Please arrange an inspection and report on the feasibility of transporting the subject building from and to the locations hereunder. I enclose the prescribed fee as per scale below, 2 photographs of the building, a sketch plan of the rooms and sizes and a scale plan showing its proposed location are submitted overleaf.

Scale of fees for inspection of second-hand dwellings/buildings:

\$450 plus travelling costs at Award rates.

Note: The above fees which are applicable at 30 June 2019 are subject to annual review based on the CPI. In addition to the above fees a refundable bond of \$5,000.00 has to be lodged with the local authority in conformity with policy prior to the issue of any Building Permit by the Shire.

PRESENT LOCATION OF BUILDING

Availability of key:

Lot: House No.:

Street Name:

Suburb: Postcode:

Owner's Name: Tel No.:

Owner's Address

Builder / Transporter's Name



PROPOSED LOCATION OF BUILDING

Lot:	House No.:
Street Name:	
Zoning:	Area of Lot:

DOCUMENTATION REQUIRED WITH THIS APPLICATION

1. Two recent photographs of the building.
2. A sketch plan of the building indicating room sizes and proposed joint locations.
3. A site plan of the proposed location showing the shape of the lot, street frontage, north point and position of the proposed building in relation to the boundaries of the lot, other buildings on the site and the building envelope on special rural sites.

New building to be used as: _____ after re-establishment.

Signature of Applicant: _____

FOR OFFICE USE ONLY - INSPECTION REPORT

Date	Estimated Age (years)
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Cladding – Walls

Type
Condition
Rectification required

Roof

Type
Condition
Rectification required

Structure – Sub Floor

Type
Condition
Rectification required

Walls

Type
Condition
Rectification required



LOCAL PLANNING POLICY: PLANNING FEES

PURPOSE

To provide a guide for the setting and administering of fees for a variety of planning functions.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 8 – Town Planning Fees which is hereby revoked.

FEE SCHEDULE

Fees are set pursuant to the *Planning and Development Regulations 2009, Schedule 2 – Maximum fees for certain planning services*. This schedule reflects the maximum fees that can be charged by a local government for a variety of planning functions.

The Schedule of Fees and Charges is included in Council's Budget document.

PAYMENT OF PLANNING APPLICATION FEES

All planning fees that are payable for the determination of a planning application are payable at the time of lodgement of an application for planning approval. Council reserves the right to not determine an application until such time as a payment of fees has been received and deposited into its account.

REFUND OF PLANNING APPLICATION FEES

Where Council has refused to grant Planning Approval, any fees that have been paid to Council are not refundable. The applicant is to be made aware that the fee is for the determination of an application, not its approval.

Where a development application has been lodged and is subsequently withdrawn by an applicant and a request for refund of the planning fees made, the following refund guidelines will apply:

- Where Council has determined an application – **no refund**
- Where a request for withdrawal is made within one (1) week of the Ordinary Council Meeting where the application will be determined – **no refund**.
- At any stage prior to one (1) week before the Ordinary Council Meeting where the application will be determined – **50% refund**.

PAYMENT OF SUBDIVISION CLEARANCE FEES

Where Council is required to consider the clearance of conditions on a subdivision approval, it will not clear any conditions until the appropriate fee has been received.



PAYMENT OF HOME OCCUPATION FEES

Home occupation application fees will be subject to the same measures as development application fees in terms of timing of payment and refund policy.



LOCAL PLANNING POLICY: TREE FARMS

PURPOSE

To provide a guide for considering applications for planning approval involving Tree Farms.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 9 – Tree Crops which is hereby revoked.

OBJECTIVE

The objectives of this Local Planning Policy are to:

- Achieve a consistent efficient and equitable system for assessing and approving tree farm applications;
- Encourage tree farm developers to adhere to industry guidelines and standards as specified in relevant codes of practice and other documents; and
- Identify specific issues that the Shire wish to see addressed in the planning and development of tree farms.

Any tree farm development shall not be justification for an application for subdivision nor any proposed tree farming or an approved application for tree farming on any land be deemed a precursor to subdivision.

A body of legislation, policy and guidelines relevant to tree crops already exists and a range of government agencies and other stakeholders are involved in regulating and managing tree farming issues.

This policy aims to be consistent and complementary with existing regulations and not to place additional undue burden on landowners and investors wishing to pursue tree farm development.

BACKGROUND

Tree farms have the potential to become an important land use in medium to low rainfall agricultural areas in Western Australia. Landholders and private investors are looking to capitalise on emerging opportunities for farm forestry in these regions, diversify income streams and to gain the on-farm environmental benefits that integrated tree farms can provide. Given the increasing opportunities and interest in tree farm development, it is important for the Shire to ensure these are adequately addressed in the local planning framework.



DEFINITIONS

APPLICANT

An Applicant is defined as the person or entity (e.g. company or organisation) responsible for management of the tree crop. The Applicant does not have to be the owner of the trees or the land on which trees are planted (e.g. the Applicant could be a third party management agency). The Applicant is responsible for ensuring adherence to this policy and other relevant legislation and regulations.

TREE FARM

The Shire of Beverley Local Planning Scheme No. 3 (LPS 3) defines a Tree Farm as follows:

Means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the Carbon Rights Act section 5.

A *Tree Farm* Land Use is a discretionary Land Use in the *Rural* Zone in Zoning Table 3 of LPS 3.

LANDOWNER

A Landowner is defined as the person or entity that holds the title to the land.

MANAGEMENT PLAN

Provides details of the way in which a tree farm will be developed and managed, and aims to demonstrate the means by which the principles of environmental care, cultural and fire management objectives are achieved.

A MANAGEMENT PLAN INCLUDES THE FOLLOWING COMPONENTS:

- Establishment plan;
- Plantation Management plan; and
- Fire Management plan.

CODE OF PRACTICE

The *Code of Practice for Timber Plantations in Western Australia 2006*, produced by Forest Industries Federation WA, Forest Products Commission Australian Forest Growers, or as revised, shall apply.

GUIDELINES FOR PLANTATION FIRE PROTECTION

The *Guidelines for Plantation Fire Protection 2001*, produced by Fire and Emergency Services Authority WA, or as revised, shall apply.

AREAS OF APPLICATION

This policy applies to land zoned '*Rural*' in the Shire of Beverley Local Planning Schemes No.3.

APPLICATION AND APPROVAL REQUIREMENTS

WHEN IS AN APPLICATION REQUIRED?

A Tree Farm Development Application must be submitted and approved prior to the commencement of development.



An application is required for all tree farm developments greater than 1 hectares in size.

TREE FARM DEVELOPMENT APPLICATION REQUIREMENTS

In addition to Shire requirements for Development Applications, a Tree Farm Development Application is to contain the following three parts:

a) Registration - which must contain the following information:

- Title details of the subject land;
- Name of the Landowner(s);
- Name of the Applicant (tree farm manager);
- Address and contact details of the Applicant;
- Area (hectares) to be planted and species to be planted; and
- Signatures of the Applicant and the Landowner(s).

b) Management Plan:

- A checklist of information that should be included in a Management Plan is provided in Attachment 2. The checklist is based on the guidelines in the Code of Practice.
- The Management Plan must address the policy measures described in Section 6 of this Policy.

c) Map - which should show the following:

- Location of tree crops;
- Access roads;
- Structures and buildings;
- Natural features including native vegetation and water courses; and
- Other relevant information such as hazards or significant features.

