

SHIRE OF DONNYBROOK-BALINGUP

**ANIMALS, ENVIRONMENT AND NUISANCE
LOCAL LAW 2017**

LOCAL GOVERNMENT ACT 1995

Shire of Donnybrook-Balingup

ANIMALS, ENVIRONMENT AND NUISANCE LOCAL LAW 2017

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LOCAL GOVERNMENT ACT 1995

SHIRE OF DONNYBROOK-BALINGUP

Animals, Environment and Nuisance Local Law 2017

Under the powers conferred by the *Health Act 1911*, the *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Donnybrook-Balingup resolved on 27 April 2017 to make the following local law.

Part 1 – PRELIMINARY

1.1 Citation

This local law may be cited as the *Shire of Donnybrook-Balingup Animals, Environment and Nuisance Local Law 2017*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Application

This local law applies throughout the district.

1.4 Repeal

The following local laws are repealed or amended —

- a) The *Shire of Donnybrook-Balingup Miscellaneous Provisions Local Law*, published in the *Government Gazette* on 17 October 2000 is repealed;
- b) The *Shire of Donnybrook-Balingup Removal of Refuse, Rubbish and Disused Materials Local Law 2001*, published in the *Government Gazette* on 7 September 2001 is repealed; and
- c) The *Shire of Donnybrook-Balingup Health Local Laws 1999*, published in the *Government Gazette* on 14 March 2000 is amended as follows:
 1. Part 5, Division 1, clause 5.1.3 is repealed;
 2. Part 5, Division 1, clause 5.1.10 is repealed;
 3. Part 5, Division 2 is repealed;
 4. Part 5, Division 3 is repealed;
 5. Part 5, Division 4 is repealed;
 6. Part 5, Division 5 is repealed;
 7. Part 5, Division 6 is repealed; and
 8. Part 6, Division 7 is repealed.

1.5 Interpretation

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

Act means the *Local Government Act 1995*;

authorised person means a person appointed by the local government, under section 9.10 of the Act to perform any of the functions of an authorised person under this local law;

backwash water means pool water that has been pumped backwards through a pool filters media;

builder means the holder of a building permit issued in respect of building works on a building site or a person in control of a building site;

building permit means a permit granted under section 20 of the *Building Act 2011*;

building site means any lot for which a building permit is current;

Commercial wrecking means the activity of wrecking vehicles or machinery for the purpose of conducting a business by offering vehicles, machinery or parts thereof for purchase, trade, sale or gain;

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

development site includes any lot or lots for which there is currently a development or subdivision approval in place, and upon which construction work, earthworks, clearing of scrub, trees or overgrowth or any other site works are taking or have taken place pursuant to or in relation to that approval;

district means the district of the local government;

dust means any visible granular or particulate material which has become airborne or has the potential to become airborne and includes organic and non-organic matter and sand, but does not include smoke;

land includes any building or structure on the land;

liquid waste means waste from any process or activity that is in liquid form and includes paint, fuel, grease, fat, oil, degreaser solvent, detergent, chemical, animal waste, food waste, effluent and all discharges of liquid to land, air or water that are not otherwise authorised by a written law but does not include uncontaminated stormwater;

livestock includes cattle, sheep, pigs, goats and horses;

livestock vehicle means a vehicle that contains livestock or previously has been used for the carriage of livestock;

local government means the Shire of Donnybrook-Balingup;

lot has the meaning given to it by the *Planning and Development Act 2005*;

nuisance means—

- (a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at law;
- (b) an unreasonable interference with the use and enjoyment by a person of his or her ownership or occupation of land; or
- (c) interference which causes material damage to land or other property on the land affected by the interference;

occupier means any person who is in control of any land or part of any land or authorised by the owner, lessee, licensee or any other person empowered to exercise control in relation to land to perform any work in relation to any land and includes a builder or contractor;

owner where used in relation to land, has the meaning given by the Local Government Act 1995

permit means a permit issued under this local law;

pigeon includes homing pigeons and other domesticated breeds of the species *Columba livia*, but does not include native pigeons or doves whether or not the keeping of such birds is subject to the approval of the Department of Environment Regulation;

refuse means any waste material including bricks, lime, cement, concrete, rubble, stones, iron, timber, tiles, bags, plastics, ashes, vegetation, timber, wood or metal shavings, sawdust, and waste food, and includes any broken, used, derelict or discarded matter;

Regulations means the *Local Government (Functions and General) Regulations 1996*;

sand means granules or particles of rock, earth, clay, loam, silt and any other granular, particulate or like material, including dust and gravel;

Schedule means a schedule to this local law;

stormwater means any naturally occurring water that results from rainfall on or around a site, or water flowing onto the site;

thoroughfare means any highway or thoroughfare which the public are entitled to use, including the verge and other things including bridges and culverts appurtenant to it;

townsites means all townsites within the district which are—

- (a) constituted under section 26(2) of the *Land Administration Act 1997*; or
- (b) referred to in clause 37 of Schedule 9.3 of the Act.

truck means a motor vehicle having a tare weight in excess of 3000 kilograms;

vehicle means any motor vehicle, part of a motor vehicle in a state of disrepair or in the process of being wrecked whether licensed or not;

wastewater in relation to pools and spas means water other than backwash water; and

wreck includes the dismantling, breaking up, storage and disposal of vehicles.

- (2) Any other expression used in this local law and not defined herein shall have the meaning given to it in the Act.
- (3) Where in this local law a duty, obligation or liability is imposed on an owner or occupier the duty shall be deemed to be imposed jointly and severally on each owner and occupier.
- (4) Where under this local law the local government is authorised to carry out actions or cause to be undertaken works as a consequence of the failure of any person to comply with the terms of a notice or other conduct, the right to enter land is at all times subject to the provisions of Part 3, Division 3, Subdivision 3 of the Act.

Part 2—KEEPING OF ANIMALS

Division 1 - Keeping of Animals and Birds

2.1 Interpretation

In this division, unless the context otherwise requires -

animal includes cats, dogs, rabbits and ferrets or the like; and

bird includes but is not limited to galahs, parrots, corellas, cockatoos and other Australian native birds, budgerigars, finches, pigeons and doves or the like.

2.2 Cleanliness

An owner or occupier of a premises, excluding an extensive farming premises, in or on which an animal or bird is kept shall –

- (a) maintain the premises within which the animal is kept at all times in a clean condition, free from excrement, filth, food waste and all other matter.
- (b) ensure the keeping of the animal or bird does not cause a nuisance or is injurious, offensive or dangerous to health.

2.3 Disposal of dead animals

- (1) The operators of commercial poultry farms, licensed piggeries and similar intensive animal or bird farming shall not dispose of any dead animals or birds on their premises without written approval from the local government.
- (2) An owner and occupier of land on which there is a dead animal shall immediately dispose of the dead animal in such a manner as not to cause or be a nuisance to any person.

Division 2 - Keeping of Large Animals

2.4 Interpretation

In this Division, unless the context otherwise requires –

approved animal includes a cow, horse or large animal the subject of an approval by the local government;

cow includes an ox, calf, or bull;

horse includes an ass, mule, donkey or pony; and

large animal includes a pig, sheep, goat, deer, llama, alpaca or camel.

2.5 Conditions for keeping of an animal

- (1) An owner or occupier of premises within a townsite shall not keep a horse, cow or large animal on those premises without approval of the local government.
- (2) An owner or occupier of a premises who has an approved animal shall ensure-
 - (a) the premises has an area of not less than 2000 square metres for

- the exclusive use of the approved animal; and
- (b) the approved animal does not approach within 30m of a dwelling.

Division 3 - Keeping of Poultry and Pigeons

2.6 Interpretation

In this Division, unless the context otherwise requires –

poultry includes bantams, ducks and other domestic fowls.

2.7 Limitation on numbers of poultry and pigeons

Subject to clause 2.9, an owner or occupier of premises within a townsite shall not keep a combined total of more than 12 poultry and pigeons without the approval of the local government, on any one lot of land.

