

Our Ref: 04266P

Department of Environment
PO Box 6740
EAST PERTH WA 6892

ATTENTION: NATIVE VEGETATION PROTECTION SECTION

Dear Sir / Madam

**RE: APPLICATION FOR A CLEARING PERMIT (AREA PERMIT) –
LOT 201 PINJARRA-WILLIAMS ROAD, PINJARRA**

Please find enclosed herewith a completed formal Application for Clearing Permit (Area Permit) submitted under provision of Section 51E of the *Environmental Protection Act 1986* by *Thompson McRobert Edgeloe* acting on behalf of the relevant landowner (landowner authorisation enclosed). Also enclosed in support of this application is a location plan, a plan detailing the proposed extent of clearing (Plan 04266P-03), the prescribed application fee of \$100.00 and various site photographs taken during early October, 2004.

Background

- The subject property is Lot 201 Pinjarra-Williams Road, Pinjarra and is owned by MJ and KV Hull in accordance with Certificate of Title Volume 2149 Folio 319. The subject lot has an area of 12,857m² (1.2857 hectares).
- The subject land is zoned "Hotel / Motel" under provision of The Shire of Murray Town Planning Scheme No. 4. Under this zone, there is a range of land uses permissible in-line with licensed and short term accommodation facilities (amongst other land uses). Various land uses identified are listed as "AA" uses which require advertising before Council may approve them.
- The landowner wishes to pursue Planning Approval from the Council of the Shire of Murray (and other relevant government agencies) for a mixed land use development indicatively incorporating a licensed restaurant, short term accommodation and a commercial use facility.
- The Shire of Murray has provided preliminary advice on the matter, indicating that application for a Restaurant and Motel type apartments (not for permanent occupancy) is likely to be considered by Council. Advice from the Shire relating to the development of a 'Commercial

BUNBURY OFFICE:
26 WITTENOOM STREET,
BUNBURY.
POSTAL ADDRESS:
P.O. BOX 733,
BUNBURY. W.A. 6231
PHONE: (08) 9791 4411
FAX: (08) 9791 4412
EMAIL:
tmebunbury@tme.net.au

MARGARET RIVER OFFICE:
UNIT 1/ 34 STATION ROAD,
MARGARET RIVER.
POSTAL ADDRESS:
P.O. BOX 875,
MARGARET RIVER, W.A. 6285
PHONE: (08) 9757 3256
FAX: (08) 9757 3932
EMAIL:
tmemargriver@tme.net.au

GREAT SOUTHERN OFFICE:
POSTAL ADDRESS:
P.O. BOX 114,
WOODANILLING, W.A. 6316
PHONE: 0418 954 873
FAX: (08) 9823 1009
EMAIL:
geoffrey@tme.net.au

23 DEC 2004

Ref IN/19986



Building' or 'Commercial Lot' indicates that a more detailed proposal is required before any preliminary comment can be given. There are no current planning or building approvals issued by the Shire of Murray for the subject lot.

- Lot 201 Pinjarra-Williams Road, Pinjarra was subject to a formal submission relating to the recently released Environmental Protection (Swan Coastal Plain Wetlands) Policy 2004, prepared by *Thompson McRobert Edgeloe* and lodged on behalf of the landowner. Resulting from this submission, the adjacent proposed EPP wetland boundary was re-aligned by the Environmental Protection Authority in a manner more consistent and appropriate with surrounding natural features. The subject lot is now void of any determined/prescribed management category wetlands.
- A feature survey of the subject lot has been previously undertaken (2004) by a qualified surveying firm (Murray District Surveys). This feature survey identifies all overstorey vegetation within the property and has been adapted to prepare the enclosed Proposed Clearing Plan (Plan No. 04266P-03). It is noted that the predominant overstorey vegetation within the subject lot is Flooded Gum (*Eucalyptus rudis*).

Physical Description

Topography

The subject site is predominantly flat and maintains an elevation of approximately 8 metres AHD. The deeply incised channel of the Murray River is the most predominant topographical feature relative to the subject lot. The banks of the Murray River are substantially steeper than the enclosed Proposed Clearing Plan (04266P-03) would indicate (note – two metre contour intervals available only), however, the western lot boundary is still situated substantially beyond the apex of the eastern river bank. The majority of surrounding land to the east of the Murray River maintains a similar elevation (approximately 8 metres AHD) and lack of varied relief. Land to the west of the Murray River is more varied in relief, however, is generally lower in elevation (around 4-6 metres AHD).

Vegetation

The broader Pinjarra region maintains a dominance of Marri (*Corymbia calophylla*) woodland with patches of Banksia on sandier soils. However, vegetation within the subject property has been historically parkland cleared and is maintained by the current owner in that state. Vegetation currently associated with the property is limited to an overstorey of Flooded Gum (*Eucalyptus rudis* – Non-threatened Conservation status) and a groundcover of mixed grass/weed species. There is no understorey present. Furthermore, the System 6 (Darling System) Study does not make recommendation for a Conservation Reserve for the subject site, or for any site within the Pinjarra townsite or surrounding area. Enclosed are various site photograph's taken during September/October, 2004 which include typical vegetation.