Modification to Tree Farm Development Application

An Applicant with an existing Tree Farm Development Application approval may modify the existing application, including the addition of new tree plantation areas or expansion of existing tree plantation areas. Additional areas of tree plantations may therefore be managed under existing Management Plans, without the need for the Applicant to prepare a new Management Plan for every new tree plantation development. However the Applicant must ensure that the management measures in an existing Management Plan are relevant to new tree plantation areas and the sites on which they will be developed, and meet the requirements of this policy.

If this is not the case the Applicant is required to submit a modified or new Management Plan.

If an Applicant transfer management responsibilities to another organisation they are required to notify the Shire and provide details of the new managing entity.



ADDITIONAL POLICY MEASURES

The following policy measures must be addressed in the Management Plan.

GENERAL TREE FARM MANAGEMENT

The Shire encourages all tree farm developments to be undertaken with appropriate consideration to the specifications and guidelines in the *Code of Practice and Guidelines for Plantation Fire Protection*.

The *Code of Practice* provides management goals and operational guidelines to tree farm managers to “ensure tree crop operations in WA are conducted in a manner that is in accordance with accepted principles for good plantation management, while recognising that a primary aim of tree crops is to be economically competitive and sustainable”.

ACCESS ROADS

When planning tree farm developments, Applicants should consider how tree plantations will be accessed for management, harvesting and removal of products (if applicable). Potential access roads should be identified on the Map.

The harvest and haulage of tree farm products results in ‘wear and tear’ of roads and other transport infrastructure and the Shire is seeking to minimise adverse effects on local roads within its control.

FIRE MANAGEMENT

A fire management plan must be included as part of the overall Management Plan (see Attachment 2).

Any Fire Management Plan must be consistent with *Guidelines for Plantation Fire Protection 2001*, produced by Fire and Emergency Services Authority WA, or as revised. Should the Fire Management Plan not be consistent with the guidelines then the application will normally be refused.



Attachment 1 Tree Farm Development Application Registration Form

SECTION 1 – NEW APPLICATION OR MODIFICATION

Select one of the following:

- New Tree Farm Development Application
(Complete all Sections except Section 6)
- Modification to existing Tree Farm Development Application
(Complete all Sections except Section 5)

SECTION 2 – APPLICANT DETAILS

Name of Applicant _____
 (Company or individual): _____
 Name of contact person: _____
 Address: _____

 Tel: _____
 Fax: _____

SECTION 3 – LANDOWNER DETAILS (If multiple Landowners provide details of additional Landowners on page 3)

Tick if AS ABOVE or complete

Name of Landowner: _____
 Address: _____

 Tel: _____
 Fax: _____

SECTION 4 – LAND TITLE

Title details of the land on which trees will be planted
 (If multiple titles, specify the area to be planted on each title):



COMPLETE IF NEW APPLICATION

SECTION 5 – TREE FARM INFORMATION (NEW APPLICATIONS ONLY)

Total area to be planted _____
 (hectares): _____

Species to be planted _____
 (and area of each): _____

Proposed planting _____
 dates: _____

Management Plan attached Tick applicable box
 Yes plan is attached
 No plan is not attached

Map attached Tick applicable box
 Yes plan is attached
 No plan is not attached

Note: a Management Plan and a Map are prerequisites for approval of a new Tree Farm Development Application

COMPLETE IF APPLICATION MODIFICATION

SECTION 6 – TREE FARM INFORMATION (Modifications only).

Complete relevant sections

Reason for modification _____
 (e.g. new or changed tree plantation area) _____

Additional area to be planted (hectares): _____

Species to be planted: _____

Proposed planting _____
 dates: _____

Management Plan attached Tick applicable box
 Yes plan is attached
 No plan is not attached

Map attached Tick applicable box
 Yes plan is attached
 No plan is not attached

Note: Previously approved Management Plans and Maps may be used for modification if relevant.

If no, provide reference to relevant Management Plan and/or Map

Signature of Applicant: _____

Print Name: _____

Date: _____

Signature of Landowner: _____
 (if landowner is not Applicant)

Print Name: _____

Date: _____

SHIRE USE ONLY

Application received on: _____	Reasons for non approval _____
Application reviewed by _____	Advice provided to Applicant on: _____
Approved/Not approved _____	Tree crop register updated on: _____



ADDITIONAL LANDOWNERS

LANDOWNER 2

Name of Landowner: _____

Address: _____

Land Title: _____

Tel: _____

Fax: _____

LANDOWNER 3

Name of Landowner: _____

Address: _____

Land Title: _____

Tel: _____

Fax: _____

LANDOWNER 4

Name of Landowner: _____

Address: _____

Land Title: _____

Tel: _____

Fax: _____

LANDOWNER 2

Signature of Applicant: _____

Print Name: _____ Date: _____

LANDOWNER 3

Signature of Applicant: _____

Print Name: _____ Date: _____

LANDOWNER 4

Signature of Applicant: _____

Print Name: _____ Date: _____



Attachment 2 Tree Farm Development Application Management Plan Checklist

TREE FARM DEVELOPMENT APPLICATION

MANAGEMENT PLAN CHECKLIST

The following is provided as a checklist of information recommended to be included in a tree farm Management Plan. It is based on the guidelines in the *Code of Practice for Timber Plantations in Western Australia* and provides a reference to the relevant sections of the Code of Practice where relevant.

ESTABLISHMENT PLAN Section in Code of Practice

This should outline the following topics and how they will be managed:

- Areas of native vegetation 4.3
- Management and protection, including setback distances, of watercourses, wetlands, reservoirs and significant features 4.3
- Setback distances to structures, dwellings and gazetted infrastructure
(Note: The Guidelines for Plantation Fire Protection recommend a setback distance of 50 metres.)
- Areas to be planted and size of compartments
(The Guidelines for Plantation Fire Protection contain guidelines on compartment size.) 4.5, 4.7.6
- Access and firebreaks

Also refer to the *Guidelines for Plantation Fire Protection*

- Species to be planted 4.6.2
- Direction of planting lines in relation to contours and natural drainage 4.6.3
- Soil preparation methods 4.6.3
- Pest and weed control methods/prescription,
(including control of declared animals and plants) 4.6.5 –
- Planting methods/prescription 4.6.7
- Fertilising methods/prescription 4.6.4
- 4.6.4

MAINTENANCE PLAN

This should outline the activities to be conducted during the tree plantation rotation and how they will be managed

- Pest and weed control methods/prescription, including control of declared animals and plants 4.6.5 –
- 4.6.7
- Grazing strategy 4.7.6
- 4.6.4
- Fertilising methods/prescription 4.6.9
- 4.5, 4.7.6
- Pruning and thinning regimes 4.6.9
- 4.6.9
- Access and firebreak maintenance 4.6.9
- 4.6.9

FIRE MANAGEMENT PLAN

This should contain the following details:

- Contact names and telephone numbers
- Names and addresses of local fire control bodies
- Map or details of access roads, firebreaks, water points etc.
Note: this information may be included on the main Map that forms part of the Tree Farm Development Application



- Location of firefighting equipment, including details of cooperative arrangements
- Specific measures to protect services e.g. power lines and gas supplies, or surrounding values (if relevant)

Refer to Guidelines for Plantation Fire Protection



LOCAL PLANNING POLICY: ANGLO ESTATE (Mount Kokeby)

PURPOSE

To inform potential landowners on the lack of development potential for lots in the area known as Anglo Estates, confirm Council's position on development and provide guidance on surrendering the lots.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 11 – Anglo Estate Policy (Mount Kokeby) which is hereby revoked.