2.8 Conditions for keeping poultry in limited numbers

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

- (a) they provide a properly constructed and securely fastened structure or coop;
- (b) all structures within which poultry are kept are maintained at all times in a clean condition;
- (c) the structure has an impervious floor to permit washing down;
- (d) *subject to clause (a) poultry that have been released to free-range are otherwise confined to the property; and*
- (e) the poultry do not cause or be a nuisance to any person.

2.9 Roosters, geese, turkeys, peafowls, guinea fowls, emu and ostrich

- (1) Except on land in a rural or rural residential zone or with the prior written permission of the local government, an owner or occupier of premises shall not keep or allow to be kept on that land a rooster; a goose or gander; a turkey; a peacock or peahen; a guinea fowl; an emu or an ostrich.
- (2) The Local government may upon written application, grant approval with or without conditions to the owner or occupier of premises to keep any one or more birds as specified.
- (3) A person who has been granted approval under this section to keep a bird may keep the bird on the premises only while he or she is the occupier thereof.
- (4) The local government may revoke an approval granted under this section if it is of the opinion that the keeping of the birds specified in the approval is causing a nuisance or is injurious, offensive or dangerous to health.

2.10 Pigeons or doves

A person who keeps, or permits to be kept, pigeons or doves shall ensure that –

- (a) none is able to approach within 15 metres of a dwelling, public building or premises where people are employed or where food is stored, prepared, manufactured or sold; and
- (b) except where registered homing pigeons are freed for exercise, the pigeons or doves are kept in a properly constructed pigeon loft or dove cote that is maintained in such a manner so as not to cause a nuisance to any person.

2.11 Restrictions on pigeon nesting or perching

- (1) The local government may issue a notice to an owner or occupier of a house, in or on which pigeons are in the habit of nesting or perching, to take reasonable steps to prevent them from continuing to do so.
- (2) Where a notice is issued under subclause (1), the requirements set out in the notice must be complied with within the period specified in the notice.

Part 3—BUILDING, DEVELOPMENT AND LAND CARE

Division 1—Litter and refuse on building sites and development sites

3.1 Provision of refuse receptacles

The owner or occupier of a building site or development site shall at all times provide and maintain available for use on the site a refuse receptacle, to the satisfaction of an authorised person, and be of such design as will—

- (a) contain any refuse likely to be produced on the site; and
- (b) prevent refuse being blown from the receptacle by wind.

3.2 Control of refuse

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

- (b) that all refuse receptacles are permanently removed from the site.

3.3 Unauthorised storage of materials

- (1) No construction materials shall be stored on a building site or development site without written approval of the local government.
- (2) *Written approval must be obtained from the local government prior to any proposal to store construction material on any thoroughfare verge.*

Division 2 – Prevention of Dust and Liquid Waste

3.4 Prohibited activities

- (1) An owner and or occupier of land shall take reasonable steps to—
- (a) stabilise dust on the land;
 - (b) contain all liquid waste on the land; and
 - (c) ensure no dust or liquid waste is released or escapes from the land, by means of wind, water or any other cause.
- (2) Where the local government forms the opinion that an owner or occupier *has not complied with subclause (1), the local government may serve on the owner and/or occupier of the land a notice requiring the owner and or occupier to do one or more of the following—*
- (a) comply with subclause (1)(a) or (1)(b);
 - (b) clean up and properly dispose of any released or escaped dust or liquid waste;
 - (c) clean up and make good any damage resulting from the released or escaped dust or liquid waste; and
 - (d) take reasonable steps to stop any further release or escape of dust or liquid waste.
- (3) Where a notice is issued under subclause (2), the requirements set out in the notice must be complied with in the period as is specified in the notice.
- (4) Where the local government is of the opinion that dust or liquid waste may be released or escape as a result of an activity which is likely to be carried on from any land, the local government may give to the owner and or occupier a notice providing that the activity may only be carried on subject to conditions specified in the notice.

Division 3—Smoke

3.5 Burning of cleared vegetation prohibited

An owner or occupier of any building site or development site shall ensure that no vegetation or other material cleared from the site is burnt on the site unless authorisation in writing is given by the local government.

Division 4—Unightly land and disused materials

3.6 Removal of refuse and disused materials

- (1) The owner or occupier of a lot shall not keep, or permit to remain on the lot, any refuse, rubbish or disused material of any nature or kind which in the opinion of the local government or an authorised person is likely to give the lot an untidy appearance and does not conform with the general appearance of other land in that particular part of the district.
- (2) The local government or an authorised person may give notice in writing to the owner or occupier of a lot requiring the removal of refuse, rubbish or disused material from the lot within the time frame specified in the notice.

3.7 Removal of unsightly overgrowth of vegetation

- (1) The owner or occupier of a lot shall not permit to remain on a lot any unsightly overgrowth of vegetation that gives the lot an untidy appearance and does not conform with the general appearance of other land in that particular part of the district.
- (2) The local government or an authorised person may give notice in writing to the owner or occupier of a lot requiring the removal of the overgrowth of vegetation within the time specified in the notice.

3.8 Storage of vehicles and machinery

The owner or occupier of a lot shall not –

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

3.9 Commercial wrecking of vehicles

An owner or occupier of land in the district must not undertake, permit or suffer the commercial wrecking of vehicles on that land, without first having obtained written approval from the local government.

3.10 Disposing of disused refrigerators or similar containers

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

- (a) removing every door and lid and every lock, catch and hinge attached to a door or lid or otherwise rendering every door and lid incapable of being fastened; and
- (b) removing any refrigerants as per requirements of the *Environmental Protection (Ozone Protection) Policy 2000*.

Part 4—NUISANCES AND DANGEROUS THINGS

Division 1—Light

4.1 Use of exterior lights

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

4.2 Emission or reflection of light

An owner or occupier of land shall ensure that—

- (a) artificial light is not emitted or reflected from anything on the land so as to illuminate premises outside that land at a level that interferes unreasonably with normal daily activities; and
- (b) natural light is not reflected from anything on the land so as to create or cause a nuisance to the occupier of any other premises or to a person lawfully using a thoroughfare.

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

(1) Where—

- (a) floodlights or other exterior lights shine directly onto any other premises;
- (b) artificial light is emitted or reflected from anything on the land so as to illuminate premises outside the land that interferes unreasonably with normal daily activities; or
- (c) natural light is reflected from anything on the land so as to create or cause a nuisance to the occupier of any other premises or to a person lawfully using a thoroughfare,

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

(2) The notice referred to in subclause (1) may direct that—

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

Division 2—Smoke, fumes, odours and other emissions

4.4 **Burning rubbish, refuse or other material**

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

4.5 **Escape of smoke, fumes, odours and other emissions**

An owner or occupier of land or premises shall not cause or permit the escape of smoke, fumes or odours from the land so as to cause or to be a nuisance to any person.

Division 3—Livestock carrying vehicles

4.6 **Livestock vehicles**

- (1) A person shall not park a vehicle containing livestock in a townsite for a period in excess of 30 minutes.
- (2) A person shall not park a vehicle which contains or has been used for the carriage of livestock so as to create or be a nuisance to any person, by reason of the odour emanating from the vehicle.
- (3) If a person parks a vehicle containing livestock in a townsite in accordance with subclause (1), then the person does not contravene subclause (2).

4.7 **Truck noise from residential land**

A person shall not start or drive a truck on land or adjacent to land which is zoned, approved or used for residential purposes between the hours of 10.30 pm and 6.30 am on the following day without first obtaining the written consent of the local government.

*Division 4 – Stormwater Management***4.8 Containment of stormwater**

- (1) Subject to subclause (2), the owner or occupier of a lot shall ensure that all stormwater received by any building, house, structure or any paved, sealed or other surfaced areas, including any vehicle access ways on the lot, is contained and managed within the lot and is not permitted to discharge onto or run-off onto adjacent land so as to cause a nuisance, or cause damage to any structures situated on adjacent land.
- (2) Subclause (1) shall not prevent the discharge of stormwater from a lot into a local government stormwater drain, by a method approved by the local government.
- (3) The owner or occupier of a lot shall ensure that all stormwater drainage systems on the lot are maintained in a good state of repair and free from obstruction.

