

Note

This document consolidates the content of the original Town Planning Scheme No. 17 text, which was gazetted 23 March 1990, and the following subsequent amendments:

Amendment No. 1 - Gazetted 15 July 1997.

Amendment No. 2 – Gazetted 3 December 2010.

While all care has been taken to ensure the content of this document is consistent with the original gazetted Scheme text and all amendments thereto, this document is not certified as such.

TOWN PLANNING SCHEME NO. 17 HUNTINGDALE

CONSOLIDATED SCHEME TEXT

November 2003

The City of Gosnells
Town Planning Scheme No. 17

The City of Gosnells under the powers conferred by the *Town Planning and Development Act 1928* (as amended) makes the following Town Planning Scheme.

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1.0 CITATION

This Town Planning Scheme may be cited as the City of Gosnells Town Planning Scheme No. 17 Huntingdale (hereinafter called “the Scheme”) and shall come into operation on the publication of notice of the Hon. Minister for Town Planning’s final approval thereof in the Government Gazette.

2.0 RESPONSIBLE AUTHORITY

The Authority responsible for enforcing the observance of the Scheme shall be the Council of the City of Gosnells (hereinafter referred to as “the Council”).

3.0 MAPS

The following maps are attached to this text and form part of the Scheme.

- (i) Land Use Map
- (ii) Scheme Map
- (iii) Service Map
- (iv) Town Planning Scheme No. 17 Scheme Map Amendment No. 1.
- (v) Town Planning Scheme No. 17 Map Amendment No. 2.

3.1 Drainage Table

The following table is attached to this text and forms part of the Scheme.

- (i) TOWN PLANNING SCHEME NO. 17 DRAINAGE COSTS – 1.

4.0 SCHEME AREA

The Scheme area shall apply to the land contained within the inner edge of the hatched black line as shown on the Scheme Map. The said land is hereinafter referred to as “the Scheme Area”.

5.0 GENERAL OBJECTS

The general objects of the Scheme are:-

- (a) To facilitate and co-ordinate progressive subdivision and development of the land within the Scheme Area.
 - (b) To provide adequate vehicular accessibility to and from the Scheme area and to plan suitable roads and pedestrian accessways within the Scheme Area.
 - (c) To plan within the Scheme Area and make provision for Public Open Space in accordance with Council’s Public Open Space Guidelines.
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- (d) To ensure the proper drainage of the roads and of those parts of the Scheme Area which require drainage or other such works.
- (e) To make provision for the creation of drainage reserves and easements.
- (f) To ensure the provision of services such as reticulated water and sewer throughout the Scheme Area.

6.0 METHOD OF CARRYING OUT OBJECTIVES AND LAND REQUIREMENTS

- 6.1 The Scheme Map forms a basis for subdivision and development of the Scheme Area but the Council may, with the consent of the State Planning Commission provided that the applicant provides evidence that all adjoining owners have been given 21 days written notice by Certified Mail of the application prior to its submission, permit alterations or variations to the Scheme Map where in its opinion circumstances justify such action, provided that no such alteration or variation shall be permitted if in the opinion of the Council it would impede the subdivision and development of the Scheme as a whole.
 - 6.2 As and when owners of land within the Scheme Area subdivide or develop their land such subdivision or development shall not only be according to a plan which is capable of forming part of an overall plan of subdivision for the Scheme Area but shall also comply with the conditions of development for the Scheme Area as contained within the Scheme.
 - 6.3 All land that is necessary for the provision of Roads, Road Widening, Drain Reserves, Footways/Cycleways and Public Open Space shall be provided by the owners under the terms of this Scheme and in accordance with the Scheme Map.
 - 6.4 Where an owner of land within the Scheme Area wishes to subdivide his land he shall transfer to the Crown free of charge all land required for Roads and Footways within his subdivision and 10% of the total area of his land for Public Open Space, or such other area of his land as is designated on the Scheme Map for Public Open Space. With the approval of the State Planning Commission the land may be transferred to the Council in fee simple.
 - 6.5 The Council may, at its discretion, acquire any land required for Scheme purposes ahead of subdivision development either by negotiation or resumption or partly by one method and partly by the other.
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7.0 SUBDIVISION

- 7.1 An owner of land within the Scheme Area who desires to subdivide his land either alone or in conjunction with other owners shall submit a plan of proposed subdivision to the State Planning Commission as required by the Town Planning and Development Act 1928 (as amended).