Soils

The Western Australian Department of Agriculture describes general land capability characteristics for soils of the 'Pinjarra Plain' (within the Murray Region) within the Land Resources Series No. 2 document as follows:

"Highly productive well drained soils are adjacent to the major rivers (land unit P6a). The higher terraces, being on the same general level as the plain, are free from regular flooding and are a valuable agricultural resource."

(Note: the subject lot maintains no value as an agricultural resource due to its small size and siting within an urban environ).

Land Resources Series No. 2 further classifies soils associated with the subject site as Soil Type 13 within the Land Unit P6a. This Soil type is defined as follows:

"The red duplex soils usually have 15-30 cm of grayish brown fine sand to sandy loam overlying a red or brownish red friable sandy clay. The subsurface A2 horizon may show slight evidence of bleaching and the subsoil clays show minor, if any, mottling.

Soils of this type are moderately well to well drained. The profile is moderately permeable as a result of the friable nature of the subsoil. The soils may have good external or surface drainage when they occur close to the major rivers where old stream channels provide a ready outlet for excess water."

In addition to the above descriptions of Soil Types, Land Resources Series No. 2 provides a land capability and land quality assessment of the subject Land Unit. Land Unit P6a is defined as having a 'fair capability' of accommodating housing, effluent disposal and road construction. Land qualities are best illustrated within the enclosed attachment sourced from Land Resources Series No. 2.

Acid Sulfate Soils

Western Australian Planning Commission Planning Bulletin No. 64 – Acid Sulfate Soils details the extent of possible and actual Acid Sulfate Soils within Western Australia as well as mechanisms for management and prevention. Acid Sulfate Soils result from the oxidation of soils containing iron sulfides which are generally associated with waterlogged soil/sediment within both freshwater and marine environments. Planning Bulletin No. 64 identifies the subject site within a broad area of moderate to low risk of actual/potential Acid Sulfate Soils occurring, generally at depths of greater than three metres. There is no risk of disturbing potential Acid Sulfate Soils within the property because of restrictions on excavation imposed by the Shire of Murray (and Department of Environment). Furthermore, there is no 'ground truth' evidence that actual or potential Acid Sulfate Soils actually occur within the site.

Groundwater Levels (Water and Rivers Commission / Department of Environment - bore monitoring)

Groundwater monitoring (AHD levels and quality) within the Swan Coastal Plain has been undertaken by the Water and Rivers Commission (now Department of Environment) over a substantial time period. A dedicated (and currently operating) groundwater monitoring site exists along Pinjarra-Williams Road, approximately 1.5 kilometres from the subject site adjacent to a significant tributary of the Murray River and has operating since 1988. Data from this monitoring site details that standing groundwater levels have been significantly dropping since mid 1992 (see enclosed information sourced from the Department of Environment).

Topographical elevation at this monitoring site is 11.341 metres AHD and the last recorded standing groundwater level (winter reading) was approximately 5.5 metres AHD. Therefore, the average standing groundwater level at this site is estimated at 5.8 metres below ground level. Given the close proximity of this monitoring site to the subject lot 201, its comparable topographical elevation and proximity to a substantial watercourse, it is suggested that standing groundwater levels for the subject site will be comparable.

The Proposal

In-line with the landowners proposal to develop a mixed land use development, as well as preliminary advice from the Shire of Murray indicating this as an appropriate land use, it is proposed to clear the required extent of existing vegetation in order to facilitate development of the site generally in the form of a licensed restaurant, short term accommodation and commercial use facility. While it is recognised that this application requests approval to clear all vegetation within the subject lot, the developer proposes to retain as many stands/individual trees as possible, in order to retain a natural rural character for any proposed development. The exact form and design of the proposed development is yet to be determined (hence the application requesting approval to clear entire extent of the subject site) and at this stage of the proposal, the

landowner is setting in place the necessary State and Local Government approvals prior to committing to significant development costs.

Rationale

Schedule 5 of the *Environmental Protection Act 1986* details 10 principles which guide application assessment under the new clearing application process. These principles generally require the conservation of significant native vegetation and can be succinctly summarised as follows:

- Native vegetation should not be cleared if it provides a significant environmental function (eg. significant ecological communities, linkage functions);
- Native vegetation should not be cleared if clearing would cause appreciable land degradation;
- Native vegetation should not be cleared if clearing would cause deterioration to the quality of surface water or ground water; and
- Native vegetation should not be cleared if clearing would cause (or exacerbate) the incidence of flooding.