BACKGROUND

The area known as Anglo Estates was subdivided in 1906 to provide housing lots for an urban settlement centred on the Mount Kokeby train station. The train station no longer exists and apart from a few isolated dwellings there is no remaining urban development. Anglo Estates Pty Ltd purchased the lots in 1995 and in 1996 a test case concerning Council's refusal to grant Planning Approval for a single dwelling was heard by the Town Planning Appeals Tribunal. Council's decision to refuse the application was upheld.

Council has consistently refused to grant Planning Approval for the following reasons:

1. All lots are zoned '*Rural*' under the provisions of Shire of Beverley Local Planning Scheme No. 3.
2. A number of the lots concerned do not have frontage to a public road, therefore, access to the same will only be possible through adjoining private property, if the adjoining landowners agree.
3. The building setback provisions within the '*Rural*' zone of the Shire require that all buildings have the following minimum setback to lot boundaries:

Front:	35.0 m
Rear:	10.0 m
Side:	10.0 m
4. No reticulated scheme water supply exists in the locality at this time, and due to the distance to existing bulk water mains it is unlikely that a scheme water supply will be provided in the future.
5. The existing soil type in the locality suggests that the provision of on-site effluent disposal could be difficult and costly, and that the only long term solution for the disposal of effluent would be via the installation of a sewerage scheme.
6. Due to points 3, 4 and 5 above, the Shire of Beverley has actively resisted the development of the lots concerned for any purpose other than farming.



7. Council's action with regard to the development and/or amalgamation of Anglo Estates lots at Mount Kokeby has consistently been one of non-support, and this action has been the subject of an Appeal by Anglo Estates to the Town Planning Appeal Tribunal of Western Australia, who dismissed that Appeal, due to doubts regarding:
 - ❖ Effluent disposal capability of the land area as a whole.
 - ❖ The provision of an adequate potable water supply to each lot.
 - ❖ The effect that residential development could have on the rural amenity of the locality.
 - ❖ The environmental harms that may be caused to persons occupying residences.
 - ❖ The effect which single residential development could have on the orderly and proper planning of the Mount Kokeby Locality.
8. In conclusion, the Beverley Shire Council has consistently considered that support for the development of the small, generally unserved, '*Rural*' zoned lots in the farming locality of Mount Kokeby, for purposes of a single residential nature, would be irresponsible from the Local Authority point of view.

DETERMINATION

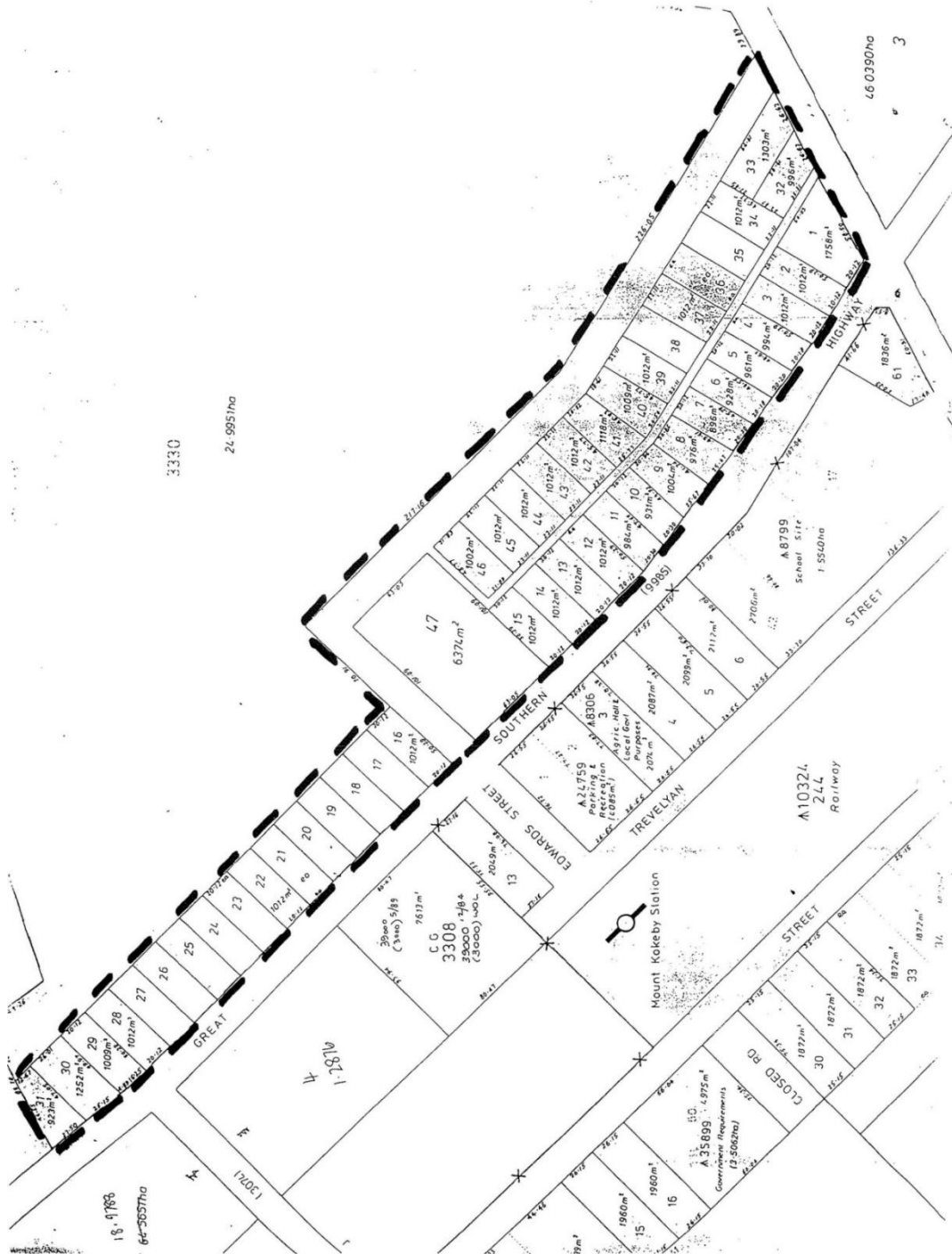
Under the Shire of Beverley's Local Planning Scheme No. 3 Planning Approval is required for a single house in *Rural* zones. Council may refuse an application if it is not consistent with the orderly and proper planning for an area.

Therefore Council has consistently refused Planning Approval for any development on the Anglo Estates lots that is not consistent with Farming purposes. Such refusal to grant Planning Consent includes single dwellings.

POLICY

1. The lots referred to are included within the heavy broken black line on the attached plan.
2. Development proposals that are inconsistent with viable agricultural production will not be approved.
3. Residential development including single dwellings will not be supported.

To provide a financial incentive for landowners to surrender the lots. Should a landowner surrender the lot(s) then the current and previous years rates would be refunded if paid, or expunged if unpaid. The Shire would then pay all transfer of ownership costs. As the lots are potentially undevelopable it is anticipated the cost of the rates would be equal to or greater than the value of the land.





LOCAL PLANNING POLICY - DEVELOPER CONTRIBUTIONS FOR ROAD AND FOOTPATH UPGRADING

PURPOSE

This policy sets the basis for seeking contributions for the upgrading of the Shire's road and footpath network as a result of the subdivision and development of land. The policy will allow a consistent approach to be applied to all subdivisions and relevant development and will provide guidance on Council's decision making. The policy will also provide certainty to the community in estimating the costs of the subdivision and development process.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 12 – Developer Contributions for Road and Footpath Upgrading, which is hereby revoked.