8.0 ROADS

- 8.1 Where a proposed subdivision as shown on the Scheme Map creates lots fronting a constructed road or an unconstructed road, then the construction and drainage to Council's specifications of that road shall be at the expense of the owners of the land abutting that road unless the road is a Scheme Road as specified in Clause 13.1 in which case the provisions relative to Scheme Costs shall apply.
- 8.2 Subject to the following clauses all new roads within the Scheme Area shall be constructed and drained at the expense of the owner of the land therein and each owner shall when subdividing his land make the land available for the roads and pay the cost of the construction and drainage of the roads within the land owned by him.
- 8.3 The Council may construct and drain any subdivisional roads within the Scheme Area and acquire the land necessary for that purpose. If the Council shall do so prior to the subdivision of the lands adjoining such roads the costs of construction and drainage of the said road and all compensation and other costs consequent upon the acquisition of the land shall be paid to the Council by the respective owners of land in accordance with the foregoing provisions as and when they subdivide their land.
- 8.4 If an owner shall subdivide his land and if he or his predecessors in title shall have claimed or shall have been paid compensation by reason of the resumption by the Council of the land for a new road within the Scheme Area he shall before the approval of his plan of subdivision release the Council from the payment of compensation or if payment has been made by the Council then the owner shall refund to Council the amount of compensation plus interest calculated at the rate specified within sub-clause 13.3(a) herein paid by it to him or his predecessors in title as the case may be.
- 8.5 In cases where the situation of a new road within the Scheme Area is such that it would be fair and equitable that the owners of adjoining land should each contribute to the cost of the construction or drainage of that road and apportion the value of the land made available for roads and such owners are unable to agree upon the amount (if any) payable by each of them the amount (if any) payable by each owner shall be determined by arbitration in the manner hereinafter provided.
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9.0 FILLING, LEVELING AND FENCING OF LAND

- 9.1 All filling and leveling of land and other earthworks necessary for the subdivision shall be carried out by or at the expense of the owner whose land is being subdivided.
- 9.2 All lots with side or rear boundaries abutting Warton Road, Southern River Road, Huntingdale Road and Garden Street will be provided, at the subdivider's cost, with uniform fencing (to a minimum standard of capped asbestos sheeting attached to brick piers at a 6 metre spacing) along the common boundary with the abovementioned roads.

10.0 NATIVE TREES

- 10.1 So far as is practicable and consistent with the economic subdivisional development of land, existing trees and shrubs are to be retained. The Council may mark specific trees or groups of trees and these trees are to be retained unless approval is given by Council, in writing, for their removal.

11.0 PUBLIC OPEN SPACE

- 11.1 The land shown on the Scheme Map as "REGION OPEN SPACE" does not form part of the Scheme responsibility and may be acquired by separate negotiation by the State Planning Commission.
 - 11.2 The land designated Public Open Space on the Scheme Map is to be reserved for Public Recreation.
 - 11.3 The Council may as and when it deems fit acquire the said lands designated Public Open Space or any parts thereof whether by purchase or resumption or partly by one method and partly by the other.
 - 11.4 Each owner of land within the Scheme Area, when subdividing his land and subject as hereinafter provided, shall vest in the Crown or, with approval of the State Planning Commission, transfer to the Council all the land shown as Public Open Space within the parcel(s) of land being subdivided by him, or such other areas as the Commission requires.
 - 11.5 If the owner or a previous owner of a parcel or parcels of land the subject of subdivision has as a condition of a previous subdivision transferred land for public open space, then the area of land required to be transferred to the Council under Clause 11.4 shall be reduced to the extent that the contribution does not exceed 10% of the original gross area.
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- 11.6 If, within a parcel of land the subject of subdivision, the Scheme requires either no Public Open Space, or requires a lesser amount than the normal 10% provision, the Council and the owner shall agree on a land transfer or a cash equivalent, or a combination of land and cash, so that the owners contribution equals one tenth of the value of the land the subject of the subdivision.
- 11.7 If the Council purchases or has purchased, compulsorily or otherwise, land within the Scheme Area for the purposes of public open space it shall be reimbursed, at a market value at the time of reimbursement, and all costs paid by it from monies received in lieu of public open space contributions, provided that the total area of land provided for public open space is not less than 10% of the gross subdivisible scheme area.
- 11.8 If within a parcel of land the subject of subdivision and development more than one tenth is required by the Scheme for public open space the Council shall pay to the owner by way of compensation the value of the land exceeding the said one tenth. If the Council and the owner so agree the Council may transfer to the said owner other land in or near the Scheme area either owned by the Council or acquired by it for that purpose to compensate him for the land in excess of the said one tenth required by the Scheme in which case the amount payable by the Council to the owner shall be reduced accordingly.
- 11.9 If the Council shall have compulsorily purchased land for public open space, roads or drainage purposes it shall be reimbursed all compensation and costs paid by it, from money received by it, from the sale of land or under preceding clauses whereof and upon the owner from whom the land was compulsorily purchased subdividing his land the value of one tenth of his land to be made available for public open space or other scheme purposes hereunder shall be assessed on the basis that such land had not been compulsorily purchased.