In consideration of the abovementioned principles guiding the clearing application assessment process, the following points are submitted in support of the proposal:

- Previous assessment of the site with regard to wetland attributes, functions and values by the Environmental Protection Authority has resulted in the deletion of all wetland management categories from the site. Consequently, the subject site has been determined by the Environmental Protection Authority as having particularly limited environmental function. This is particularly evident when juxtaposition of the subject site in relation to adjacent and nearby land uses is examined. That is, the subject property is enveloped by commercial, industrial and residential development and therefore provides no linkage function.
- Historical land use practices for the property (dating back prior to the purchase of the land by the existing owner) has shown the property to be parkland cleared and utilised for horse grazing.
- The System 6 (Darling System) Study does not recognise the subject site as being of conservation value. No recommendation is made for a Conservation Reserve for the subject site, or for any site within the Pinjarra townsite or immediate periphery by this Study.
- Given the parkland cleared nature of the site, historical land use practices, lack of linkage function and current adjacent land uses it is submitted that the subject property does not maintain any significant flora or fauna habitat function.
- Given the proposed ultimate land use for the site (ie. licensed restaurant, short term accommodation and commercial use facility), land degradation issues are not applicable, particularly when the landowners/developers commitment to quality development making best use of current environmental and aesthetic qualities exhibited by the site is considered.
- Environmentally sensitive development of the site with regard to urban water runoff potentially causing deterioration to the quality of adjacent groundwater or surface water resources can be effectively managed by implementing the recommendations, procedures and objectives of various National and State Water Sensitive Urban Design Manuals. This Firm (*Thompson McRobert Edgeloe Pty Ltd*) has an ongoing commitment to the implementation and development of water sensitive urban design (through our Engineering and Planning

Divisions) and has prolific experience in the successful implementation of such design throughout the south west of the State.

- Any removal of vegetation within the defined floodway or flood fringe will not cause or exacerbate the incidence of flooding. Inversely, the removal of vegetation will have a (albeit miniscule/immeasurable) net benefit to flood events, causing a decrease in downstream volume. Any development on the site must be above the 1 in 100 year determined flood level (floodway) as per Shire of Murray requirements, therefore negating any potential adverse impact development would cause by being within the floodway.

In addition the abovementioned natural resource focussed rationale for proposed clearing, the site has been subject to various planning processes and instruments which have all determined the site as suitable for development. Several of these are outlined as follows:

- Peel Region Scheme

The Peel Region Scheme was prepared by the Western Australian Planning Commission under provision of the Western Australian Planning Commission Act 1985 and was brought into effect on 20th March, 2003. Under provision of this Scheme the subject lot, and adjacent properties, are zoned 'Urban'. The purpose of the 'Urban' zone is:

"To provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities."

In-line with the 'Urban' zoning assigned to the property, under provision of the endorsed and Environmental Protection Authority assessed Peel Region Scheme, the subject land has not been determined as fostering a significant or sensitive natural environment, as further addressed in the following statements. Furthermore, the Peel Region Scheme was prepared in collaboration with numerous State, regional and local government (and non-government) agencies. The fact that the 'Urban' zoning was applied to the subject site indicates that this is the preferred and appropriate land use option, as determined by those government (and non-government) agencies.

- EPA Bulletin 994 – Report and Recommendations of the Environmental Protection Authority on the Peel Region Scheme

In accordance with the Western Australian Planning Commission Act, the Draft Peel Region Scheme underwent an extensive advertising and community consultation process, including statutory referral to the Environmental Protection Agency for formal environmental impact assessment. A Report and Recommendations document, resulting from the environmental impact assessment process, was prepared by the Environmental Protection Agency in the form of Bulletin 994.

In the preparation of Bulletin 994, detailed consideration to both generic and site-specific environmental issues relative to the subject region was given, resulting in a comprehensive report with strategic recommendations and conditions. In this regard, no specific concern, recommendation or condition was raised in relation to the zoning of the subject lot as 'Urban'. It is therefore considered that the Environmental Protection Agency has previously and adequately assessed the appropriateness of the zoning (and associate land uses) applied to the site under provision of the Peel Region Scheme.

- Shire of Murray Town Planning Scheme No. 4

The Shire of Murray Town Planning Scheme No. 4 was gazetted on 23rd June, 1989. This Town Planning Scheme appoints the subject lot within the 'Hotel / Motel' zone which has a variety of permissible land uses commensurate with licensed and commercial activities. Endorsement of this site within the 'Hotel / Motel' zone indicates the appropriateness of this site for development of this nature. A copy of the Shire of Murray Town Planning Scheme No. 4 Zoning Table, which details permissible land uses, is enclosed for reference purposes.

Conclusion

While it is recognised that the issue of a permit to clear vegetation by the Department of Environment can be expedited by the procurement of planning and building approvals by the relevant local government, it is the landowners intention (and advice of this Firm) to progress the acquisition of a clearing permit prior to the commitment of substantial resources in attaining local government approvals.

Therefore, in light of the copious planning and natural resource management rationale detailed within this document supporting the formal application, a permit to clear native vegetation as previously detailed within this application is requested.

Should you have any queries or require further information regarding this matter please do not hesitate to contact the undersigned on (08) 9791 4411.