OBJECTIVES

- To provide a basis for seeking financial contributions to the upgrading of the road and footpath network as a result of the subdivision process.
- To provide a basis for seeking financial contributions to the upgrading of the road and footpath network as a result of development proposals.
- To ensure consistency in the recommendations made to the Western Australian Planning Commission on subdivision applications.
- To provide clear and consistent advice to the community on the Shire's expectations for road and footpath upgrading.

DEFINITIONS

'Road' shall have the definition applied to it under the Road Traffic Act 1974 which includes any highway, road or street open to, or used by, the public and includes every carriageway, footway, reservation, median strip and traffic island thereon.

'Footpath' shall mean any land or thoroughfare used by pedestrians and/or cyclists and shall include pathways, dual use paths and any other walkway designed for this use.

STATUTORY POWERS

This Policy relates to determinations made by the Western Australian Planning Commission under the Planning and Development Act 2005. This Act gives the Commission the power to require developer contributions as part of the subdivision of land.



Where a development proposal requires the upgrading of the road and or footpath network, Council may require developer contributions.

This Policy has regard to the information contained within the Western Australian Planning Commission's State Planning Policy 3.6 - Development Contributions for Infrastructure. The objectives of the policy are:

- To promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development;
- To ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided;
- To ensure consistency and transparency in the system for apportioning, collecting and spending development contributions; and
- To ensure the social well-being of communities arising from, or affected by development.

This Policy adopts and implements these principles for seeking developer contributions as part of the subdivision and development process.

POLICY

1. All applications for subdivision or development approval made within the Shire of Beverley, where there is an identified nexus between the requirement for a road and/or footpath upgrade and the proposal, will be subject to the provisions of this policy. This policy does not supersede or influence any other requirement for developer contributions as part of the subdivision or development approval process toward other facilities or infrastructure, such as public open space, community facilities, etc.
2. In making recommendations to the Western Australian Planning Commission on applications for subdivision where at least one additional lot will be created from the parent lot/s, the Council will consider seeking a financial contribution to be made towards the upgrading of the road and/or footpath network.
3. The Council reserves the right to seek a financial contribution towards the upgrading of the road and/or footpath network in the case of boundary rationalisation applications where no additional lots will be created, if it is considered warranted under certain circumstances.
4. When determining a development application, if in the opinion of Council the development generates the requirement for a road and/or footpath upgrade, the Council will seek a financial contribution to be made towards the upgrading of the road and/or footpath network.
5. Contributions towards the upgrading of the road and footpath network will be based on the standards contained in Table No 1 of this policy. The standards



will be reviewed as part of Council's periodic review of the Shire of Beverley's Policy Manual. Thereby allowances can be made for changing community expectations.

6. The road and footpath upgrading contribution will be a pro-rata calculation of 50% of the road/footpath as contained in Table No 1, based on the per kilometre / per metre frontage of the parent lot/s to the road. Where a secondary street exists, the Council reserves the right to seek a contribution for the secondary street in addition to the primary street frontage, however the Council will take into account traffic movements and existing rights of entry.
7. If a subdivision requires that the created lots be provided with constructed road access that does not currently exist; this policy shall not supersede any requirements for the developer to pay the full construction costs to provide this road access.
8. Nothing in this policy shall prohibit Council from seeking the construction of a footpath network within a subdivision at the developer's expense.
9. In terms of the expenditure of the financial contributions made as part of the subdivision of land, the following principles shall apply:
 - a) Should the applicant not construct the road, the construction/upgrading of the road(s) shall comply with the Shire's Works Program; and
 - b) The upgrading of any footpath network shall occur within three (3) years following the completion of all subdivisions affecting a particular area, or prior to this date as determined by Council.
10. The Council may vary the requirements of this policy, where it is considered that full compliance with the policy is impractical or such variation is warranted in the circumstances of the subdivision or development.
11. **This Policy does not apply to main roads.**



Zone	Standard			
	Road Width (metres)	Road Surface	Kerbing/ Drainage	Comment
Residential R5 and above	6	Two coat – Chip Seal	Yes	
Residential R2.5 and below	6	Two coat – Chip Seal		
Rural Townsite	As appropriate	Asphalt	Yes	
Light Industry & General Industry	7	Asphalt	Yes	Kerbing to be provided if appropriate
Rural Residential	6-7	Two coat seal	Yes	Kerbing to be provided if appropriate
Rural & Rural Smallholdings	7	Gravel – 150mm thick		A sealed road standard may be required in specific circumstances.
Footpaths where identified in strategy or structure plan	1.6	Concrete – 100mm thick		Mesh to be placed in all crossovers



LOCAL PLANNING POLICY: SIGNAGE

PURPOSE

To provide guidance for the requirements for all signage within the Shire of Beverley.

AUTHORITY TO PREPARE AND ADOPT A LOCAL PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This Policy supersedes the previous Signage Policy which is hereby rescinded.

BACKGROUND

Signage is considered to have a major impact on the amenity of the Shire, particularly in relation to roadside advertising. Except where specifically exempt under the Shire of Beverley Local Planning Scheme No. 3 or lawfully erected prior to the gazettal of the Local Planning Scheme No. 3 all advertisements within the Shire of Beverley require the prior approval of Council. This policy is to provide guidance for the location and desired standards when an application for planning approval is being considered.

OBJECTIVE

The policy is to enhance the amenity and character of all areas within the Shire of Beverley through the provision of acceptable standards of development for advertisements.

POLICY

1. This policy is for all signage that is visible from outside the property, complex or facility concerned, either from private land or from public places or streets.
2. For protection of amenity in the Rural, Rural Smallholding & Rural Residential zones, rural character shall be a priority when considering applications. Proposals which are not considered to be in harmony with the character and amenity of the area shall be recommended be refused.
3. Should the application be on or adjacent to a Main Road reserve, approval from Main Roads WA is also required.
4. Signs denoting property and/or owner name and/or property address do not require approval.
5. Temporary signage erected on any land, to encourage persons to vote for a candidate, political party or issue which may be for a forthcoming election of the parliament of the Commonwealth or State or Local Government or a referendum, removed within 72 hours of close of polls on the voting day, does not require planning approval.



6. Signage placed within the property boundary by a Licensed Real Estate agent specifically relating to the sale of the property, does not require planning approval.
7. Signage for community events, no larger than 1.2m² and for a period not exceeding 4 months, does not require the payment of a planning application fee and may be approved by the Shire Planner under delegated authority.
8. A-Frame type signage for retail sales placed adjacent to the associated business, no larger than 1.2m² does not require planning approval, on the proviso they be removed after close of business on business operational days.
9. Where an advertisement proposal requires approval, including those that form a component of a development application, the applicant shall complete and lodge a control of advertisements form contained in Appendix No. 1 to this policy in addition to an application for Planning Approval.
10. All advertisements shall comply with the criteria contained in Table 1 of this policy.