12.0 SCHOOL SITES

- 12.1 The parcels of land shown on the Scheme Map as “Primary School” and “School Site(s)” are reserved for that purpose by the Scheme and the Ministry of Education will be responsible for their acquisition if required.

13.0 SCHEME COSTS

- 13.1 The costs or estimated costs of the following items are hereinafter referred to as “Scheme Costs”.
- (i) Any costs or expenses incurred by Council in the preparation, adoption, administration, conduct, management and development of the Scheme including consultants’ fees.
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- (ii) All compensation payable and all the costs and expenses of determining and settling compensation in respect of matters under the Scheme.
 - (iii) The cost of the acquisition of any land within the Scheme Area for Scheme purposes in the event of such land being acquired than by resumption.
 - (iv) “Drainage Headworks” as described in Clause 13.4, 13.5 and 13.6.
 - (v)
 - a The costs of the upgrading, construction and drainage to the satisfaction of Council, for those roads or portions thereof as shown as Scheme Roads on the Services Map.
 - (b) The cost of constructing a pedestrian accessway/cycleway in the verge on one side of the roads within the Scheme Area as shown on the Services Map.
 - (c) The cost of road treatment and closures as shown on the Services Map.
 - (d) The cost of developing and landscaping drainage compensating basins.
 - (vi) The relocation of any existing services caused by Scheme Works.
 - (vii) Any interest charges on monies raised by Council for the purpose of the Scheme.
- 13.2 (i) In the event of a landowner providing funds or constructing works after the date of the resolution to prepare the Scheme in respect of any Scheme works including the extension of any main drain, to serve and expedite development in the Scheme Area PROVIDED THAT the cost of such works would otherwise be a Scheme cost, and that the landowner complies with the Scheme and pays Scheme costs as outlined within the preceding clause in full, the Council may reimburse the original subdivider from Scheme funds as and when funds are available plus interest at the rate specified within provision 13.3(a) to the extent that it considers to be fair and equitable and include such sum in Scheme costs PROVIDED THAT such reimbursement shall not exceed an amount which represents the proportion of such works which would not be the landowner’s costs under the Scheme.
- (ii) With reference to sub-clause 13.2 (i) above, in the event that the subject landowner receives subdivisional approval or completes subdivision prior to gazettal of the final approval of the scheme and has not made full payment of the Scheme Costs as outlined within Clause 13 then any reimbursement will be calculated only on the expenditure on Scheme works which exceeds the total
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Scheme Cost payable if subdivision had occurred after the final gazettal of final approval of the Scheme.

13.3 The amount for Scheme costs shall be calculated at the time of total payment or revised at the time of pro rata payments and shall be the lesser of:-

- (a) the actual costs of the works reviewed on an annual basis.
- (b) the estimated costs of the works at the time of full or part payment determined by an independent expert and in default of agreement, by arbitration.

13.4 Drainage Headworks

The cost of constructing and laying of the drain lines, compensating basins and outfalls as shown on the Services Map.

13.5 The cost of establishing drainage basins.

13.6 The owners of properties contained within the catchment area for the drainage pipes marked A and B as shown on “Town Planning Scheme 17 Scheme Map Amendment No. 1” and signed by the Chief Executive Officer shall pay to Council prior to clearance of the Plan or Diagram of Survey by Council the sum of the amount(s) applicable to their lot(s) as shown in the table titled “TOWN PLANNING SCHEME NO. 17 DRAINAGE COSTS – 1”. These costs shall be subject to the provisions of Clause 13.3.