Yours faithfully

THOMPSON McROBERT EDGELOE



BEN ROSE

6th January, 2005

Encl. Location Plan
Proposed Clearing Plan (Plan No. 04266P-03)
Site Photographs (2004)
Prescribed Application and Fee (cheque \$100.00)
Letter of Landowner Authorisation
Land Resource Series No. 2 Excerpt
Shire of Murray TPS No. 4 Excerpt



Department of Environment
Government of Western Australia

OFFICE USE ONLY

FORM C1

Clearing of native vegetation is prohibited in Western Australia except where a clearing permit has been granted or an exemption applies. A person who causes or allows unauthorised clearing commits an offence.

An area permit is required before clearing specific areas of native vegetation that are not of an exempt type.

Application for a clearing permit (area permit)

To the CEO of the Department of Environment (DoE)
Environmental Protection Act 1986 s 51E

Part 1 Applicant

To apply for a permit you must either be:

- The owner of the land
- Acting on the owner's behalf
- Likely to become the owner of the land

Applicant's given name(s) and surname or company name(s)

Thompson McRobert Edgeloe Pty Ltd

Contact details

If there is insufficient room on any part of this form, please continue on a separate sheet of paper and attach to this form.

Postal address

PO Box 733 BUNBURY WA

6230

Postcode

Contact name (if different to applicant)

Ben Rose

Phone number

(08) 9791 4411

Mobile number

0438 971 207

Fax number

(08) 9791 4412

Email address

ben@tme.net.au

Part 2 Land details

The land where clearing is proposed must be accurately described.

A current copy of the certificate of title can be submitted to assist in the correct identification of the land. If you do not have the certificate of title, copies are available from the Department of Land Information.

Lot or location number(s)

Lot 201

Street

Pinjarra-Williams Road

Locality

Pinjarra

Nearest town

Pinjarra

Distance from nearest town

Within townsite boundary

Local government area

Shire of Murray

Land zoning, eg rural, residential, industrial

'Hotel/Motel'

Volume and folio number for certificate of title of all properties

Volume 2149 Folio 319

Ownership of land

If granted, the permit will be issued in the name of the land owner.

A land owner can be:

- A person who holds the certificate of title
- A person who is the lessee of crown land, or
- A public authority that is responsible for care of the land

Full name of land owner as appears on certificate of title

Murray James Hull and Kathleen Veronica Hull

If the land owner is a company or registered body, please provide the Australian Company Number: ACN

N/A

Relationship to owner of land

Please state your relationship to the owner of the land.

If you are likely to become the owner of the land, please attach further information, such as the contract of sale.

I am (tick applicable box)

☐ the owner of the land; or

☒ acting on behalf of the owner and have attached an agent's authority, expressly authorising me to act on behalf of the land owner; or

☐ likely to become the owner of the land.

Part 3 Proposal

Please provide some initial details on the clearing proposed. DoE may contact you to request further information on a specific issue.

Where existing technical information is unavailable or incomplete, you will need to arrange for a qualified person to collect it.

A decision may take a number of weeks, depending on the complexity of the proposal.

Total area of clearing proposed (ha)

or Number of individual trees to be removed

Refer to attached submission

Method of clearing and proposed disposal of vegetation

Offsite approved disposal by private professional contractor

Period for which clearing is required, eg May 2007 – June 2007

24 months from date of approval

Purpose of clearing

Facilitate commercial development

Additional information

Existing issues such as the risk of land or water salinity, flooding, presence of rare flora or fauna should be noted. Providing this information may assist in the assessment of your application.

Please refer to attached submission prepared in support of this application

Part 4 Fees

Accepted payment methods:

Cheques or money order.
Make cheques or money orders payable to: *Department of Environment.*
Do not send cash in the mail.
Fees must accompany your application for a clearing permit.

I have enclosed the required fee of (tick applicable box)

☐ \$50 for an area of less than 1ha; or

☒ \$100 for an area between 1ha and 10ha; or

☐ \$200 for an area more than 10ha.

Part 5 Declaration & Signature

For your application to be accepted, you must sign it either on behalf of your company (a), or as an individual (b).

By signing this form you are declaring that the statements on this form are true and correct. Providing false or misleading information is grounds for revocation or suspension of a clearing permit.

a) For company applicants

For applicants that are a company or registered body, complete this part of the form.

If you are authorised to sign on behalf of your company, sign this part of the form.

OR

If your company is required to use a common seal, you must affix this seal and have this application signed by an authorised director(s) in accordance with the Corporations Law.

ACN

064 199 015

Signature of person duly authorised to sign for and on behalf of incorporated body or company

Date



OR

The common seal was affixed in accordance with the company articles of association in the presence of

Date

Company Seal

b) For individual applicants

For individual applicants, such as private land holders, sign this part of the application form.

Signature

Date

Part 6 Application checklist

Additional information to assist in the assessment of your proposal may be attached with this application.