Location	Sign Purpose	Maximum Allowable Signage
All Locations	All Advertising	<ul style="list-style-type: none"> • Signage must be complementary to its surroundings. • Any signage which in the opinion of Council is distracting to motorists shall not be approved. • Except for Rural Townsite, Light or General Industry zones flashing or illuminated signs shall not be approved.
Recreational Precinct - Oval	Commercial Advertising	<ul style="list-style-type: none"> • Signage around the Oval circle shall have a minimum as well as maximum height of 80cm (inclusive of frame) measured from natural ground level to the top of the sign (refer to Appendix 2). • No limitation on width of signage. • Advertisements along the Oval circle shall be framed with an appropriate material to prevent possible injuries to spectators and participants in sports events. • Advertising contents, font and colour scheme shall be to the satisfaction of the Shire. • All other Commercial Oval Advertising to be considered on individual merit in relation to contents, dimensions, type and siting, etc.
Beverley Cornerstone Multi-Purpose Community Centre	Commercial Advertising	<ul style="list-style-type: none"> • All proposed commercial advertising shall require an application for planning approval. • Advertising for the commercial offices fronting Dawson Street shall be limited to signage on the two glass door panels (top and bottom) only – (refer to Appendix 3). Preference will be given to removable printed film. • No signage shall be permitted on adjacent external commercial office walls or facia's/eaves. • Should the business cease to operate, all relevant signage must be removed.
Within Main Roads Road Reserve	Local Government or Community Organisation	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • Should the organisation cease to operate, all relevant signage must be removed.
	Commercial Advertising	Not allowed
Adjacent to Main Roads Road Reserve	All Advertising	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • All signage must comply with the setback requirements contained in <i>Table 5 – General Site Requirements</i> in Local Planning Scheme No. 3. • Consideration must be given to the grouping of signage. • Should the business cease to operate, all relevant signage must be removed. • Advertising shall be for businesses or activity located within 5 km of the sign.



Road Reserve (Non Main Road)	Private and commercial advertising.	<ul style="list-style-type: none"> • Signage must be specific to an event and time period. Ongoing approval shall not be granted.
	Local Government or Community Organisation	<ul style="list-style-type: none"> • Signage must be specific to an event and/or time period
Residential Zone	Home Business – Signage does not require approval if compliant with policy	<ul style="list-style-type: none"> • Maximum dimension of 1m². • Signage must relate to the business being conducted. • Should the business cease to operate, all relevant signage must be removed.
	Domestic Advertising for Garage Sale	<ul style="list-style-type: none"> • Maximum dimension of 1m². • Advertising must relate to the property upon which the signage is placed. • All signage approval shall be limited to a maximum of two months after which a new approval must be sought and granted.
Rural Residential Zone	All Advertising	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • Advertising must relate to the property upon which the signage is placed.
Rural Smallholding Zone	All Advertising	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • Advertising must relate to the property upon which the signage is placed.
Rural Zone	All Advertising	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • Consideration must be given to the grouping of signage.
Rural Townsite Zone	All Advertising	<ul style="list-style-type: none"> • Advertising must relate to the property upon which the signage is placed. • Consideration must be given to the grouping of signage. • All signage approval shall be limited to the business for which approval has been granted. For any change of business, a new approval must be sought and granted.
Light & General Industry Zone	All Advertising	<ul style="list-style-type: none"> • Maximum individual dimension of 6m². • Maximum total area of signage 15m². • Advertising must relate to the property upon which the signage is placed. • Consideration must be given to the grouping of signage. • All signage approval shall be limited to the business for which approval has been granted. For any change of business, a new approval must be sought and granted.



Appendix 1

ADDITIONAL INFORMATION SHEET FOR ADVERTISEMENT APPROVAL (to be completed in addition to Application for Planning Approval)

Name of Advertiser (if different from owner):

Address in full:.....

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

.....
.....
.....

Details of Proposed Sign:

Height:..... Width:..... Depth:

Colours to be used:

Height above ground level - (to top of advertisement):

(to underside):.....

Materials to be used.....

Illuminated: Yes/No. If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

.....

State period of time for which advertisement is required:

.....

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

.....
.....
.....
.....

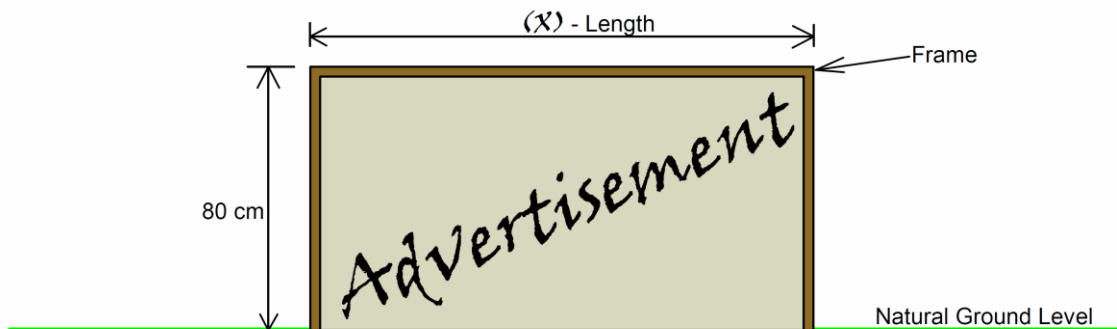
NB. This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed above.

Appendix 2

Location of Oval Circle:



Elevation Sketch Plan – Oval Signage Dimensions:





Appendix 3

COMMERCIAL ADVERTISING – CORNERSTONE MULTI-PURPOSE COMMUNITY CENTRE





LOCAL PLANNING POLICY: STOCKING RATES – Residential, Rural Residential and Rural Smallholding Zoned Land

PURPOSE

The purpose of this policy is to provide a guide for the assessment and determination of applications for Planning Approval involving the keeping of livestock on properties zoned *Residential R2, R2.5, R5, Rural Residential* and *Rural Smallholding*, within the Shire of Beverley.

It is not intended that this policy be applied rigidly, but that each application be examined on its merits, with the objectives and intent of the policy the key for assessment.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 14 – Stocking Rates, which is hereby revoked.

OBJECTIVES

The objectives of the policy are to:

- Ensure that livestock keeping is undertaken in a sustainable manner;
- Ensure that the keeping of livestock does not have a significant negative impact on the natural environment;
- Ensure that the keeping of livestock does not impact detrimentally on the health and/or amenity of adjoining landowners.

BACKGROUND

As a result of their size, certain Residential zoned properties in the Beverley Townsite necessarily invite rural lifestyle and associated land uses inclusive of low key stabling and training of horses, rearing and agistment of animals, etc. These types of land uses meet the definition of a *'Rural Pursuit/Hobby Farm'* as per the Shire of Beverley Local Planning Scheme No. 3.

The Shire recognises that the majority of landowners manage their properties in a sustainable manner, however, the keeping of livestock on smaller properties requires a higher level of management than broad acre farming due to the higher density of animals and closer proximity of neighbouring landowners which results in a higher potential for both environmental and amenity impacts. The Shire recognises that unsustainable land management practices often lead to land degradation problems such as soil erosion, dust nuisance, odour, water pollution and damage to vegetation.

This *Stocking Rates Policy* endeavours to guide Council when considering applications for planning approval when livestock is going to be kept, as part of a *Rural Pursuit* Land Use, on properties in the specific zones. It also enables Council



to appropriately condition planning approvals for 'Rural Pursuit/Hobby Farm' land uses, so as to protect the amenity of the locality.

APPLICATION OF POLICY

The policy is applicable to all land zoned *Residential R2, R2.5, R5, Rural Residential* and *Rural Smallholding*, within the Shire of Beverley where Council's discretion is required for a 'Rural Pursuit/Hobby Farm' land use (the keeping of livestock) in terms of the Shire of Beverley Local Planning Scheme No. 3, or its successor in title.