13.7 The owners of properties contained within the catchment area for the sewer pipes as shown on “Town Planning Scheme 17 Scheme Map Amendment No. 2” and signed by the Chief Executive Officer shall pay to Council prior to clearance of the Plan or Diagram of Survey by Council the sum of the amount(s) applicable to their lot(s) as shown in the table titled “TOWN PLANNING SCHEME NO. 17- SEWER COSTS 1.” These costs shall be subject to the provisions of Clause 13.3.

14.0 PAYMENT OF SCHEME COSTS

14.1 Subject to the provisions of this Scheme each owner shall prior to the final approval by the State Planning Commission to the subdivision of his land, pay to the Council an amount which bears the same proportion to the total Scheme Costs as the area of the owner’s land being subdivided bears to the whole of the land that is privately owned within the Scheme Area and this may be expressed on a lot basis.

Subject to the provisions of this Scheme the owner of each lot listed in table “TOWN PLANNING SCHEME NO. 17 – DRAINAGE COSTS 1” shall, in addition to the costs required in Clause 14.1, pay to Council or prior to clearance of the Plan or Diagram of Survey of the subdivision by

Council the sum of the amount(s) applicable to his lot(s) as shown in the table.

- 14.2 A contribution of Scheme Costs is not required from the Ministry of Education for School sites, nor the owner of Lots 1591 and/or 1592 if these lots are used for school purposes.

The Ministry of Education and/or the owner of any property used for school purposes will pay the following contribution to abutting subdividers:

- (i) half cost of all new perimeter roads around the school site;
- (ii) half cost of new water mains adjoining the school site;
- (iii) half the cost of any new mains for sewerage, drainage and stormwater disposal continuous to the boundary of the school site and the full cost of any contiguous extension mains.

- 14.3 If an owner disagrees with Council's determination of his proportion of Scheme Costs the matter may be determined by arbitration, in the manner specified in Clause 17, providing that the owner notifies Council that he wishes to take the matter to arbitration within 30 days of receiving notice of his costs.

- 14.4 If Scheme Costs have not been paid in accordance with Clause 14.1 hereof and Council has expended a sum on money for any items of Scheme Costs, it shall be entitled to charge interest on the sum of money expended at the rate negotiated by Council to fund the Scheme.

- 14.5 Subject to the provisions of this Scheme, the owner of each lot listed in table "TOWN PLANNING SCHEME NO. 17 – SEWER COSTS 1" shall, in addition to the costs required in Clause 14.1, pay to Council or prior to clearance of the Plan or Diagram of Survey of the subdivision by Council the sum of the amount(s) applicable to his lot(s) as shown in the table.

15.0 ESTIMATE OF SCHEME COSTS

- 15.1 If any of the items of Scheme costs have not been paid or ascertained prior to the State Planning Commission's final approval of a plan or diagram of survey for of a parcel of land they may be estimated by the Council. Such estimate may be revised from time to time and the owners advised accordingly. The owners will be responsible for the payment of any additional monies as and when required by Council prior to the State Planning Commission final approval of a Plan or Diagram of Survey.

16.0 VALUATION

- 16.1 Where it is necessary to ascertain the value of any land for the purpose of the Scheme, the value shall be assessed by the Chief Valuer of the Valuer General's Office, one of his officers or such other valuer being a member of the Australian Institute of Valuers (Inc.) as Council determines.
- 16.2 If an owner objects to the value so determined, he may give notice of such objection to the Council within twenty-eight (28) days after having been informed of the said value. If the valuer does not agree to change the value to a figure acceptable to the owner, the value shall be determined by arbitration.
- 16.3 When it becomes necessary to make a valuation by reason of an application for consent to a subdivision or development, the costs of the valuation shall be paid by the person making the application.
- 16.4 If a valuation made by the valuer shall be changed as the result of an objection the valuer may reconsider the values placed on the other land and make such revaluations as he considers just and equitable. The owners affected by such revaluation shall forthwith be notified of any change in value.

17.0 ARBITRATION

Any dispute or difference between the owners or an owner or owners and Council (except where there is a right of appeal to the Hon. Minister for Town Planning) as to their respective rights under the Scheme including clauses added by amendment and the calculations contained within the table "TOWN PLANNING SCHEME NO. 17 – DRAINAGE COSTS – 1" any other matter which by the terms of this Scheme may be determined by Arbitration may be referred to the Arbitration of a single Arbitrator in the manner provided by the Arbitration Act 1895, or any statutory modification thereof for the time being in force and if the parties fail to agree upon any single Arbitrator he will be nominated by the President of the Australian Institute of Valuers (Inc.) - WA Division. The Arbitrator shall allocate costs in the dispute.

18.0 MONEY RECEIVED BY COUNCIL

The Council shall establish a Scheme Fund separate to its general revenue for the sole purpose of receiving all contributions to Scheme Costs required to be paid to the Scheme and for paying for the various services and improvements strictly in accordance with this Text.

19.0 FINANCE

- 19.1 The Council may, if it so desires, raise loans or provide funds from other sources for the purpose of providing the finance necessary for the implementation of the Scheme.
 - 19.2 In the event of money received by Council pursuant to the provisions of the Scheme being greater than the amount necessary to repay any loans
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and interest thereof or other money to carry out the general objects of the Scheme, the balance thereof shall be applied by the Council in further improvements and facilities within or near the Scheme Area.

20.0 POWER OF THE COUNCIL

20.1 In carrying out the provisions of the Scheme the Council shall have the following powers and authorities subject to the arbitration provisions of Section 17.

- (a) To enter and inspect any land within the Scheme Area and to carry out works either by itself, its agents, employees or nominees that are pertinent to the Scheme.
 - (b) To make arrangements with the owners or occupiers of the land within the Scheme Area in respect of any matters affecting the Scheme.
 - (c) To make arrangements with the Water Authority of Western Australia or any other Government instrumentality concerning any matters relating to the Scheme.
 - (d) To enter into agreements with purchasers or prospective purchasers or prospective occupiers of land within the Scheme Area.
 - (e) To purchase, develop and sell land within the Scheme Area.
 - (f) If any owner of land within the Scheme Area does not proceed with the subdivision and development of his land in accordance with the terms of the Scheme, and his failure to do so in the opinion of the Council, will unduly delay or impede the completion of the Scheme or the subdivision and development of the Scheme Area, or any part thereof, the Council shall notify the owner of its opinion, any may resume or purchase the land of such subdivision and development of such land in accordance with the provisions of the Scheme.
 - (g) In the event of the Council exercising its powers under paragraph (f) hereof, it shall have all the powers of the owner in the subdivision development and disposal of the land acquired by it. If the land shall have been resumed, and the owner had not been paid compensation for the resumption of his land the Council shall, before selling the land so subdivided and developed, offer the new lots to the owner from whom the land was resumed upon his paying to the Council all costs and expenses consequent upon the operation of the Scheme, the resumption, subdivision and development of the said land, and upon his releasing Council from all claims for compensation in respect of such resumption.
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The said offer shall be made in writing, and if not accepted within one calendar month of the service thereof, the Council may proceed with the sale of the subdivided lots. All money received by it from such sale shall be applied by the Council firstly in payment of all costs subsequent upon such subdivision and the operation of the Scheme, and secondly in payment of all compensation in respect of the said land. The balance (if any) of such money will be retained by the Council and the Council will make good any deficit. An offer may be served by registered post, sent to the owner at his address in the rate book of the Council, and shall be deemed to have been served forty eight (48) hours after posting.

- (h) If the offer mentioned in paragraph (g) hereof be not accepted, the Council may retain all or part of the said land, but if it does so, it shall be responsible to pay all costs of the subdivision of the said land including Scheme costs and compensation for its resumption not paid from the proceeds of the sale.
- (i) The Council may resume any land within the Scheme area for Scheme purposes, or in order to make it available for a particular use shown in the Scheme Map in cases where the owner thereof will not agree to make the land available for that purpose in accordance with the provisions of the Scheme.
- (j) To dispose of any lot or lots to which it becomes entitled, whether under paragraphs (f) or (i) hereof or otherwise upon such terms and conditions as it may think fit and without limiting the generality of the foregoing provisions of this paragraph the Council may sell the lots singularly or in groups and subject to or with the benefit of easements.
- (k) Extend the time within which payments are to be made to the Council and agree to the securing of such payments.
- (l) To raise loans and/or to establish separate funds for any matters appertaining to the Scheme.
- (m) Make payments on accounts of any of the matters referred to in Clause 13 hereof.

21.0 ADMINISTRATION OF WORKS AND ACQUISITION OF LAND

- 21.1 Twenty-eight (28) days written notice is hereby prescribed as the notice to be given pursuant to Section 10 of the Town Planning and Development Act 1928 (as amended). Any expenses incurred by the Council under the said Section may be recovered from the person in default as a simple contract debt in such Court of Jurisdiction as is competent to deal with the amount of the claim.
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- 21.2 The Council may at any time exercise the powers conferred by Section 13 of the said Act.
- 21.3 In this Scheme the word “lot” has the meaning given to it by the Town Planning and Development Act 1928 (as amended) but does not include a lot on a Strata Plan.

22.0 COMPENSATION

- 22.1 Claims for compensation by reason of the coming into operation of the Scheme shall be made within six months of the date of the Scheme’s final gazettal.
- 22.2 If an owner shall claim compensation for the resumption from him of land to be used as a road or for drainage purposes there shall be set off against the amount of compensation payable to him, the amount by which the value of the remainder of his land has been or will be increased by the construction of the roads or drainage within the Scheme Area and by the operation of the Scheme.
- 22.3 If an owner shall subdivide his land and if he or his predecessors in title shall have claimed or shall have been paid compensation by reason of the resumption by the Council of the land for a new road within the Scheme Area he shall, before the approval of his plan of subdivision, release the Council from the payment of compensation or if payment has been made by the Council then the owner shall refund to the Council the amount of compensation paid to it by him or his predecessor in title as the case may be.

23.0 LAND OWNED OR ACQUIRED BY THE COUNCIL

All or any of the land now owned by or subsequently acquired by the Council within or near the Scheme Area may be used by the Council for any purposes appropriate to the Scheme. If such purpose is one for which an owner is required to make land available, or for which land may be acquired by the Council pursuant to this Scheme the Council shall be compensated for the value of the land so used by the Council. If the Council shall subdivide or develop any land owned by it, the provisions of this Scheme shall apply to the Council.

TOWN PLANNING SCHEME No.17 – DRAINAGE COSTS 1

Lot No.	CONTRIBUTION TO DRAIN A			CONTRIBUTION TO DRAIN B			TOTAL
	Area	%	\$	Area	%	\$	
1341	1.2141	4.8339	3,890	1.2141	5.6529	5,017	8,907
1342	1.2141	4.8339	3,890	0	0	0,000	3,890
1357	1.2141	4.8339	3,890	1.2141	5.6529	5,017	8,907
1358	1.2141	4.8339	3,890	1.2141	5.6529	5,017	8,907
1359	1.2141	4.8339	3,890	1.2141	5.6529	5,017	8,907
1360	1.2141	4.8339	3,890	1.2141	5.6529	5,017	8,907
1361	1.2141	4.8339	3,890	1.2141	5.6529	5,017	8,907
1362	1.2141	4.8339	3,890	1.2141	5.6529	5,017	8,907
1354	1.7755	7.0691	5,689	1.7755	8.2669	7,337	13,026
1355	1.7907	7.1296	5,738	1.7907	8.3376	7,400	13,137
1356	1.8059	7.1902	5,786	1.8059	8.4084	7,462	13,249
100	2.0033	7.9761	6,419	2.0033	9.3275	8,278	14,697
101	3.5290	14.0506	11,307	3.5290	16.4313	14,583	25,890
1388	0.6000	2.3889	1,922	0	0	0,000	1,922
1389	0.6000	2.3889	1,922	0.6000	2.7936	2,479	4,402
1390	0.6000	2.3889	1,922	0.6000	2.7936	2,479	4,402
1393	1.4569	5.8006	4,668	0	0	0,000	4,668
1	0.8742	3.4806	2,801	0.8742	4.0703	3,612	6,413
2	0.3680	1.4652	1,179	0	0	0,000	1,179
Totals	25.1163	100	80,476	21.4773	100	88,750	169,226

***Correct as at 15 July 1997. Costs to be reviewed in accordance with Clause 13.3 of the Scheme.**

ADOPTION

Adopted by resolution of the Council of the City of Gosnells at the Ordinary Meeting of Council held on 20 Decemebr 1988.

P Morris
Mayor

G N Whiteley
Town Clerk

Adopted for final approval by resolution of the City of Gosnells at the Ordinary Meeting of the council held on 25 July 1989.

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

P Morris
Mayor

G N Whiteley
Town Clerk

Recommended/Submitted for final approval 5 February 1990

John F Forbes, for Chairman State Planning Commission

Final approval granted 16 February 1990

Pam Beggs, Hon Minister for Planning