Please ensure you have included the following as part of your application:

☒ A completed application form that is signed and dated

☒ A locality map with a north point identifying the land to be cleared

Part 7 How to lodge this application

Lodge this application with your local DoE office or post to:
Department of Environment
PO Box 6740 Hay Street
East Perth, WA 6892

For further information please refer to the *Guide to Clearing Permits*, contact your nearest regional DoE office, phone 1800 061 025, or visit www.environment.wa.gov.au.

Westpac Banking Corporation
109 ST GEORGES TERRACE PERTH WA

First Bank in Australia

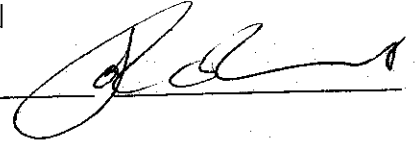
22 / 12 / 04

Pay Department of Environment or bearer

\$ 100-00

The sum of One hundred Dollars Only

THOMPSON MCROBERT EDGELOE PTY LTD
ACN 064 199 015



⑈405468 ⑈036⑈122⑈ 16⑈5529⑈

The Hull Superannuation Fund
PO Box 245
PINJARRA WA 6208

The Secretary
Department of Environment
South West Regional Office
PO Box 261
BUNBURY WA 6231

Dear Sir/Madam

RE: APPLICATION FOR A CLEARING PERMIT (AREA PERMIT)

As the registered landowners of Lot 201 Pinjarra-Williams Road, Pinjarra as indicated on Certificate of Title Volume 2149 Folio 319 (being Murray James Hull and Kathleen Veronica Hull), we hereby authorise *Thompson McRobert Edgeloe Pty Ltd* to prepare and lodge an Application for a Clearing Permit (Area Permit) under provision of Section 51E of the *Environmental Protection Act 1986* for the abovementioned property and to act on our behalf in relation to this Application.