BASIS FOR POLICY

The Stocking Rates Guidelines of the Department of Agriculture and Food of Western Australia (*Stocking Rate Guidelines for Rural Small Holdings, 2000*), have been used as the basis for this policy. These guidelines provide a scientifically sound and practical means by which the appropriate stocking rate for land within the subject area can be determined, and provide guidelines for the assessment of applications for the stocking of land.

STOCKING RATES

Definition of Stocking Rate:

For the purposes of this Policy, stocking rates are defined and shown as Dry Sheep Equivalents (DSE) which are the number of adult sheep (wethers) that can be sustained on each hectare all year round.

Stocking rates are the number of stock, e.g. sheep, cattle, horses, emus or other type of animal that can consistently be kept on a piece of pasture all year round with minor additional feed and without causing environmental degradation. Environmental degradation can include wind and water erosion, tree decline, increasing levels of nutrients in groundwater and waterways, the spread of weeds into adjoining bushland and soil structure decline.

Stocking rates are largely based on the amount of pasture that each particular type of animal will consume, but are also influenced by feeding patterns, animal weight, foot structure and activity.

BASE STOCKING RATE & ANIMAL EQUIVALENTS

The base stocking rate is the number of DSE that would apply to a property with the lowest level of pasture management in an average year. The recommended base stocking rate should:

- Provide enough feed to maintain animals in good condition;
- Avoid soil erosion by providing enough pasture cover to protect the soil throughout the year (at least 30% ground cover – hay, sawdust, etc.);
- Be sustainable through average years.

In consultation with the *Department of Agriculture and Food of Western Australia*, a Base Stocking Rate for the Shire of Beverley has been determined to be **5 DSE per hectare**. This Base Stocking Rate has been determined taking due cognisance of amongst others the annual average rainfall and length of the growing season.

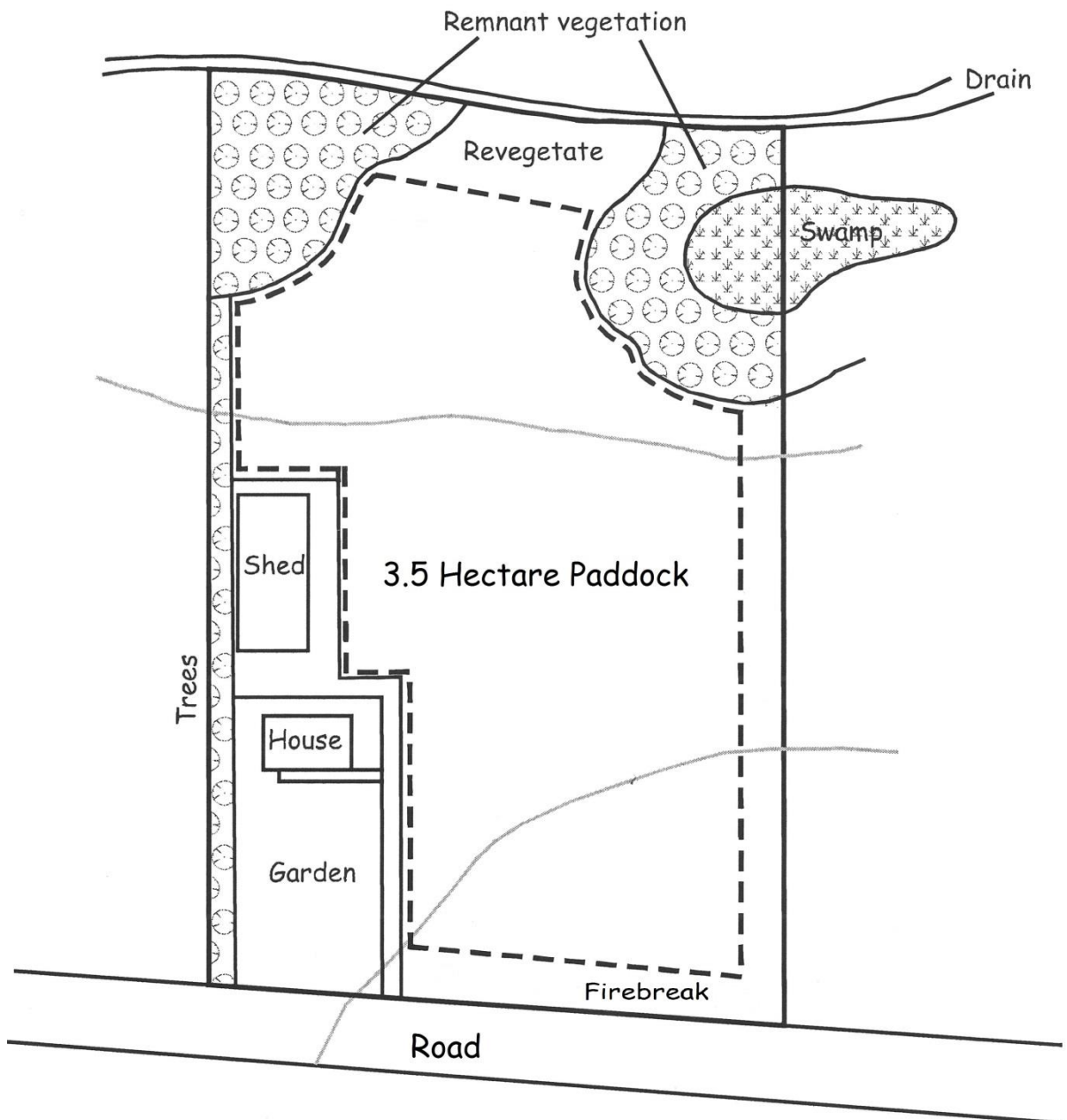
**ANIMAL EQUIVALENTS FOR THE CALCULATION OF STOCKING RATES**

Type of livestock	Weight (kg) and animal type	Dry Sheep Equivalent (DSE)
Sheep	50 kg Wether, ewe	1.0
	40-45 kg Lambing ewe (ewe and lamb)	1.5
	75 kg Rams	1.5
Cattle	425 kg Milking cow	10.0
	425 kg Dry cows, yearling, steer or heifer	8.0
	300 kg Yearling, heifer	6.0
	200 kg Smaller cattle (Dexter, Lowline)	4.0
	750 kg Bull, cow with calf	15.0
	Cow with young calf	10.0
Horses	450 kg Light	10.0
	1000 kg Draught	20.0
	250 kg Pony	5.0
Goats	30-35 kg Dry Angora	0.7
	35-40 kg Cashmere goat	1.0
	50-60 kg Dry milk goat	1.5
	Milking goat	2.0
Deer	120 kg Red deer	2.2
	50 kg Fallow deer	1.0
Other	55-120 kg Ostrich average (assumes half introduced feed)	1.4
	55 kg Emu average (assumes half introduced feed)	0.7
	150-210 kg Llama	3.0
	60-70 kg Alpaca	0.8

Note: Where a particular livestock is not mentioned in the table Council will determine the DSE

CALCULATION OF DSE FOR A PROPERTY

The following section describes how the DSE for a specific property can be calculated for the purposes of applying for Planning Approval for a 'Rural Pursuit' land use.

Figure 1. Example Site Plan (not to scale)**Key Elements of example site plan – calculating the DSE for the above property:**

- Parent Lot = 4.5 ha;
- Fencing the remnant vegetation, including a small swamp;
- Revegetating a 30 metre buffer to a seasonally flowing stream;
- Exclusion of house, shed, tracks and garden area (inclusive of fire break for shed and house);
- Leaves 3.5 ha of useable paddocks.