4.9 Guttering and downpipes

- (1) The owner or occupier of a lot shall ensure that each building or house on the lot is provided with adequate guttering and downpipes sufficient to receive, without overflow, all stormwater from the roof of the building or house.
- (2) The owner or occupier of a lot shall ensure that all guttering and downpipes to each building or house on the lot are maintained in a good state of repair and free from obstruction.

4.10 Containment and disposal of swimming pool and other wastewater

- (1) The owner or occupier of a lot shall ensure that all wastewater and backwash water from swimming pool filtration systems or other water storage systems associated with a swimming pool shall be contained within, and disposed onto or into the lot on which the swimming pool is located.

*Division 5—Bird Nuisance***4.11 Restrictions on feeding of birds**

- (1) A person shall not feed a bird—
 - (a) so as to cause a nuisance, or
 - (b) with a food or substance that is not a natural food of a bird.
- (2) Where an authorised person forms the opinion that a person has not complied with subclause (1) the authorised person may serve the person a notice requiring the person to clean up and properly dispose of any feed or waste products specified in the notice.

*Division 6 - Bee keeping***4.12 Interpretation**

In this Division, unless the context otherwise requires –

bees means an insect belonging to any of the various hymenopterous insects of the super family *Apoidea* and commonly known as a bee.

4.13 Restrictions on keeping of bees in hives

- (1) A person shall not keep or permit the keeping of bees anywhere within the district unless written approval to do so has been given by the Local government.
- (2) Where an authorised person forms the opinion that the approved bee hives are causing a nuisance, the local government may serve the person a notice requiring the person to remove bees or approved bee hives to be removed.
- (3) A person shall comply with a notice within the time specified.

Part 5—OBJECTIONS AND APPEALS**5. Objections and appeals**

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

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

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

Part 6 – ENFORCEMENT**6.1 Notice of breach**

- (1) Where a breach of any provision of this local law has occurred, the local government may give a notice in writing to the person alleged to be responsible for such a breach.
- (2) A notice issued pursuant to subclause (1) shall—
 - (a) specify the provision of this local law which has been breached;
 - (b) specify the particulars of the breach; and
 - (c) state the manner in which the recipient is required to remedy the breach to the satisfaction of the local government within a time period stipulated in the notice which shall be not less than 14 days from the giving of the notice.
- (3) It is an offence to fail to comply with a notice issued by the local government pursuant to subclause (1).

6.2 Form of notices

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

Division 2 – Offences and Penalties

6.3 Offences and penalties

- (1) A person who—
 - (a) fails to do anything required or directed to be done under this local law;
 - (b) fails to comply with the requirements of a notice issued under this local law by an authorised person; or
 - (c) does anything which under this local law that person is prohibited from doing;
 commits an offence.
- (2) Where, under this local law, an act is required to be done or forbidden to be done in relation to any land or premises, the owner or occupier of the land or premises has the duty of causing to be done the act so required to be done, or of preventing from being done the act forbidden to be done.
- (3) A person who commits an offence under this local law is liable to a maximum penalty of \$5000 and a maximum daily penalty of \$500 in respect of each day or part of a day during which the offence has continued.

Division 3 – Infringement Notices and Modified Penalties

6.4 Prescribed offences

- (1) An offence against a clause specified in Schedule 1 is a prescribed offence for the purposes of section 9.16(1) of the Act.
- (2) The amount of the modified penalty for a prescribed offence is that specified adjacent to the clause in Schedule 1—
 - (a) in the case of a first offence the modified penalty will be that prescribed in column 4 of Schedule 1; and
 - (b) in the case of a subsequent offence the modified penalty will be that prescribed in column 5 of Schedule 1.

6.5 Form of infringement notices

For the purposes of this local law—

- (a) where a vehicle is involved in the commission of an offence, the form of the notice referred to in section 9.13 of the Act is that of Form 1 in Schedule 1 of the Regulations;

ATTACHMENT 12.5.3

- (b) the form of the infringement notice given under section 9.16 of the Act is that of Form 2 in Schedule 1 of the Regulations; and
- (c) the form of the notice given under section 9.20 of the Act withdrawing an infringement notice is that of Form 3 in Schedule 1 of the Regulations.

Schedule 1 – Prescribed Offences [Clause 6.4]

Item	Clause	Description of offence	Modified penalty - first offence	Modified penalty - subsequent offence
1.	2.2(a)	Failure to maintain an animal or bird enclosure in a clean condition	\$250	\$500
2.	2.2(b)	Keeping of an animal or bird so as to cause a nuisance	\$250	\$500
3.	2.3(1)	Disposal of a dead animal on their premises	\$250	\$500
4.	2.3(2)	Allowing a dead animal on their land to cause a nuisance	\$250	\$500
5.	2.5(1)	Keeping a horse, cow or large animal within a townsite without written approval	\$250	\$500
6.	2.5(2)(a)	Failure to provide 2000 square metres of area for an approved animal	\$250	\$500
7.	2.5(2)(b)	Failure to keep an approved animal more than 30 metres from a dwelling	\$250	\$500
8.	2.7	Keeping more than 12 poultry and pigeons within a townsite	\$250	\$500
9.	2.8(a)	Failure to provide a properly constructed and securely fastened poultry structure or coop	\$250	\$500
10.	2.8(b)	Failure to maintain a poultry structure in a clean condition	\$250	\$500
11.	2.8(c)	Failure to provide a structure with an impervious floor graded to the front	\$250	\$500
12.	2.8(d)	Failure to keep poultry confined to the property	\$250	\$500
13.	2.8(e)	Keeping of poultry so as to cause a nuisance	\$250	\$500
14.	2.9(1)	Keeping of a rooster, goose or gander, turkey, peacock or peahen, guinea fowl, emu or ostrich without written permission of local government	\$250	\$500
15.	2.10(a)	Allowing pigeons to approach within 15 metres of a dwelling, public building or food business	\$250	\$500
16.	2.10(b)	Failure to keep pigeons or doves in a properly constructed loft or cote		
17.	2.11(2)	Failure to comply with a notice issued by the local government	\$250	\$500
18.	3.1	Failure to provide or maintain a refuse receptacle on a building site or development site	\$250	\$500

ATTACHMENT 12.5.3

19.	3.2(1)(a)	Failure to contain refuse on a building site or development site in a refuse receptacle	\$250	\$500
20.	3.2(1)(b)	Failure to keep the thoroughfare verge, or any other reserve adjacent to a building site or development site free from refuse generated or originating from the site	\$250	\$500
21.	3.2(1)(c)	Failure to empty the refuse receptacle when full	\$250	\$500
22.	3.2(2)(a)	Failure to clear the site, adjacent thoroughfare verge or reserve of refuse within 2 days of completion of works on the site	\$250	\$500
23.	3.2(2)(b)	Failure to ensure all refuse receptacles are removed from the site within 2 days of the completion of works on the site	\$250	\$500
24.	3.3(1)	Unauthorised storage of construction materials on a building site or development site	\$250	\$500
25.	3.3(2)	Unauthorised storage of construction materials on a thoroughfare verge	\$250	\$500
26.	3.4(3)	Failure to comply with a notice issued by the local government	\$250	\$500
27.	3.4(4)	Failure to comply with a notice issued by the local government	\$250	\$500
28.	3.5	Burning of vegetation or other material cleared from a building site or development site	\$250	\$500
29.	3.6(2)	Failure to comply with a notice issued by the local government	\$250	\$500
30.	3.7(2)	Failure to comply with a notice issued by the local government	\$250	\$500
31.	3.8(a)	Store on a lot a vehicle, part or body of a vehicle or machinery in a state of disrepair	\$250	\$500
32.	3.8(b)	Allow to remain on any land, a vehicle, part or body of a vehicle or machinery in a state of disrepair	\$250	\$500
33.	3.8(c)(i)	Wreck, dismantle or break up any vehicle part or body, vessel or machinery not inside a building	\$250	\$500
34.	3.8(c)(ii)	Wreck, dismantle or break up any vehicle part or body, vessel or machinery not behind a sufficient fence or wall	\$250	\$500
35.	3.8(d)	Wreck, dismantle or break up a vehicle, vessel or machinery so as to cause a nuisance	\$250	\$500
36.	3.9	Undertake or permit to undertake the commercial wrecking of vehicles	\$250	\$500
37.	3.10(a)	Disposing of disused refrigerator or similar container with door or lid that can be fastened	\$250	\$500
38.	3.10(b)	Disposing of disused refrigerator or similar container without removing refrigerant	\$250	\$500
39.	4.1	Failure to prevent floodlights or other exterior lights from shining directly onto any other premises	\$250	\$500
40.	4.2(a)	Emitting or reflecting excessive artificial light that creates or causes a nuisance	\$250	\$500
41.	4.2(b)	Emitting or reflecting natural light that creates or causes a nuisance	\$250	\$500
42.	4.3(2)	Failure to comply with a notice issued by the local government	\$250	\$500

ATTACHMENT 12.5.3

43.	4.4(1)	Setting fire to rubbish, refuse or other material on a lot having an area of 2000 square metres or less without the approval of the local government	\$250	\$500
44.	4.5	Cause of permit the escape of smoke, fumes, odour and other emissions so as to cause a nuisance	\$250	\$500
45.	4.6(1)	Parking a livestock vehicle in a townsite in excess of 30 minutes	\$250	\$500
46.	4.6(2)	Parking a livestock vehicle so as to cause a nuisance	\$250	\$500
47.	4.7	Starting or driving a truck on residential land, or adjoining residential land, without consent	\$250	\$500
48.	4.8(1)	Failure to ensure that all rainwater or stormwater received by a lot and any building, house or structure on the lot, is contained within the lot	\$250	\$500
49.	4.9(1)	Failure to have adequate guttering and downpipes sufficient to receive all stormwater	\$250	\$500
50.	4.9(2)	Failure to maintain all guttering and downpipes in a good state of repair and free from obstruction	\$250	\$500
51.	4.10(1)	Failure to contain or dispose of swimming pool wastewater on the lot on which the swimming pool is located	\$250	\$500
52.	4.11(1)(a)	Feeding a bird so as to cause a nuisance	\$250	\$500
53.	4.11(1)(b)	Feeding a bird a food/substance that is not a natural food	\$250	\$500
54.	4.13(1)	Keeping bees or a bee hive without approval	\$250	\$500
55.	4.13(3)	Failure to comply with a notice to remove bees or a bee hive	\$250	\$500

Dated:

The Common Seal of the Shire of Donnybrook-Balingup was affixed by authority of a resolution of the Council in the presence of—

A. LOGIUDICE, Shire President.

B. G. ROSE, Chief Executive Officer.



BUSINESS CASE FOR

Completing the Final Four Units at Preston Retirement Village

20 March 2017

A1124

Project Manager	Bob Wallin	Project Sponsor	Shire of Donnybrook-Balingup
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Authorisation

This Business Case has been approved by:

Name	Signature	Title	Date of Issue	Version

Comments This project is to finish the Preston Retirement Village by constructing four units.

Document Version Control

Version No.	Date	Author	Amendments / Comments
1	6/2/17	Bob Wallin/Greg Harris	

1 INTRODUCTION

1.1 Purpose

The purpose of this document is to present a business case for completing the last four units at Preston Village. This is to enable a decision to be made on whether to support the project.

1.2 Background

The Shire owns and manages a Retirement Village in Sharp Street, Donnybrook, which currently consists of 13 x 2 bedroom, independent living accommodation units plus a Community Building and other ancillary structures (shed, water tanks, car parking etc). 12 of these units are currently occupied.

Construction of the complex was staged. It started in 2007 with the first units being occupied August 2008.

The design of the complex was originally marketed as having 17 units, together with a Community Building. However, due to a temporary downturn in the real estate market only 11 units were initially constructed. A further two units were later constructed around late 2010 to lock- up stage only. The units were recently completed to their final stage.

At the moment, only Unit 4 is vacant. Unit 4 recently re-entered the market and the Shire is waiting for a valuation before putting back on the market.

1.3 Demand and Policy Position

There is and will increasingly be high demand for aged friendly housing accommodation within Donnybrook. This position is backed by the following points.

The Aged Friendly Community Study prepared for the Shire indicates in the 2011 Census, 33% of the Shire's population was over the age of 55 or 1990 people. The Shire's Strategic Community Plan extrapolates this growth in residents over the age of 50 to 2458 people in 2016 and 2966 people in 2021. This represents a significant increase in demand for aged accommodation.

Recent government initiatives seek to allow people to age in place. This approach is seen to have many social and economic benefits for the local community. Amongst the older demographic, "being near friends and family" was the most important housing attribute out of 76 criteria. This finding was based on the *"What Matters Most Survey" for The Housing We'd Choose: a study for Perth and Peel, May 2013.*

It is suggested that allowing aged people to remain in the community, may also encourage their friends and families to do the same.

At present, Preston Village is almost to full capacity and demand will increase as the aged proportion of the population increases.

In the Long Term Financial Plan (LTFP) – the project is identified in the 2019/20 year of the LTFP at a nominal value of \$900,000. Indicative funding sources were shown as \$100,000 from Reserve funds and the remaining \$800,000 as being funded by loan.

The project aligns with the Shire's Strategic Community Plan as follows:

Outcome 3.1. This is to 'Improve and increase the range of aged care and disability services, facilities and housing'. This is further defined in Strategies 3.1.4 (Continue to manage well-aged facilities and assess opportunities for additional units) and 3.1.5 (Continue to liaise with government agencies and community organisations to provide aged care accommodation and services).

The project is identified in year four (financial year 2019/20) of the Corporate Business Plan Capital Works Program. Given that the operation of Preston Village is an integral part of the range of community services provided by the Shire, an ongoing strategic focus on this development is appropriate.

Asset Management – Section 3.1.1 of Council Policy 2.38 Infrastructure Asset Management Policy states that 'Council is committed to resourcing and implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of the organization. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council priorities for service delivery.'

1.3 Project Description and Scope

To complete the last four units at Preston Village (Attachment 12.5.4(2)).

The units are located on the southern boundary and will abut the Bridge Street land owned by Council. The units contain two bedrooms with enclosed single garage and constructed of brick and tile.

The cost is estimated to be \$990,000.00 (Incl. GST). This estimate is based upon the last two units constructed, units 12 and 13, being approximately \$237,000 each (Incl. GST). Therefore a budget allowance of \$247,500 (Incl. GST) is considered sufficient for the project.

The units have been designed to accommodate older people and comply with Australian Standard AS 4299 – 1995.

1.4 Project Objectives and Deliverables

The aim of the project is to finish the last four units at the Preston Village complex in the 2017/18 financial year.

1.5 Benefits Expected

Completion of the final four units in the complex will enable the facility to be presented as a completed facility, making it more attractive to prospective residents. Security will be increased as the Village, including the Community Building, will be essentially be a self contained complex, together with appropriate fencing and landscaping treatments.

In addition to the actual building construction costs, the Shire has also invested money in creating the Infrastructure to service the whole 17 unit complex (including Community Building). Recovery of infrastructure costs was incorporated into the price for which the units were to be leased. Therefore with only 13 units (and the Community Building) completed to date, Infrastructure costs attributed to the remaining four units have not been

recovered. The Shire, through various funding mechanisms, including loan funds, has been carrying the shortfall of funds. Completion of the remaining four units presents the opportunity for cashflow associated with these Infrastructure costs to be recouped through the process of leasing the units.

2 OPTIONS

2.1 Options Considered

Staging of the completion of the remaining four units is an option that could be considered. For example Council could consider constructing only two units and then a further two units at a later stage.

Alternatively Council could consider fully constructing two units and then limiting construction of the remaining two to "lock-up" stage only.

In considering the above options it should be noted that only fully constructed units are able to be marketed. The Retirement Villages Act 1992 prevents marketing of units built on "spec" or that are not ready to be leased or occupied.

A staged construction process would almost certainly result in higher costs as a more competitive tender is likely to be received if all four remaining units are constructed at the same time.

A single building construction period would be more palatable to the existing residents of the Village due to the potential impact of construction activity during the day (noise, dust, tradesman activity etc.)

2.2 Interdependencies

The Council has received funding towards an affordable housing project on a site abutting Preston Village. This funding is for 11 units.

Detailed stakeholder consultation (including Preston Village residents) with regards to the 'Bridge Street Affordable Housing Project' has not been undertaken, nor is there a formal decision of Council in regards to the project. This is a low risk as Bridge Street Affordable Housing Project caters for a different market. Further, the street presentation and construction quality of this project (up to here) will be of a high standard.

3 TIMING AND DURATION

The project is identified in the In the Long Term Financial Plan (LTFF) in the 2019/20 year of the LTFF.

The need to bring the project forward has been requested. The project would likely have a timeframe of 6 to 9 months from start to finish.

Some good reasons for bringing the project forward could include:

- a) Historically low interest rates;

- b) Competitive prices and fast construction times due to flat construction market;
- c) Limited supply of good vacant land within townsite;
- d) Opportunities to access site via Bridge Street prior to other project being completed.

4 STAKEHOLDERS

Groups involved in the project would be:

- a) Preston Village residents;
- b) Shire project team;
- c) Builders; and
- d) Elected members.

5 COSTS AND INVESTMENT APPRAISAL

5.1 Proposed Budget

The following figures are shown exclusive of GST.

Cashflows identified for the construction phase of the project are shown below:

Capital Expenditure:	Expenditure	Income
Construction of Units 14 to 17	\$900,000	
Funding:		
Proceeds of New Debenture Loan (WA Treasury Corporation)		\$900,000
	\$900,000	\$900,000

As shown in the table below it is proposed to raise a short-term, interest only, loan through the WA Treasury Corporation. A term of say three (3) years should provide ample time for the units to be leased, given the expected demand.

Following construction the units 14 to 17 will be offered for lease under the same Retirement Village Scheme that applies to Units 1 to 13. Cash generated from the lease of the units will be applied to repay the loan debt, as detailed in the table below.

ATTACHMENT 12.5.4(1)

Anticipated cashflows post construction are as follows:

	Expenditure	Income
Proceeds from lease of Units 14 to 17		\$1,260,000
Disbursements:		
Repayment of Construction Loan	\$900,000	
Repayment of Existing Loan (Units 1-13)	\$110,000	
Surplus to be retained in Shire Municipal Fund to offset Infrastructure and Interest costs incurred in the earlier stages of construction	\$250,000	
	\$1,260,000	\$1,260,000

Recurrent Expenditure:

Most recurrent expenditures relating to the operation of the Retirement Village are recouped from the leasees of the units. In accordance with the terms and conditions of the contracts which the occupants enter into, each occupant must bear a share of the operating costs that are incurred at the Village. Operating costs paid by the occupants are accumulated into a fund and disbursed to meet operating costs as required. Surplus funds can either be held in the fund, returned to the residents or used in a manner approved by the residents. Residents meet annually to have these discussions and to agree on the fortnightly operating costs to be applied.

There are some additional operating costs which the Shire may incur in regard to the operation of the Village. Such costs may include termite treatment, insurance, promotion of the Village and unit maintenance cost not considered to be the responsibility of the occupant.

Under the terms and conditions of the lease, income of 2.8% is generated each year in which the resident occupies the units. The actual cash is not received until the unit is vacated and re-leased to another party. Until this point in time the income is represented as accrued income, rather than actual cash received.

The accrued income of 2.8% is made up of two components; an Amenities Fee of 2% per annum and a Reserve Contribution of 0.8% per annum. The Amenities Fee represents income which the Shire can utilise as it wishes e.g. to offset operational costs not recouped from the occupants of the units. The 0.8% Reserve Contribution must be set aside for future upgrades to the Village.

To date all actual income received (i.e. cash received) from Amenities Fees and Reserve Contributions has been set aside in Council's Aged Housing Reserve.

In summary there should be minimal ongoing outlays in respect to the operation of Preston Retirement Village although it should be recognized that the Shire has borne costs such as interest, building maintenance and advertising/promotional costs in the past. Significant staff resources are also required to manage the maintenance of contracts, attend resident's

meetings and to arrange for minor repairs and maintenance considered to be the responsibility of the Shire.

Whole of Life Costs

When considering "Whole of Life Costs" of the proposed additional 4 units at Preston Villas, the following costs areas will need to be taken into consideration:

- Annual operating and maintenance costs for the useful life of the asset over the long term
- Annual provision for the renewal of the asset, not only for the main structure, but also for individual components that may have *differing useful lives that will need renewal (possibly more than once or twice during the life of the main structure)* over the long term
- The disposal costs (includes demolition and rehabilitation of the land to the condition prior to construction of the units or may also include any costs associated with seeking EOI or tenders for a new lessee).

Once identified, the whole of life costs will need to be incorporated into Council's Long Term Financial Plan for the life of the asset with sufficient resources identified to meet the eventual end of life cost of either renewal, upgrade or disposal without requiring Council to source additional funding for inclusion in the budget at that time.

The transfer of an annualised amount to cover the whole of life costs to an appropriate reserve fund should be included in the annual budget and long term financial plan and other subsidiary plans or documents that support the budget.

5.2 Investment Appraisal

The raising of a loan of \$900,000 will have a significant impact on Council's loan borrowing capacity and will require funds of approximately \$29,000 to be set aside in Council's annual budget to meet interest costs and loan guarantee fee charges made by the WA Treasury Corporation of the short-term interest only loan.

Until such time as the units can be leased and the loan borrowings repaid or reduced, there will potentially be an impact on Council's short-term ability to fund projects.

6 RISK MANAGEMENT CONSIDERATIONS

6.1 If Project Proceeds

There are a number of risks to the project. These are as follows:

Attracting a lease fee of \$315,000 each. Based upon recent transactions this risk is considered low.

Slow market take up. This risk is considered relatively low based on previous interest and take up of leases in Preston Village

Interest rates increasing.

Delay in construction. This risk is considered low based on current building market activity.

Competition with potential Bridge Street Affordable Housing. This is considered low as this project has yet to be approved and caters for a different market.

6.2 If Project Does Not Proceed

If the project does not proceed, the risks are:

- a) Potential for higher interest rates (if market conditions improve);
- b) Potential for higher building costs (if building market conditions improve);
- c) Potential loss of residents to other regions.
- d) Potential dissatisfaction of residents as a result of living in an incomplete Village environment.

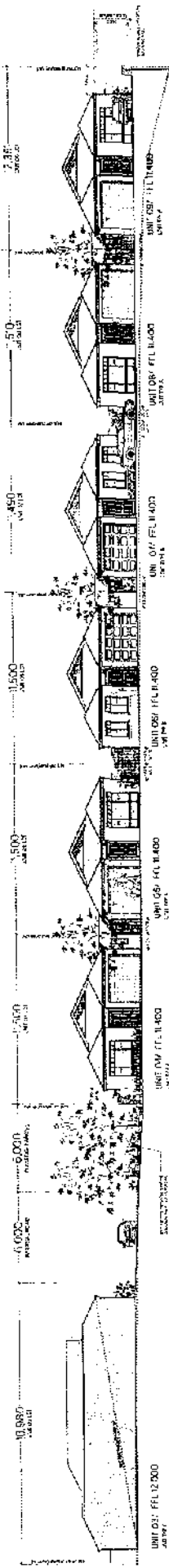
7 RECOMMENDATIONS

That Council identify the project to construct an additional four (4) units at Preston Village in the 2017/18 year and the Shire's Community Strategic Plan and Corporate Business Plan. Completion of the final four units will complete all building elements within the original 17 unit complex.

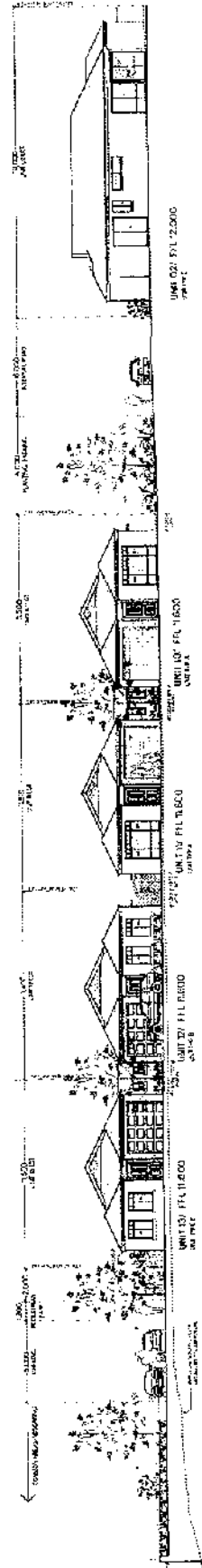
That Council list the project for consideration in the 2017/2018 year budget on the basis that the project will be entirely funded by loan.

SHARP STREET LIFESTYLE VILLAGE, DONNYBROOK 17 UNIT DEVELOPMENT

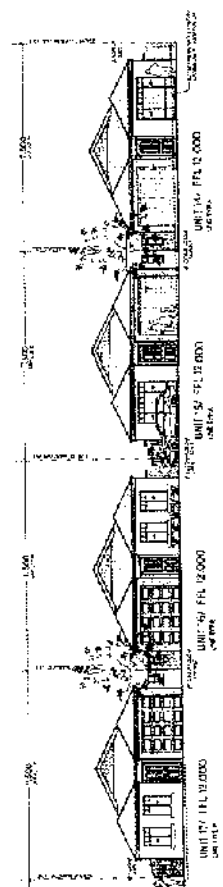
AMENDED 19TH OF JULY 2008



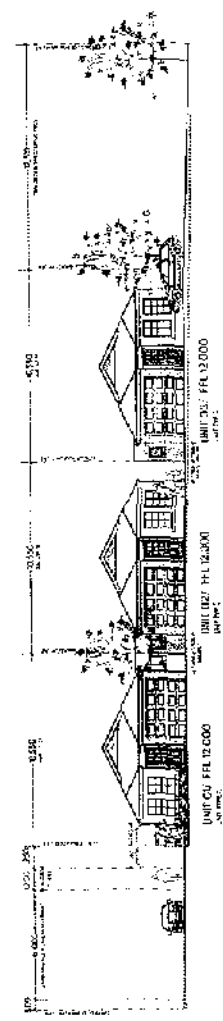
ELEVATION 01



ELEVATION 02



ELEVATION 03



ELEVATION 04



COUNTRY BUILDERS
WA
Pty Ltd

Designed by SHARPS STREET LIFESTYLE VILLAGES
Developed by COUNTRY BUILDERS WA
1000/1001 WILSON ROAD
DONNYBROOK WA 6157
Tel: (08) 9447 1000
Fax: (08) 9447 1001
www.countrybuilders.com.au

PRELIMINARY DRAWING ONLY
This drawing is not to be used for construction or other purposes without the written consent of Country Builders WA Pty Ltd.
COUNTRY BUILDERS WA
SOUTHWEST BUNBURY

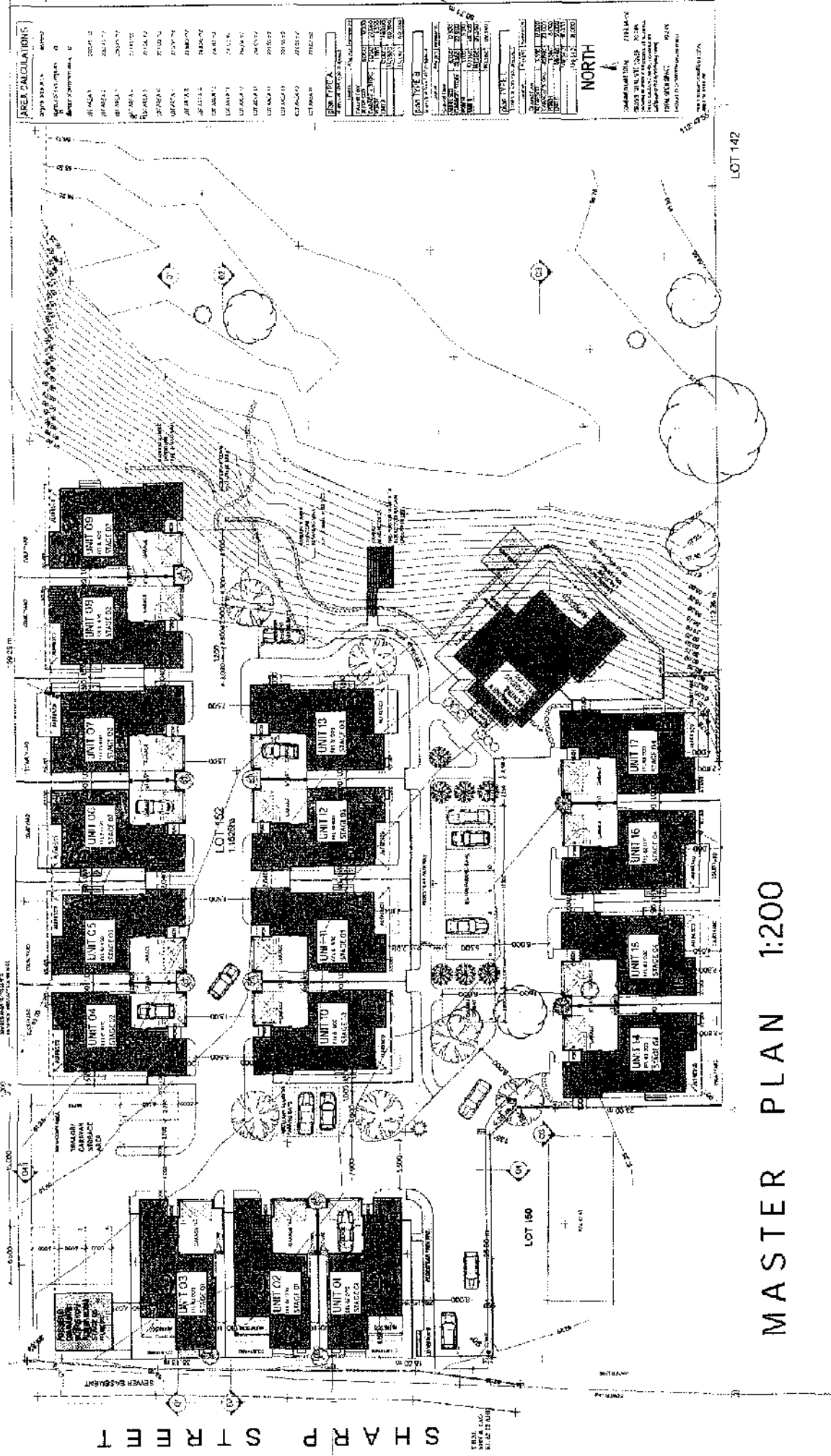
COUNTRY BUILDERS
SOUTHWEST BUNBURY

AMENDED 19TH OF DECEMBER 2006

17 UNIT DEVELOPMENT

SHARP STREET LIFESTYLE VILLAGE, DONNYBROOK

P1441



MASTER PLAN 1:200

COUNTRY BUILDERS

Proposed 17-UNIT LIFESTYLE VILLAGE

ARCHITECTURAL DESIGN: DALEY

COUNTRY BUILDERS
SOUTHWEST BUILDING

Special

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Unit 7 HomeMaker Centre
Cnr Blair & Stockland Streets, Bunbury, W.A. 8230.
Telephone: (08) 9792 0100.
Facsimile: (08) 9792 3103.
P.O. Box 451, Bunbury, W.A. 8231.

REV	NO #	DRN	DATE	CHK
1	Kitchen lining	JA	08/11/07	JA
		JA	07/16/07	JA

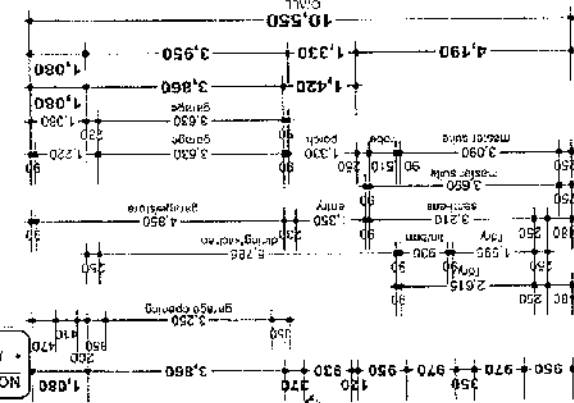
Sub-contractors to verify all dimensions on site.
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

CATED:.....
OWNER WITNESS
OWNER WITNESS
BUILDER WITNESS

CLIENT:
SHIRE OF DONNYBROOK
- BALINGUP
ADDRESS:
Lot 152
U6, Type B
Sharp Street
DONNYBROOK

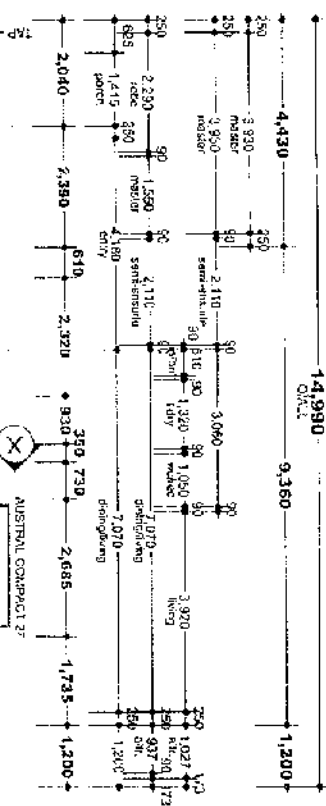
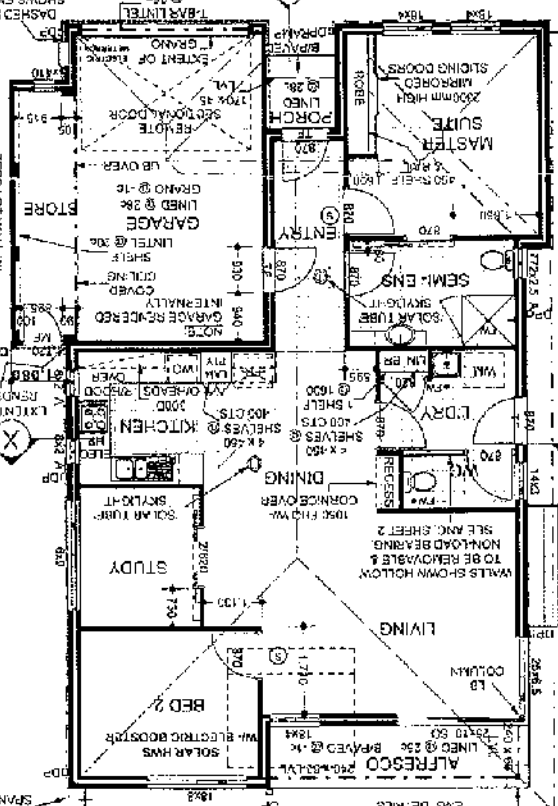
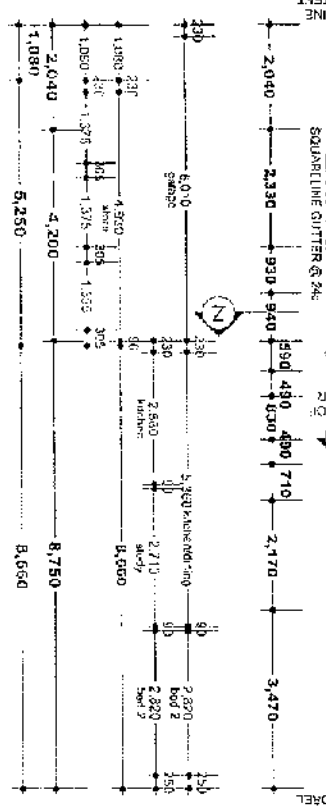
SHEET N°	1 OF 6
JOB N°	18485 BNB
REVISION DATE	1 08/11/07

NOTE: INSULATION TO FLAT CEILING AREAS OF HOUSE ONLY.
METAL CORNER BEADS TO ALL INTERNAL WALLS.
FLASHERS UNDER CHAIR RAILERS TO RUN DOWN THROUGH TO FRAME.
BENCH TOPS TO BE MINIMUM UNDER CHAIR RAILERS & BENCH TOPS TO PROVIDE OVERHANG TO BENCH TOP.
PROVIDE GLASS BLOCK SYSTEM CORNER TO CORNER TO PROVIDE COVER TO HOUSE.
REMOVE COVER GLASS BLOCKS.
PROVIDE ANTI-FROST SOLAR HWYS.
PROVIDE 2" X 8" BALUNES & FANDED MDF BRACING TO ALL AREAS EXCEPT WET AREAS PROVIDE SKIRTING TO WET AREAS.
PROVIDE PAINTED MDF WINDOW SILLS TO MASTER SUITE LIVING, STUDY & HALL.



NOTE: STANDARD 200X110 X 20 FACE BRICK TO EXTERNAL WALLS REFERRED TO GARAGE AS SHOWN ON ELEVATIONS.
NO. FOUR SMOKE STOREY RESIDENCE.
WIND CLASSIFICATION AS PER S. 4088.
DENOTES SMOKE DETECTOR

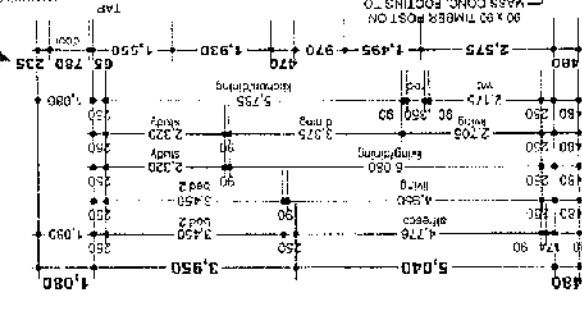
NOTE: ALL BUILDING WORK TO COMPLY WITH S 1428



ROOF AREAS ON FLAT:

Ground floor	Area (sq m)	Perimeter (m)
APFRESCO	6,050	12,430
GARAGE	23,098	20,250
HOUSE	103,880	49,920
PORCH	1,886	5,490
STORE	8,886	13,140
TOTAL	144,799	100,410

Ground Level: 227.39 PITCHED ROOF = 152.80m



NOTE: TOP OF FOOTINGS FOR PRECAST TO BE 200mm ABOVE FINISHED PAVING LEVEL.
LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDER'S DISCRETION.
PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS ABOVE.
CLAY BRICKS TO ALL INTERNAL WALLS EXCEPT WHERE OTHERWISE NOTED.
STANDARD 200X110 X 20 FACE BRICK TO EXTERNAL WALLS REFERRED TO GARAGE AS SHOWN ON ELEVATIONS.
FLYBRICKS & KEYINGS TO ALL EXTERNAL WINDOWS AND BRICK DOORS.
RAS INSULATION TO ALL CAVITY WALLS.

Special

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COUNTRY BUILDERS SOUTHWEST BUNBURY

Unit 7 Monocaster Centre
 49 Blair & Sheikere Streets, Bunbury, W.A. 8230.
 Telephone: (08) 9792 0100.
 Facsimile: (08) 9792 0101.
 P.O. Box 451, Bunbury, W.A. 8231

REV	NO #	DRN	DATE	CHEK
1	JA	22/05/07	JK	JK
2	JK	02/11/07	JK	JK

Subcontractors to verify all dimensions on site.
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

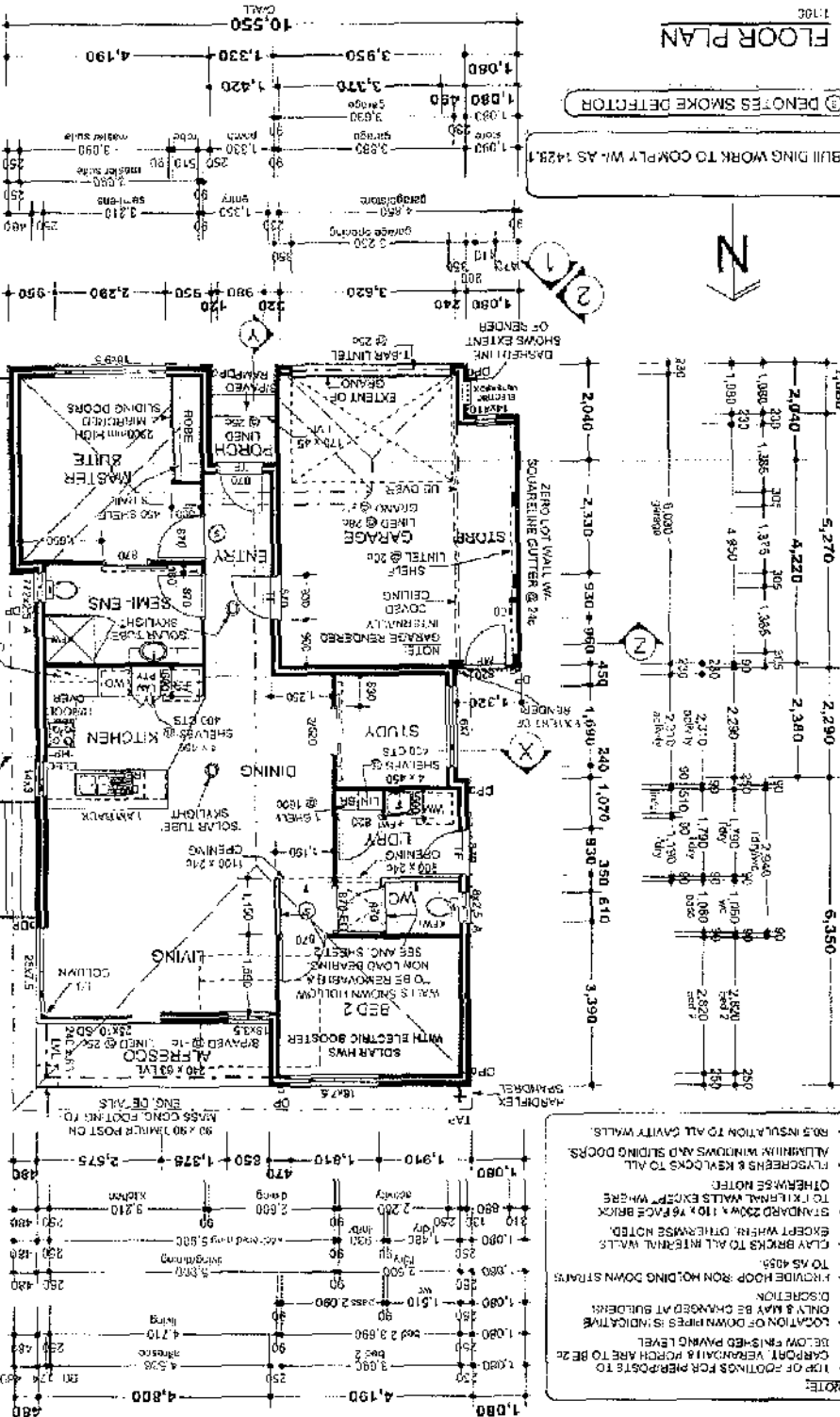
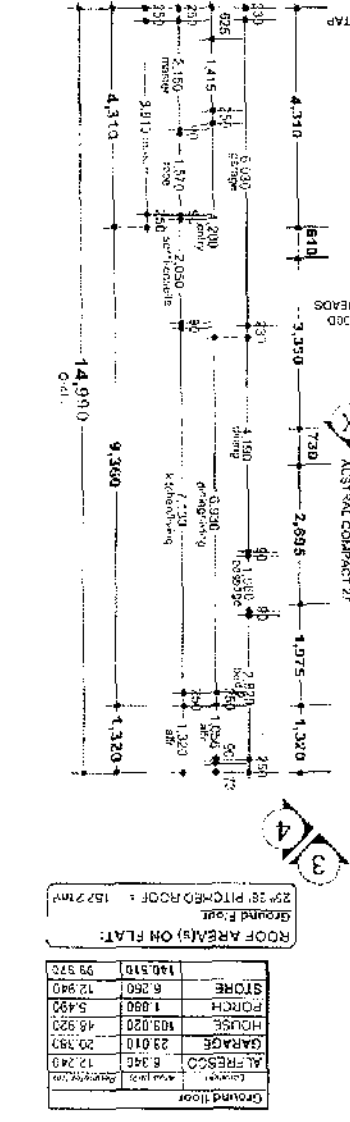
DATED: _____
 OWNER WITNESS
 OWNER WITNESS
 BUILDER WITNESS

CLIENT: SHIRE OF DONNYBROOK
 - BALINGUP
 Lot 152
 Unit 9, Type A
 Sharp Street
 DONNYBROOK

SHEET N° 1 OF 6
 JOB N° 18488 BNB
 REVISION DATE 1 08/11/07

NOTE: INSULATION TO FLOOR SLABS AND HOUSE ONLY
 METAL CORNER BEADS TO ALL PROJECTING PLASTER CORNERS ON INTERVAL WALLS.
 DRAG MATERIAL LEAF IN MINIMUM UNDER KITCHEN WINDOW FOR CABINETRY TO RUN THROUGH TO FRAME.
 PROVIDE CLASSIC SANDY CORNER TO KITCHEN LIVING & BATH ROOM INTERIOR TO BE 25mm COVER GRINDER.
 PROVIDE (2) x 0.8mm BRASS PROVIDE WITH (FROM) SOLAR WALLS.
 PROVIDE (4) x 18mm LAMINATED & PAINTED MDF SKIRTING TO ALL AREAS EXCEPT WEST AREA.
 PROVIDE SKIRTING TO FLOOR PROFILES.
 PROVIDE PAINTING WORKS TO MATCH EXISTING LIGHT STUDY & BED ROOM.

WIND CLASSIFICATION AS PER S. 4065
 N. FOR SINGLE STOREY RESIDENCE



NOTE:
 * TYPE OF DOOR/SLIDES FOR PERPOSTS TO BE CARPORT VERANDA & PORCH ARE TO BE BELOW FINISHED PAVING LEVEL.
 LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED BY BUILDERS.
 DISCREPANCY
 * PROVIDE HOOP ROD HOLDING DOWN STAIRS TO AS 4085.
 CLAY BRICKS TO ALL INTERNAL WALLS EXCEPT WHERE NOTED OTHERWISE.
 STANDARD 220mm x 110mm FACE BRICK TO EXTERNAL WALLS EXCEPT WHERE OTHERWISE NOTED.
 ALUMINIUM WINDOWS AND SLIDING DOORS.
 FLYSCREENS & KEYS TO ALL.
 ROOF INSULATION TO ALL CAVITY WALLS.