Yours Faithfully


Signature


Signature

Murray Hull
Name

KATHLEEN VERONICA HULL
Name

20/12/2004
Date

20/12/2004
Date

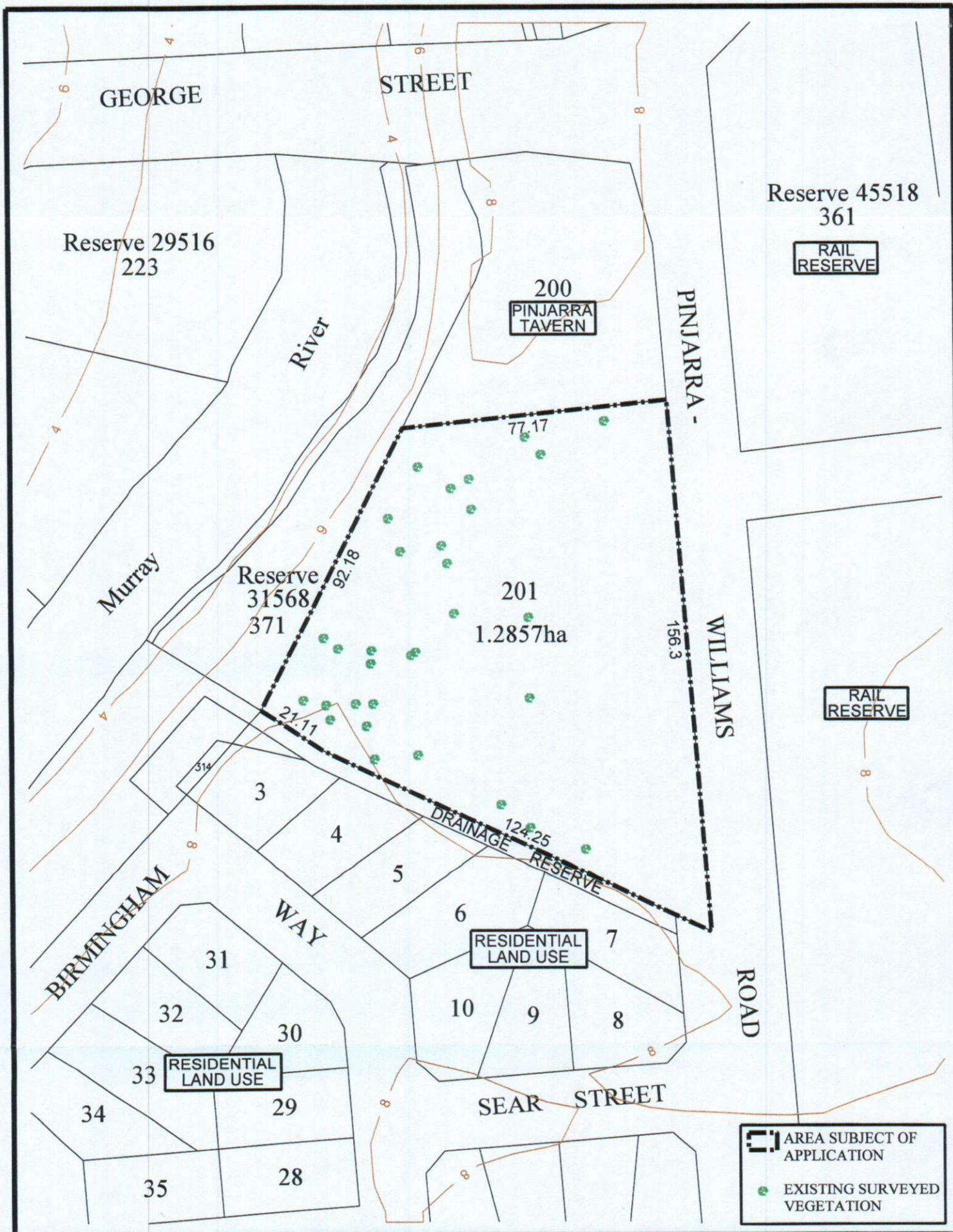


SUBJECT LAND

LOCATION PLAN

FIGURE 1





**PROPOSED CLEARING PLAN
LOT 201 PINJARRA - WILLIAMS ROAD,
PINJARRA**

ORIGINAL
A3
SIZE
THIS PLAN HAS BEEN PREPARED FOR
PLANNING PURPOSES. AREAS,
CONTOURS AND DIMENSIONS SHOWN
ARE SUBJECT TO SURVEY.
COPYRIGHT
THIS DOCUMENT IS AND SHALL REMAIN THE
PROPERTY OF THOMPSON McROBERT EDGELOE
PTY LTD. THE DOCUMENT MAY ONLY BE USED
FOR THE PURPOSE FOR WHICH IT WAS
COMMISSIONED AND IN ACCORDANCE WITH THE
TERMS OF ENGAGEMENT FOR THE COMMISSION.
UNAUTHORISED USE OF THIS DOCUMENT IN ANY
FORM WHATSOEVER IS PROHIBITED.

PLANNER:
B. ROSE
DRAFTER:
J. HARKNESS
SCALE:
1 : 1000
DATE:
21.12.2004
PLAN No.
04266P-03

AREA SUBJECT OF
APPLICATION
 EXISTING SURVEYED
VEGETATION











PART 5 - ZONES

5.1 ZONES

With the exception of the land reserved under Part 4 of the Scheme, the Scheme Area is classified into zones as set out hereunder:

1. Residential
2. Residential Development
3. Canal Development
4. Town Centre
5. Commercial
6. Industry
7. Hotel/Motel
8. Private Clubs and Institutions
9. Private Recreation
10. Rural
11. Special Rural
12. Caravan Park; Chalet Park
13. Special Use
14. Special Development.
15. Farmlet
16. Hills Landscape Protection
17. Special Residential Zone
18. Service Commercial

5.2 ZONING TABLE

5.2.1 Table No. 1 indicates the various uses and developments permitted by the Scheme in the various zones, such uses and developments being determined by cross reference between the list of "Use and Development Classes" in the left hand side of the Table and list of "Zones" along the top of the Table.

5.2.2 The symbols used in the cross references in Table No. 1 appended to this Clause have the following meanings:

"P" Uses which are permitted provided that the relevant standards and requirements laid down in the Scheme and all conditions (if any) imposed by Council in granting planning approval are complied with.

"AA" Uses which the Council may at its discretion permit provided it is satisfied that such use would not be contrary to the orderly and proper planning of the area.

"SA" Uses and development which the Council exercising the discretionary powers available to it may approve under the Scheme except that such approval shall not be granted by the Council until -

(a) full details and particulars of the proposal have been advertised by the Council or the applicant at least twice in a newspaper circulating in the district. Such advertisement shall specify the manner in which and the period (not being less than 21 days) during which submissions may be made to the Council;

(b) a sign giving the same details as the advertisement referred to in paragraph (a) above has been affixed by the applicant in a conspicuous position on the land for the entire duration of the advertisement period;

- (c) adjoining property owners have been notified of proposal in writing by the Council and invited to make submissions; and
- (d) the Council has considered any submissions received.

"IP" Uses and developments which are not permitted unless such use or development is incidental to the predominant use of land as decided and approved by the Council.

"X" Uses and developments which are not permitted under this Scheme.

5.2.3 In respect of a use class not mentioned in Table No. 1, the Council shall, on application by an owner or his agent, either -

- (i) determine by absolute majority that the proposed use is one which is consistent with the objectives and purposes of a particular zone and thereafter follow the advertising procedures of Clause 5.2.2 in considering an application for planning consent; or
- (ii) determine that the use is one which is not appropriate for any particular site in any zone and refuse the use accordingly and shall give reasons for its refusal.

5.2.4 Notwithstanding anything contained in the Zoning Table, the land specified in Appendix 2 may be used for the specific use that is listed in addition to any uses permitted in the zone in which the land is situated subject to the conditions set out in Appendix 2 with respect to that land.

5.2.5 Where provisions contained in Schedule 4 specify the various uses and developments permitted in special rural zones, Schedule 4 shall prevail over the provisions of Part 5 of the Scheme.

TABLE NO. 1 - ZONING TABLE

rev 07/03/2003

Canal Development Refer Schedule 3
Special Use Refer Schedule 5
Special Residential Refer Schedule 10

Uses and Development Classes	Residential	Residential	Special	Town	Commercial	Industry	Hotel/Motel	Private	Private	Rural	Special	Caravan/Chalet	Farmlet	Hills	Service
	entire	entire	Dev	Centre				Clubs	Rec		Rural	Park		Land- scape Protection	Comm- ercial
Residential															
Single House	P	AA	AA	AA	AA	X	X	IP	IP	P	P	IP	P	P	X
Attached House	AA	X	AA	X	X	X	X	X	X	X	X	X	X	X	X
Grouped Dwelling	AA	X	AA	X	X	X	X	SA	X	X	X	X	X	X	X
Aged or Dependent Persons Dwelling	AA	X	AA	AA	X	X	X	X	X	X	AA	X	X	X	X
Ancillary Accommodation	AA	AA	AA	X	X	X	X	X	X	X	AA	X	X	AA	X
Home Occupation	AA	X	AA	AA	X	IP	IP	AA	AA	AA	AA	P	X	X	IP
Caretaker's House	X	X	IP	X	X	X	X	AA	X	X	X	X	X	X	X
Retirement Village	SA	SA	SA	AA	X	X	X	X	X	X	X	X	X	X	X
Boatlift	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Licensed Premises															
Hotel	X	X	AA	AA	X	X	P	X	X	X	X	X	X	X	X
Motel	X	X	SA	AA	AA	X	P	X	X	X	X	X	X	X	X
Tavern	X	X	SA	AA	AA	X	P	X	X	X	X	X	X	X	X
Wine Shop	X	X	AA	AA	AA	X	AA	X	X	X	X	X	X	X	X
Liquor Store	X	X	AA	AA	AA	X	AA	X	X	X	X	X	X	X	X
Licensed Restaurant	X	X	AA	AA	AA	X	P	AA	X	IP	X	X	X	X	X
Travelling and Vacational															
Residential Hotel	X	X	AA	AA	X	X	P	X	X	X	X	X	X	X	X
Lodging House	SA	X	AA	AA	X	X	P	X	X	SA	X	X	X	X	X
Chalet Park	X	X	SA	X	X	X	X	X	X	SA	P	P	X	X	X
Caravan Park	X	X	SA	X	X	X	X	X	X	SA	P	P	X	X	X
Camping Area	X	X	SA	X	X	X	X	X	X	SA	X	X	X	X	X
Bed & Breakfast Accommodation	SA	SA	SA	AA	AA	X	X	X	X	SA	X	P	X	X	X
Park Home Park	X	X	SA	X	X	X	X	X	X	SA	X	X	X	X	X
Industrial															
Light Industry	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X
General Industry	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X
Factory Units	X	X	X	AA	AA	AA	X	X	X	X	X	X	X	X	SA
Service Industry	X	X	X	AA	AA	AA	X	X	X	X	X	X	X	X	X
Motor Vehicle Wrecking	X	X	X	X	X	AA	X	X	X	SA	X	X	X	X	X
Extractive Industry	X	X	X	X	X	AA	X	X	X	SA	X	X	X	X	X
Fuel Depot	X	X	X	X	X	AA	X	X	X	SA	X	X	X	X	X
Dry Cleaning Premises	X	X	X	AA	X	AA	X	X	X	SA	X	X	X	X	X
Noxious Industry	X	X	X	AA	X	AA	X	X	X	SA	X	X	X	X	X
College Industry	AA	AA	AA	AA	X	AA	X	AA	X	AA	AA	X	AA	AA	X
Hazardous Industry	X	X	X	X	X	SA	X	X	X	AA	X	X	X	X	X

TABLE NO. 1 - ZONING TABLE - page 2 rev 30/1/98

Canal Development Refer Schedule 3
Special Use Refer Schedule 5
Special Residential Refer Schedule 10

Uses and Development Classes	Residential	Special Dev	Town Centre	Commercial	Industry	Hotel/Motel	Private Clubs	Private Rec	Rural	Special Rural	Cara/Chalet Pk	Farmlet	Hills Landscape Protection	Service Commercial
Commercial														
Shop	X	AA	P	P	AA	IP	IP	IP	X	X	IP	X	X	IP
Restaurant/Cafe	X	AA	P	P	AA	AA	AA	X	X	X	AA	X	X	X
Take-Away Food Outlet	X	AA	P	P	AA	X	X	X	X	X	X	X	X	P
Car, Boat, Caravan and Agricult. Equip.														
Sales	X	X	P	P	AA	X	X	X	X	X	X	X	X	AA
Car Park	AA	AA	P	P	P	P	P	P	AA	X	P	X	X	P
Service Station/Petrol Filling Station	X	AA	AA	AA	AA	X	X	X	X	X	X	X	X	SA
Bank	X	AA	P	P	AA	X	X	X	X	X	X	X	X	IP
Office	X	AA	P	P	AA	X	X	X	X	X	X	X	X	X
Consulting Room(s)	SA	AA	P	P	AA	X	X	X	X	X	X	X	X	P
Medical Clinic	SA	AA	P	P	AA	X	X	X	X	X	X	X	X	P
Showrooms	X	AA	P	P	AA	X	X	X	X	X	X	X	X	P
Warehouse and Storage	X	AA	P	P	AA	X	X	X	X	X	X	X	X	P
Dry Cleaning Agency	X	AA	P	P	AA	X	X	X	X	X	X	X	X	P
Funeral Parlour	X	SA	SA	SA	AA	X	X	X	SA	X	X	X	X	P
Hardware Outlet	X	AA	AA	AA	AA	X	X	X	X	X	X	X	X	P
Hire Outlet	X	AA	AA	AA	AA	X	X	X	X	X	X	X	X	P
Landscape Supplies	X	AA	AA	AA	AA	X	X	X	SA	X	X	X	X	P
Garden Centre	X	SA	SA	SA	AA	X	X	X	SA	X	X	X	X	P
Open Air Display	X	X	AA	AA	AA	X	X	X	X	X	X	X	X	P
Laundromat	X	AA	P	P	AA	X	X	X	X	X	X	X	X	P
Public and Community														
Child Day Care Centre	SA	AA	AA	AA	AA	X	X	X	X	X	X	X	X	X
Kindergarten	SA	AA	X	X	AA	X	X	X	X	X	X	X	X	X
Health Centre/Studio	X	SA	AA	AA	AA	AA	AA	IP	X	X	X	X	X	P
Infant Welfare Clinic	X	AA	AA	AA	AA	X	X	SA	X	X	X	X	X	X
Public Amusement	X	AA	AA	AA	AA	X	X	X	X	X	X	X	X	AA
Place of Public Worship	SA	SA	AA	AA	AA	X	X	AA	X	X	X	X	X	X
Civic Building	X	SA	AA	AA	AA	X	X	X	X	X	X	X	X	AA
Public Utility	X	AA	P	P	AA	X	X	P	P	X	P	X	X	AA
Private Club	X	AA	AA	AA	AA	X	X	AA	X	X	X	X	X	X
Family Day Care Centre	AA	AA	AA	AA	AA	X	X	X	AA	X	X	X	X	X
Rural														
Rural Pursuit	X	SA	X	X	X	X	X	X	P	AA	X	AA	AA	X
Intensive Agriculture (FEEDLOT, Aquaculture)	X	X	X	X	AA	X	X	X	AA	X	X	SA	X	X
Rural Industry	X	X	AA	AA	X	X	X	X	AA	X	X	X	X	P
Veterinary Clinic	X	SA	X	AA	X	X	X	X	AA	X	X	AA	X	X
Veterinary Hospital	X	X	X	X	X	X	X	X	AA	X	X	AA	X	X
Stables	X	SA	X	X	X	X	X	X	SA	X	X	P	X	X
Kennels	X	X	X	X	X	X	X	X	SA	X	X	X	X	X
Rural Produce Stalls	X	X	X	X	X	X	X	X	AA	X	X	X	X	X
Gallery	X	X	X	X	X	X	X	X	SA	X	X	X	X	X

Table 16a. Land qualities (general values only)

Land unit	Water erosion risk (e)	Wind erosion risk (w)	Wave erosion risk (v)	Microbial purification ability (p)	Water pollution risk by overland flow (o)	Water pollution risk by subsurface drainage (s)	Ease of excavation (x)	Waterlogging/inundation risk (i)	Flood risk (f)	Foundation soundness (b)	Slope instability risk (c)	Soil absorption ability (a)
F3	Low	Low	Not susceptible	Moderate	N.A.	N.A.	High	Moderate	Nil	Fair	Nil	Low
F4	High	Low	Not susceptible	Moderate	High	Low	Moderate	Moderately high	Moderate	Fair	Nil	Low
F5	Moderate	Low	Not susceptible	Moderate	N.A.	N.A.	Moderate	Moderately high	Low	Fair	Nil	Low
Pinjarra Plain												
P1a	Very low	Low	Not susceptible	Low	N.A.	N.A.	Moderate	Moderately high-high	Nil	Fair	Nil	Very low
P1b	Very low	Low	Not susceptible	Moderate	N.A.	N.A.	Moderate	Moderately high-high	Nil	Fair	Nil	Low
P2	Very low	Low	Not susceptible	Low	N.A.	N.A.	Moderate	Moderately high-high	Nil	Fair	Nil	Very low
P3	Very low	Very low	Not susceptible	Low	N.A.	N.A.	Moderate	Moderately high-high	Nil	Fair	Nil	Low
P4	Very low	Very low	Not susceptible	Low	N.A.	N.A.	Low	High	Nil	Poor	Nil	Very low
P5	Very low	Very low	Not susceptible	Low	N.A.	N.A.	Low	High	Nil	Poor	Nil	Very low
P6a	Very low	Low	Not susceptible	High	Moderate	Low	High	Low	Low	Good	Nil	Moderate