Calculated DSE:

$$5 \text{ DSE (Base Stocking Rate)} \times 3.5 \text{ ha (available paddock area)} = \underline{\underline{17.5 \text{ DSE}}}$$

FENCING

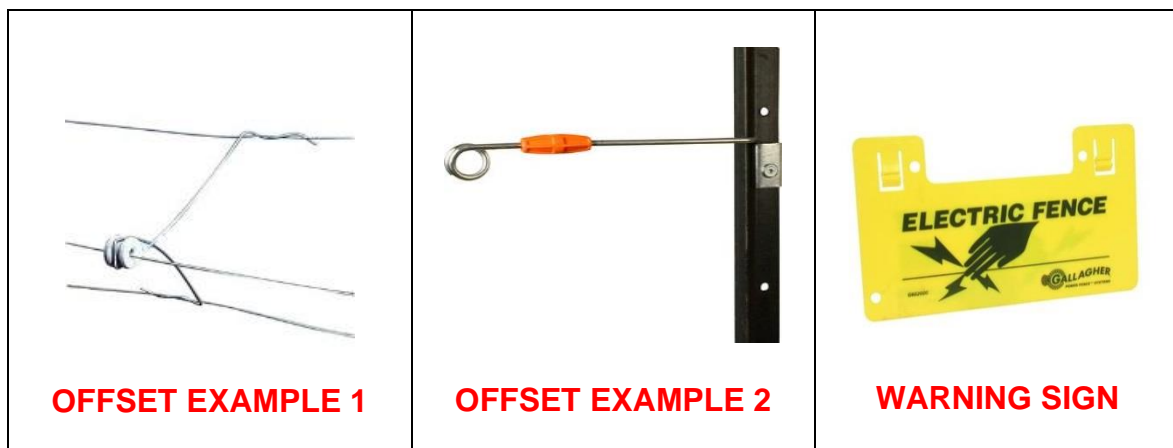
Appropriate fencing shall be made a Condition of Planning Approval for the keeping of livestock, with the following standards given as a guideline:

- SHEEP AND SMALL STOCK: 5 - 7 strand/line ring-lock, or similar;
- CATTLE: 7 strand/line with electric fence*;
- HORSE: 7 strand/line ring-lock or similar with 'sighter' strands or electric*;

*Non-lethal electric fencing systems shall be installed and operated as per the relevant Australian Standard (ASNZ 3014), and shall be installed so as to be on the inside of the subject property, and offset from the fence, with appropriately spaced warning signs, as shown in the samples in Figure 2:

Figure 2.

SAMPLE OFFSET ELECTRIC FENCE CONFIGURATION & WARNING SIGN



MANAGING WIND EROSION RISK

Responsible grazing management is required, especially over summer, to maintain sufficient ground cover to reduce the risk of wind erosion. The ideal level of ground cover to minimize wind erosion is for about 50% of the soil surface to be covered by grass and pasture plant residues. At least 30% of the ground cover needs to be anchored to prevent soil being moved downwind during strong wind events. Grazing has to be managed so that it does not detach all of the pasture residues and the critical level of ground cover percentage is 30%. Once the amount of ground cover falls below 30% then wind erosion is likely to occur. Livestock should be removed from all paddocks once ground cover falls to 30%. In the case of horses, they should then be kept in a stable or small yard and hand fed to substitute for paddock feed. These paddocks should not be grazed again until new green pasture starts growing and ground cover is more than 30%.

REQUIREMENT FOR A PROPERTY MANAGEMENT PLAN

Council will only consider applications for Planning Approval for a Rural Pursuit land use in excess of the Base Stocking Rate, where applicants submit a Property Management Plan which demonstrates that pasture improvement, nutrient and waste management methods are addressed.



Where it is proposed to keep livestock in excess of the base stocking rate, the following measures should be incorporated into the property management plan (where applicable):

- Drainage management practices that prevent direct runoff to watercourses or dams;
- Yards or pens should be sheeted with compacted soil, sand or sawdust if located on clay soils and should be regularly cleaned;
- Adequately fenced vegetation belts capable of effectively separating environmental features such as watercourses, from areas of intensive stocking;
- Manure should be regularly collected;
- Supplementary feeding as a means of reducing grazing pressure;
- Areas of remnant vegetation, wetlands and watercourses should be fenced to exclude livestock;
- Where stables or other structures are proposed to be constructed for the housing of livestock, they must be located and managed so as not to detrimentally impact on the amenity of neighbouring residences;

Further to the above, the following information is required in the Property Management Plan:

Site plan of the property drawn to scale, indicating:

- Location of pasture areas, stables and yard areas/arenas;
- Fencing (including fencing of environmentally sensitive areas);
- Watercourses, wetlands, dams and areas prone to waterlogging;
- Existing vegetation;
- Manure Storage/composting area.

A written statement shall be provided that addresses the following (where applicable):

- The number and type of stock;
- Stabling practices;
- Collection, storage and disposal of manure, including fly management and odour control;
- Nutrient management plan;
- Pasture management techniques, including type and condition of pasture, rotation of pasture;
- Fertiliser application rates;
- Irrigation;
- Dust control;
- Weed control;
- Water availability and use;
- Soil type.



CONCLUSION

Where the keeping of animals results in problems due to land degradation, nutrient enrichment/leaching, animal welfare or public nuisance, Council may require further reduction in the number of stock kept on a particular property. When Planning Approval is granted, the period of planning approval might be limited, to the Shire's discretion.



LOCAL PLANNING POLICY: LOCAL HERITAGE SURVEY & HERITAGE LIST

PURPOSE

To provide a guide for the compilation, operation and administration of the Shire's Local Heritage Survey and Statutory Heritage List.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Local Planning Policy No. 15 – The Heritage List, which is hereby revoked.

INTRODUCTION

The local planning scheme allows for special provisions to be applied to heritage places, which ensure that consideration is given to the cultural heritage significance of the place or area when making a planning decision.

The Heritage List allows the Shire to identify those places whose cultural heritage significance is, in its opinion, such that these additional provisions are necessary and appropriate. By inclusion in the Heritage List, an awareness is created with present and future owners that heritage, and the impact on heritage, should be addressed as part of a development application.

Inclusion in a Heritage List does not limit the ability of an applicant to propose any works, nor does it limit the ability of the Shire to determine an application in the manner it considers most appropriate. However, proposals that respect and retain the heritage values of the place are likely to be encouraged and may, where appropriate, be required.

Clause 61(1)(b)(iii) of the *Deemed Provisions*¹ requires that works to the interior of a building require development approval where a place is noted in the Heritage List as having an interior of cultural heritage significance. This policy identifies how this will be assessed and how the designation will be indicated.

¹*Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 lists a range of 'deemed provisions' that have effect and may be enforced as part of the local planning scheme. Requirements noted within the deemed provisions are therefore required under the local planning scheme.*

APPLICATION

This policy applies to the administration and operation of the Local Heritage Survey and the Heritage List associated with the Shire of Beverley Local Planning Scheme Number 3 and its successors in title.



OBJECTIVES

The objectives of the policy are:

- to achieve transparency and consistency in the designation of a Local Heritage Survey & Heritage List;
- to provide clear guidelines on how challenges to inclusion will be assessed;
- to ensure that the Heritage List is maintained in a manner and form that is consistent with the local planning scheme; and
- to clarify which places will fall outside the scheme provisions for heritage.



POLICY

1. FORMAT OF THE HERITAGE LIST

The definitive version of the Heritage List is the most recent dated document of that designation that has been adopted by a resolution of Council. The Heritage List is available for inspection during business hours at the Shire offices; alternatively it can be viewed on the Shire’s website: www.beverley.wa.gov.au .

The Heritage List will be compiled in a format generally consistent with the template given in *Schedule 1* of this policy. While best efforts will be made to provide information for all parts of the Heritage List, absence of data in one or more fields does not invalidate the inclusion of a place in the Heritage List.

Due to the extent of information associated with the statement of significance and physical description, this information may be provided on an individual place record, which should be considered to be part of the Heritage List.

The Shire will endeavour to include all relevant information relating to the Heritage List in the Heritage Council’s online database *inHerit* (www.inherit.stateheritage.wa.gov.au). If there is any inconsistency between sources, the Shire’s hard copy is determined to be the correct version.

2. THRESHOLD FOR INCLUSION IN THE LOCAL HERITAGE SURVEY AND HERITAGE LIST

Establishment and maintenance of the Heritage List is a requirement of Clause 8(1) of the *Deemed Provisions*¹. Inclusion of places in the Local Heritage Survey & Heritage List will be based on an assessment of the cultural heritage significance and the grading of this significance.

Inclusion in the Heritage List will be based on the level of cultural heritage significance assigned, as indicated in Table 1.

Table 1: Cultural Heritage Significance and inclusion in the Local Heritage Survey and Heritage List

Level of Significance	Category	Description	Local Heritage Survey and Heritage List
Exceptional significance	1 (<i>State Register of Heritage Places</i>)	Essential to the heritage of the locality. Rare or outstanding example.	Places representing the statutory <i>Heritage List</i> , as per the <i>Deemed Provisions</i> ¹
Considerable significance	2	Very important to the heritage of the locality. Shows a high degree of integrity/ authenticity.	
Some / Moderate significance	3	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.	Places not part of the statutory <i>Heritage List</i> , acknowledged only.



3. DIFFERENCE BETWEEN THE LOCAL HERITAGE SURVEY & HERITAGE LIST

It is important to note, as per *Table 1* above, that there is a distinction between the *Local Heritage Survey* and the *Heritage List*.

The *Local Heritage Survey* is the Shire's broader heritage resource document and represents a complete list of all places within the Shire's jurisdiction that has cultural heritage significance in the opinion of the Shire, and includes the *Heritage List*.

The *Heritage List* is the statutory sub-section of the *Local Heritage Survey* where planning controls apply in terms of the *Deemed Provisions*¹ to places within the *Heritage List*, i.e. where a Planning Application is required for proposed development.

All places within the *Local Heritage Survey* designated as Category 1 & 2 forms the statutory *Heritage List*.

All places designated as Category 3 within the *Local Heritage Survey* does not form part of the statutory *Heritage List*, and no planning controls apply to these places. Places with a Category 3 designation are included in the broader resource *Local Heritage Survey* document to only acknowledge the level of cultural heritage significance that they are considered to have.

4. CHANGES TO THE HERITAGE LIST

Consultation requirements for modifying the *Heritage List* are set out in Clause 8(3) of the *Deemed Provisions*¹. This process applies to the initial entry of a place, subsequent changes, or removal of an entry.

4.1 INITIATING THE ENTRY OF A PLACE IN THE HERITAGE LIST

Requests for the Shire to assess the heritage values of a place shall be made as a nomination for the *Local Heritage Survey* and must provide sufficient information to determine the place and to indicate the values attributed to it by the nominee.

If the place is adopted in the *Local Heritage Survey* by a resolution of Council and its assigned level of cultural heritage significance meets the threshold for inclusion in the *Heritage List*, the Shire will begin the consultation process to consider inclusion of the place in the *Heritage List*.

Consultation for including a place in the *Heritage List* will be initiated by the Shire within three months of a resolution adopting the place in the *Local Heritage Survey*.

In addition to inviting submissions from owners and occupants of each nominated place, consultation on heritage assessments may be carried out by inviting comment:

- from the general community through the Shire website/notice board/local newspaper;
- from the local historical society; or
- in any other manner that may reasonably result in providing relevant information on the cultural heritage values of the place.



Submissions on the proposed inclusion of a place in the *Heritage List* will be accepted for a minimum period of 21 days.

The Shire will consider objections to inclusion in the *Heritage List* only in relation to the level of cultural heritage significance assigned to a place.

4.2 MODIFYING AN ENTRY IN THE HERITAGE LIST

Changes to an entry in the *Heritage List* may be initiated by the Shire as part of the administration of the list, or by nomination using the prescribed form. The Shire will consider requests for change but is not obliged to make such a change.

A decision on progressing the change will take into account the relevance, necessity and benefits of updated information and the administrative requirements of the consultation process. In general, minor and inconsequential changes to the *Heritage List* will not be progressed, but may be deferred for later consideration.

4.3 REMOVING AN ENTRY FROM THE HERITAGE LIST

Removal of a place from the *Heritage List* may be appropriate where the local government considers that the heritage significance of a place has substantially changed, to the extent that it no longer displays the values for which it was included in the *Heritage List*. This may be the result of substantial demolition of, or damage to a place, or presentation of new evidence about the place.

A proposal to remove a place may be made by the local government or its officers, or by the owner of a place. If proposed by an owner, the onus will be on them to demonstrate that the cultural heritage significance of the place is below the threshold for inclusion on the *Heritage List*.

In addition to consultation with owners and occupants for each place for which removal is requested, consultation on such an action may be carried out by inviting comment:

- from the general community through the Shire website/notice board/local newspaper;
- from the local historical society; or
- in any other manner that may reasonably result in providing relevant information on the cultural heritage values of the place.

The Council's opinion as to the cultural heritage significance of a place is determined solely by a resolution of Council at a properly convened meeting.

Substantial redevelopment, demolition or loss of fabric will not automatically result in removal from the *Heritage List*, as the place may still retain sufficient cultural heritage significance to support inclusion in the *Heritage List*, particularly if the heritage values relate to social or historical significance.

The Shire will retain a record of all places removed from the *Heritage List*.



5. DESIGNATION OF SIGNIFICANT INTERIORS

Works to the interior of a building require development approval only where a place has been designated in the *Heritage List* as having an interior with cultural heritage significance, or the place is included in the State Register of Heritage Places (State Register).

The designation of an interior with cultural heritage significance will be based on the assessment of significance associated with the place, and will be noted as part of the entry of the place in the *Heritage List*. Where, in the opinion of Council, there is reasonable evidence to support the designation of a significant interior, the designation may be made even where the assessment process has not included an interior survey.



SCHEDULE 1 - PLACE ENTRY FORMAT:

**SHIRE OF BEVERLEY
HERITAGE SURVEY**

<i>*Representative photos here*</i>

Shire of Beverley Local Heritage Survey Place No: #

State Heritage Office Place No: #

NAME OF PLACE			
Other names			
Address and/or GPS co-ordinates			
Suburb/Town			
Reserve No:			
CONSTRUCTION DATE			
Original Use			
Present Use			
Other Use			
CONSTRUCTION MATERIALS:			
Walls			
Roof			
Other			
ARCHITECTURAL STYLE:			
PHYSICAL DESCRIPTION:			
CONDITION			
INTEGRITY			
AUTHENTICITY			

STATEMENT OF SIGNIFICANCE

MANAGEMENT RECOMMENDATION Category #:

HISTORICAL NOTES	
LISTINGS	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE