



POLICY NO:

SDev CP028 – LOCAL PLANNING POLICY - VARIATION TO DEEMED-TO-COMPLY REQUIREMENTS OF THE R-CODES: MEDIUM-DENSITY SINGLE HOUSE DEVELOPMENT STANDARDS [R-MD CODES]

GOVERNANCE INFORMATION							
Procedure Link:		NA			Administrative Policy Link:		NA
ADMINISTRATION INFORMATION							
History:	1	NEW CP028	OCM	27/04/16	Res: 91/16	Synopsis:	Policy created.
Version:	2	CP028	SCM	26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP028	OCM	30/09/20	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version:	4	SDev CP028	OCM	28/09/22	Res: 243-22	Synopsis:	Reviewed and Adopted by Council
Version	4	SDev CP028	OCM	25/09/24	Res: XXX-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The purpose of the policy is to outline acceptable variations to the deemed-to-comply provisions of the R-Codes for medium-density Single Houses in 'Development' zones as prescribed in Planning Bulletin PB112/2016, and in which locations these variations will apply.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

3. DEFINITIONS

Front Load:	Lots where the primary vehicle access is via the front of the lot and the garage / carport is located at the front of the dwelling.
Rear Load:	Lots where the primary vehicle access is via the rear of the lot, from a street or right of way (ROW) and the garage / carport is located at the back of the dwelling.
R-MD / R-MD Codes:	Single House standards for medium density housing.
Structure Plan:	A Structure Plan or Activity Centre Plan that has been approved by the WAPC under Part 4 of the Planning and Development (Local Planning Scheme) Regulations 2015.

4. POLICY

4.1 Application

This Policy will apply in the following Structure Plan areas:

- Garden of Eaton Local Structure Plan
- Parkridge Eaton Local Structure Plan
- Roselands at Dardanup Local Structure Plan

4.2 Process

On submitting an application for a building permit for a Single House on a R30 or R40 zoned lot, the application will be assessed against the provisions of this Policy.

Development approval will not be required for a Single House that complies with the provisions of this policy (and all other deemed-to-comply requirements of the R-Codes), in accordance with clause 61(4)(c) of the deemed provisions of the Regulations.

The R-MD Codes provisions are provided in Appendix 1 to this Policy.

5. REFERENCE DOCUMENTS

Planning and Development (Local Planning Scheme) Regulations 2015

Planning Bulletin 112/2016 – Medium-density single house development standards – Development Zones

SINGLE HOUSE STANDARDS FOR R40 – MEDIUM DENSITY HOUSING:

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R40	Rear load 7.5m x 30m – 225m ² Frontload 8.5m x 30m – 255m ² 8.5m x 25m – 212.5m ² 10 x 20m – 200m ² 12.5m x 25m – 250m ²	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls To both side boundaries subject to: No maximum length to one side boundary, 2/3 max length to second side boundary for side boundary for wall height 3.5m or less	45% open space (55% site cover) 20m ² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided minimum of 6m wide Frontload 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located, more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, adjoinable garage is permitted to a maximum width of 6m as viewed from the street subject to : - Garage setback a minimum of 0.5m behind the building alignment - A major opening to a habitable room directly facing the primary street - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and - No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces		

SINGLE HOUSE STANDARDS FOR R30 – MEDIUM DENSITY HOUSING:

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R30	Rear load 10m x 30m – 300m ² Frontload 10m x 30m – 300m ² 15m x 20m – 300m ²	4m 2m minimum, no average 1.5m to porch /veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 24m ² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum of 6m wide Frontload 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Frontload 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none">- Garage setback a minimum of 0.5m behind the building alignment- A major opening to a habitable room directly facing the primary street- An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and- No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays As per R-Codes	35% of the adjoining site area No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces			



POLICY NO:

SDev CP030 – LOCAL PLANNING POLICY - CONSTRUCTION OF OUTBUILDINGS IN THE 'RURAL RESIDENTIAL' ZONE PRIOR TO COMPLETION OF A DWELLING

GOVERNANCE INFORMATION

Procedure Link:		Administrative Policy Link:	
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ADMINISTRATION INFORMATION

History	1	NEW	OCM	18/05/16	Res: 112/16	Synopsis	Policy created.
Version	2		SCM	26/07/18	Res: 251-18	Synopsis	Reviewed and Adopted by Council
Version	3	SDev CP030	OCM	30/09/20	Res: 269-20	Synopsis	Reviewed and Adopted by Council
Version	4	SDev CP030	OCM	28/09/22	Res: 243-22	Synopsis	Reviewed and adopted by Council.
Version	5	SDev CP030	OCM	23/10/24	Res: 275-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of the policy is for Council to establish a clear position for the construction of outbuildings on lots zoned 'Rural Residential', prior to the construction of an approved dwelling on the same lot.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

3. DEFINITIONS

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No.9, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

4. POLICY

4.1 Unless otherwise exempt in LPS9, the Regulations, or 'SDev CP091 – LPP - Exempted Development and Land Use Policy', all outbuildings within the Rural Residential zone require Development Approval prior to their construction.

4.2 All Development Approval applications under the scope of this policy will be assessed having regard to this policy, and may only be supported where the following conditions are met:

- a) Building permit for a dwelling on the lot has been issued.
- b) Only one (1) outbuilding prior to the completion of a dwelling may be supported.
- c) The proposed outbuilding shall not be used for human habitation purposes. Temporary occupation within a caravan will be considered under *SDev CP104 Local Planning Policy Caravans as Temporary Accommodation*.
- d) The proposed outbuilding shall not be used for any commercial or industrial use.

4.3 Notwithstanding Part 4.2 above, if the Shire considers that the outbuilding proposed on the vacant lot has the potential to visually impact upon the amenity of the locality, the application will be refused.

Application

This policy applies to the development of all outbuildings in the 'Rural Residential' zone under LPS9, where a proposed outbuilding will be constructed prior to completion of a dwelling on same lot.

This policy does not apply if there is an existing dwelling on the same lot.

5 REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)



POLICY NO:

SDev CP067 - LOCAL PLANNING POLICY - NEW ROADS AND UPGRADES – PROVISION FOR AND CONTRIBUTIONS BY DEVELOPERS
GOVERNANCE INFORMATION

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:			OCM	20/10/10	Res: 358/10	Synopsis:	Policy created. 20/10/2010
	1	ENG28	OCM	10/05/12	Res:	Synopsis:	Reviewed Policy Adopted
Version:	2	CP067	SCM	26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP067	OCM	30/09/20	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version:	4	SDev CP067	OCM	29/09/22	Res:	Synopsis:	Reviewed and Adopted by Council
Version	5	SDev CP067	OCM	25/09/24	Res: XXX-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This policy ensures that new roads are constructed and/or existing roads are upgraded where necessary on and for new developments. The policy also ensures that financial contributions are made towards the upgrading of road infrastructure that is required immediately or in future as a result of development in existing areas.

The objective of this policy is to:

- 2.1 Identify the circumstances where a financial contribution to be paid by developers for funding of new roads or upgrades to existing roads; and
- 2.2 Provide a method of determining the contribution required.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. POLICY

3.1 Application of Policy

This Policy applies to all developments, whether within existing built-up areas (i.e. infill development fronting an existing road network and includes town sites) or outside built-up areas and town sites and includes rural and semi-rural areas.

No contribution is required unless:

- 3.1.1 A specific contribution scheme (Development Contribution Plan) has been prepared and is applicable to the subject land; or
 - 3.1.2 The Shire requires a Traffic Impact Assessment (TIA) in order to assess a proposal, and the TIA indicates that modifications to the existing road network to accommodate increased traffic, manoeuvres and road safety are required. In these circumstances, if Development Approval is granted it will include a condition stating that all costs associated with the design and construction of the upgrade will be met directly by the developer. The Council may consider accepting a contribution equal to the value of the design and construction of the upgrade plus a 5% administration charge.
 - 3.1.3 The standards to be adopted for road upgrades under clause 3.1 shall be in accordance with the requirements stipulated in the Shire's Road Asset Management Plan, for the location of the land (i.e. within or outside built up areas).
- 3.2 The need to upgrade an existing road is based on the understanding that developments that significantly intensify road usage will create the need to upgrade existing roads to a higher standard. As each development incrementally

adds to an increase in traffic volume, each development approved which identifies the need for upgrades in a TIA must contribute proportionally to fund future upgrades.

- 3.3 Road upgrades will be carried out when traffic volumes require an increase in road standard. Therefore, the funds collected should be sufficient to enable the upgrade of the road to the next standard as depicted in the Road Asset Management Plan.
- 3.4 Where a development will generate additional traffic volumes in excess of ten vehicles per day per lot and/or includes vehicle types larger than Austroads Vehicle Classification System Class 2, a road upgrade shall be carried out as a condition of approval to the satisfaction of the Shire of Dardanup. The upgrade required shall meet the Shire standards for the increased traffic volume and class. An estimation of traffic volume shall be determined by the Shire of Dardanup or by an appropriately qualified consultant approved by the Shire of Dardanup and at the cost of the applicant.

4. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Shire of Dardanup Local Planning Scheme No. 9 (LPS9).

Shire of Dardanup Local Planning Scheme No. 9 (LSP9).

SDev CP104 Local Planning Policy Caravans as Temporary Accommodation



POLICY NO:

SDev CP068 – LOCAL PLANNING POLICY - UNIFORM FENCING ABUTTING PUBLIC LAND AND STREET LANDSCAPING WITHIN SUBDIVISIONS – MAINTENANCE

GOVERNANCE INFORMATION

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:	1	ENG29	OCM:	20/10/10	Res:	358/10	Synopsis:	Policy created. 20/10/2010
			OCM:	10/05/12	Res:		Synopsis:	Reviewed Policy Adopted
Version	2	CP068	SCM	26/07/18	Res:	251-18	Synopsis:	Reviewed and Adopted by Council
Version	3	SDev CP068	OCM	30/09/20	Res:	269-20	Synopsis:	Reviewed and Adopted by Council
Version	4	SDev CP068	OCM	28/09/22	Res:	243-22	Synopsis:	Reviewed and Adopted by Council
Version	4	SDev CP068	OCM	25/09/24	Res:	XXX-24	Synopsis:	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

There may be a requirement within subdivisions in the Shire of Dardanup for the provision of uniform fencing which abuts public land and also street landscaping. If these areas are not satisfactorily maintained prior to Council assuming control, expensive remediation may need to be undertaken at Council's expense.

The purpose of this policy is to ensure that when the Shire assumes the maintenance role for uniform fencing abutting public land, it is in a good clean order and that street landscaping is adequately established.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. POLICY

- 3.1 Any future requirement for the provision of uniform fencing abutting public land and street landscaping within any subdivision in the Shire of Dardanup shall be subject to being constructed and maintained to the satisfaction of Council.
- 3.2 The developer is required to pay a maintenance bond of 2.5% of the cost of construction of the fence, as a condition of this policy.
- 3.3 It is the developer's responsibility to ensure that for a 24 months after the date of completion of a fence abutting public land, the fence is maintained to its original condition and is free from graffiti and/or other unsightly stains or markings, at the expense of the developer.
- 3.4 It is the developer's responsibility to ensure that for 24 months after the date of completion of street landscaping, the landscaping is maintained in a healthy condition, all weeds are removed, and any dead or diseased plants are replaced, all at the expense of the developer.
- 3.5 The Shire will not support a subdivision, or clear a condition of subdivision, unless the developer agrees to comply with the provisions of this policy and has paid the appropriate maintenance bond to the Shire.

Application

The requirements of this policy will be considered where a condition of subdivision requires the provision of uniform fencing abutting public land and/or street landscaping.

4. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Shire of Dardanup Local Planning Scheme No. 9 (LPS9).



POLICY NO:

SDev CP084 – LOCAL PLANNING POLICY – ADVERTISING SIGNAGE**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:		Draft	OCM	29/07/2020		Synopsis:	
Version:	1	SDev CP084	OCM	30/09/20	Res: 269-20	Synopsis:	Policy reviewed and endorsed by Council.
Version:	2	SDev CP084	OCM	31/03/21	Res: 61-21	Synopsis:	Amended and adopted by Council.
Version:	3	SDev CP084	OCM	28/09/22	Res: 243-22	Synopsis:	Reviewed and adopted by Council.
Version	4	SDev CP084	OCM	25/09/24	Res: XXX-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE AND OBJECTIVE

This Policy provides guidance on the assessment of advertisement signs within the Shire of Dardanup. This Policy outlines when advertisement signs require development approval, and the objectives and standards against which the Shire will assess applications for advertisement signs.

This Policy also seeks to exempt certain advertisement signs from the need to obtain development approval where minimum requirements are met.

The objectives of this Policy are to:

- 2.1 Ensure that advertisement signs are appropriate for their location, relate to the land and/or buildings for which it is placed, and do not adversely impact the amenity of the surrounding area.
- 2.2 Ensure advertising signage is of a scale appropriate to buildings, lot size and lot frontage/s of the site relevant to the application.
- 2.3 Ensure that advertisement signs only advertise services offered and/or products produced, sold, and/or manufactured on the land or building/s related to the approved use/s taking place.
- 2.4 To ensure advertisement signs do not pose an unnecessary risk to the safety of people and vehicles by virtue of their location, design, use and function.
- 2.5 To ensure that advertising signs are simple, clear, easy to read and maintained to a high standard.
- 2.6 Protect the cultural heritage significance of particular places and/or areas.
- 2.7 To provide for the rationalisation of signage on properties with multiple advertising requirements.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Under clause 3(5) and clause 67(g) of the Deemed Provisions the Local Government is to have due regard to a local planning policy in making a determination under the local planning scheme and applications for development approval.

3. REFERENCE DOCUMENTS

- Planning and Development Act, 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Dardanup Local Planning Scheme No.9 (LPS9)

4. DEFINITIONS

4.1 The words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, and as defined below.

4.2 The meaning of other specific words and expressions relevant to this Policy given below:

Advertisement Sign: Has the same meaning as an 'Advertisement' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Electronic Display Screen/Panel: Means an advertisement sign or a portion of an advertisement sign that displays an electronic image or video, which may or may not include text.

Election Sign: Means a sign that is -

- a) The advertisement is erected or installed in connection with an election, referendum or other poll conducted under the *Commonwealth Electoral Act 1918* (Commonwealth), the *Referendum (Machinery Provisions) Act 1984* (Commonwealth), the *Electoral Act 1907*, the *Local Government Act 1995* or the *Referendums Act 1983*.
- b) The primary purpose of the advertisement is for political communication in relation to the election, referendum or poll.

Fence: a freestanding structure put in place to mark a boundary and restrict movement across a property. It can be a permeable or solid structure. A fence may consist of several sections each section defined by a clear edge at which the angle of alignment of the adjoining fence changes.

Gable: is the generally triangular portion of a wall between the edges of a sloping roof.

Heritage Area: Has the same meaning as 'Heritage Area' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Heritage Place: Has the same meaning as 'Heritage Place' as defined in section 3(1) of the *Heritage of Western Australia Act 1990*.

Heritage Protected Place: Has the same meaning as 'Heritage protected place' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Sign: includes all forms of advertising devices, signage and bill posting including a notice, flag, mark, structure or device, or part thereof, whether or not words, numbers, expressions or symbols are shown thereon.

Sign surface area: where the sign is painted, printed or affixed on a building or fence and there is no contrasting background used to the predominant colour of the building elevation or fence, the surface area of the sign taken as the outer edge of the lettering, symbols images used. In the event contrasting colour(s) are used, the outer edge of the contrasting colour(s) will form the sign surface area. The surface area of the sign in a co-joined 'V' shape is the sum of both surfaces.

Third Party Signage: Means any advertisement sign advertising services and products unrelated to the subject site.

Wall: is the vertical external face of a constructed building comprising solid building material and includes any openings (windows/doors) but does not include a fence. A building may consist of several walls each wall being defined by a clear edge at which the angle of alignment of the adjoining wall changes

4.3 The definitions of various advertisement signs are contained within Table 1, 2 and 3: Advertisement Sign Requirements.

5. POLICY

5.1 This Policy exempts advertisement signs from requiring development approval where the advertisement sign is permitted in a Zone and complies with the development standards in Table 1 and the General Requirements listed in Part 7.1 of this Policy.

- 5.2 A Development Approval application is required for all other signs within the Shire, excluding signs for which approval is not required under Clause 61 of the Deemed Provisions. Development applications will be assessed against the Development Standards contained in Table 2 where applicable, and the Development Requirements listed in Part 7 of this Policy. Advertisement signs that do not comply with the objectives listed in Part 2 of this policy are deemed unacceptable and will not be supported unless exceptional circumstances exist.
- 5.3 The exemption afforded by Clause 5.1 of this Policy does not apply in any of the following situations where the advertisement sign:
- a) is located on land reserved under the Greater Bunbury Region Scheme or on a lot abutting land reserved under the Greater Bunbury Region Scheme, unless the development is exempted under the Greater Bunbury Region Scheme;
 - b) is located in a road reserve under the care and control of the Shire of Dardanup except for signs approved under Infr CP040 and Infr CP041;
 - c) does not comply with the Development Requirements listed in Part 7 of this Policy;
 - d) is illuminated or contains an electronic display screen and/or panel components;
 - e) is inconsistent with any relevant Design Guidelines or other Local Planning Policy;
 - f) is located in a place that is included on a Heritage List or on land located within a Heritage Area designated under the Scheme or located in a Heritage Protected Place;
 - g) is to be erected or installed within 1.5m of any part of a crossover or street truncation;
 - h) Where multiple signs are proposed **on** a single property and/or lot.
- 5.4 If a particular advertisement sign is not listed or defined, it shall be assessed on its individual merits in accordance with the objectives outlined in Part 2 of this Policy and the Scheme.
- 5.5 Before carrying out of any development listed associated with advertising signs, any other licences, permits or approvals required is to be obtained in accordance with any other law. A building permit may be required and applicants should consult with the Shire Building Division to determine if a building permit application is required to be submitted.
- 5.6 Signs listed in Table 3 are not permitted in the Shire of Dardanup.

6. INFORMATION REQUIRED TO ACCOMPANY DEVELOPMENT APPLICATION

An application for development approval for an advertisement sign is to be accompanied by the required information listed by Clauses 62 and 63 of the Deemed Provisions. At a minimum, a signage plan/s shall be submitted with each application with the following information:

- The name of the sign type as described in this Policy, for example, 'Wall Sign', 'Roof Sign' etc. or a full description of the sign;
- Details of the business or land use conducted on the premises to which the sign relates including the business name, business owner/proprietor, business address and contact details;
- Site plan: indicating the location of each proposed sign on the building and/or site and any existing signage that will be retained or removed;
- Elevations: showing the details/display of each sign, including wording, images, logos, colours and size dimensions, drawn to a professional standard;
- Specifications: including materials to be used, fixing methods, proposed illumination (if any) and any support structure/s;
- All application for development approval are to include footing details of the signage structure, or detail as to how the sign is intended to be fixed to the land or the building to which it applies;
- Fee: if a signage application does not form part of a larger development application, the fee will apply based on the cost of the proposed signage; and
- Approximate cost of the proposed sign.

Applications for development approval, which are not accompanied by the necessary information, will not be accepted for assessment and processing.

All applications for Electronic Display Screen/Panel Signs are required to be accompanied with an electronic display screen/panel lighting impact report from a qualified lighting engineer that specifies the maximum daytime, dawn/dusk, and night-time brightness relative to the surrounding development and land uses and the dwell/transition time.

All applications for advertisement signs within a Heritage Area/Place are required to be accompanied with a heritage assessment or statement prepared by a qualified practitioner that specifies the impact of the sign on the heritage of the area.

7. DEVELOPMENT REQUIREMENTS

7.1 General Requirements

- a) Advertisement signs shall only advertise services and products available on the premises where the sign is located. Third party advertising not permitted.
- b) Advertisement signs must be contained wholly within the property boundaries of a lot and a nil setback may apply where the sign will not overhang and the sign and its footings will not encroach into any reserve (including road reserve).
- c) A sign is not to be erected or installed within 1.5m of any part of a crossover or street truncation and is not to cause interference with or be hazardous to vehicular traffic and pedestrians.
- d) Street numbering shall be incorporated into advertisement signage, and shall be clearly visible from the street.
- e) Except where required by clause 5.3 of this Policy, development approval is not required where the content of an approved advertisement sign is proposed to be changed, provided the dimensions, location and structure remain unchanged, and the wording is not to be of an offensive nature.
- f) Advertisement signs shall not be located in a location or manner that unreasonably obstructs the view of existing public artwork or murals.
- g) Signs are required to be securely fixed to the structure by which it is supported.
- h) A signage strategy is required for multiple signs on a single property and/or lot.
- i) Where a proposed sign is exempt, the applicant is to provide written correspondence of the proposed signage for the Shire to keep on record.
- j) Signs needs to be of a high quality, and maintained to a high quality. If in the opinion of the local government, the sign is in conflict with the aims of the Scheme the local government may require the owner of the advertisement to repair or remove the advertisement.

7.2 Illuminated and Electronic Display Screen/Panel Signs

- a) All Electronic Display Screen/Panel signs shall:
 - i. be restricted to static images that are:
 - externally illuminated during hours of darkness; or
 - displayed electronically, i.e. in a digital format.
 - ii. have a minimum dwell time duration of 30 seconds;
 - iii. not contain a transition time from one display to another that exceeds 0.1 seconds; and
 - iv. no display transitional effects such as fly-in, fade-out and scrolling.
- b) Illuminated advertising signs, including electronic display screens/panels, abutting any road must:
 - i. use a low level of illumination, not exceeding 300cd/m², not flash, pulsate, or chase, and not cause a nuisance, by way of light spillage, to light received to the abutting sites to a maximum of 50 lux;
 - ii. not contain fluorescent, reflective or retro reflective colours or materials;

- iii. not interfere with or be likely to be confused with traffic control signals;
- iv. screen any electrical cables from the public realm and be maintained in a tidy manner; and
- v. not be located in Residential areas.

7.3 Signage Strategy

- a) A Signage Strategy (example illustrated in Appendix 1) required by Clause 7.1 of this Policy shall include the following information:
 - i. a scaled site plan, illustrating the location of any existing and proposed signage;
 - ii. elevation details illustrating the location and dimensions of any existing and proposed/future signage;
 - iii. details of any illumination if signage is proposed to be illuminated;
 - iv. evidence that all tenancies have equitable access to signage locations and
 - v. other plans and information that the Shire may reasonably require to enable the signage strategy to be assessed and determined.
- b) All advertisement signs shall comply with the approved Signage Strategy, unless otherwise approved by the Shire under a separate development approval.
- c) Further development approval is not required where an advertisement sign complies with an approved signage strategy.

7.4 Heritage Places

- a) Any original and early signage (including remnants) that contribute to the cultural heritage significance of a heritage place shall be preserved.
- b) The size, scale, location, materials and colours of any proposed advertisement sign on a heritage place must respect the heritage value of the site.
- c) Advertisement signs shall not impact the heritage value/significance of an area.

7.5 Performance Criteria

Where standards in Clause 7.1 and 7.2 are not met, the variations will be assessed in accordance with the performance criteria outlined below:

a) Response to location and character

- Signs shall not result in an adverse impact upon the character or historical significance of the site.
- Signs shall not dominate the streetscape or detract.
- Signs shall not block important views or vistas to environmental or heritage areas or obscure architectural detailing.

b) Scale and design of signage

- The scale and design of signage is appropriate to the building and architectural details to which it relates.
- The scale and design is compatible with surrounding development and general nature of land use.
- Signs shall not contain reflective materials or finishes that would adversely affect amenity within the public realm or adjacent buildings.
- Signs shall not incorporate sound or vibration
- Signs shall not incorporate offensive content.
- All supporting structures, cabling and conduits shall be screened from public view.

c) Rationalisation of signage

- The rationalisation of signage is supported where possible.
- Multiple signs on a single site will not be supported, where rationalisation opportunities are possible.

d) Design, construction and maintenance

- Signs shall be constructed using high quality, durable materials and installed in a professional manner.
- Signs are maintained to a high standard.

e) Safety

- Signs shall be adequately installed and secured.
- Signs shall not cause confusion with, or reduce the effectiveness of, traffic control devices.
- Signs shall not cause driver distraction or otherwise impact on traffic or driver safety.
- Signs shall not obstruct safe and convenient pedestrian movement.
- Signs shall not pose a threat to public safety or health.

7.6 Contents of Signs

The content of any sign shall not contain any information that may be deemed by the Local Government to be misleading, offensive or derogatory in nature. Where a sign is deemed to fall into one or more of the categories above, the Local Government will request that revised content be provided.

7.7 Advertisement Signs required by Shire of Dardanup and Public Authorities

Advertisement signs required by the Shire of Dardanup and/or a public authority are exempt from requiring development approval.

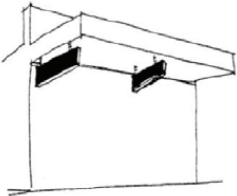
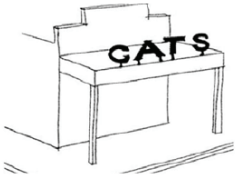

8. APPLICATION


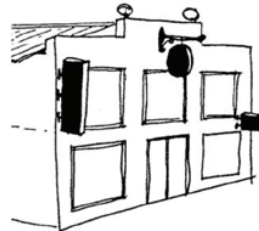

This Policy applies to the entire Shire of Dardanup Scheme Area and is to be read in conjunction with the Scheme and any other relevant local planning policy. This Policy does not deal with:




- warning signs and risk management signage installed by the Local Government on Local Government controlled land in accordance with the *Public Works Act, 1902*; and
- street parking signs, information signs, road signs, regulatory traffic signs and directional signs installed by the Local Government in local road reserves in accordance with the *Public Works Act, 1902*. The Local Government's approach to such signage is set out in Policy CP040 Directional Signage Policy for Fixed Signs within Road Reserves and Policy CP041 Directional Signage for Public Events and Activities – Temporary Signs within Road Reserves.

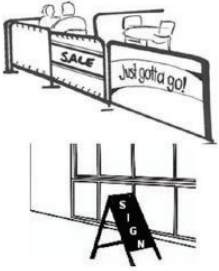
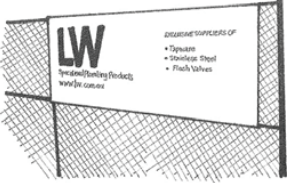

Signs which do not require approval.

The following signs do not require approval if the sign meets all applicable development standards and it only applies to the Permitted Zones. Any variations to the development standards proposed, requires an application for development approval. The signs types in Table 1 in all other Zones will require development approval.

SIGN TYPE		EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
SIGNS ON BUILDINGS	PERMITTED ZONES	
<p>Awning Signs (below)</p> <p>An advertisement sign fixed to or suspended from the underside of a verandah, balcony or awning.</p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes</p>	<p>Awning Signs (below) shall:</p> <ul style="list-style-type: none"> • Is a single faced sign • achieve a minimum height clearance of 2.7m from the natural ground level; • not exceed a height of 500mm; • not exceed an area of 4 m2; • not be within 3m of another such sign attached to the underside of the same verandah; • not project or overhang beyond the boundaries of the lot; • consist of one sign per tenancy; and • only be located near the entrance to a tenancy.
<p>Awning Signs (above)</p> <p>An advertisement sign located above the outer fascia of a verandah, balcony or awning.</p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes</p>	<p>Awning Signs (above) shall:</p> <ul style="list-style-type: none"> • Is a single faced sign • not exceed 500mm in height; • not exceed 500mm in depth; • not project beyond the outer metal frame or the surround of the fascia of the building to which it is attached; • not project or overhang beyond the boundaries of the lot; • consist of one sign per tenancy; and • only be located near the entrance to a tenancy.
<p>Community Service Sign</p> <p>Is a temporary sign on non-rigid material hung on a building or fence to which advertises non-for-profit, short term events such as a fete, fair or festival for a charitable, religious, education, child care, sporting organisation or the like.</p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes</p>	<ul style="list-style-type: none"> • One sign per street frontage. • Maximum area of 4sqm; • Located on the site of the proposed activity or the property of the relevant organisation where the activity is to occur; and • Not be displayed more than four weeks prior to the event advertised and removed not later than one week after the conclusion of the event.

SIGN TYPE		EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
SIGNS ON BUILDINGS	PERMITTED ZONES	
<p>Freestanding Banner Signs</p> <p>A freestanding banner sign is an advertising device made from lightweight material attached to a pole weighted to the ground. These signs come in a variety of shapes and may also be referred to as ‘Bali’, ‘Teardrop’, ‘Blade’ or ‘Wing’ signs.</p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes</p>	<ul style="list-style-type: none"> • Dimension: max. 2.5m height max. 1.2m width • Must: • be limited to 2 per street frontage; <ul style="list-style-type: none"> • be securely fixed to a building or pole of sufficient size and strength to support the banner under all conditions; • be erected within the boundaries of the lot and not project beyond any lot boundary; • not be located within the street setback line; • not impede vehicle • sightlines for access to and from the property; and • not impede pedestrian access to and from the property
<p>Projecting Signs</p> <p>An advertisement sign which projects more than 300mm out from a wall of a building, below the eaves or ceiling height.</p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes</p>	<p>All Projecting Signs shall:</p> <ul style="list-style-type: none"> • be limited to a maximum of one sign per tenancy; • have a minimum clearance of 2.7m from the natural ground level; • not project out more than 1m from the wall of which it is attached; • not exceed 4m² in area; • not be placed within 2m of either end of the wall to which they are attached; and • not project above the top of the wall to which they are attached.
<p>Wall Signs</p> <p>An advertisement sign which is affixed to the external part of a wall of a building, a gable end, or a building façade and no part of which is above the roofline of the building.</p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes</p>	<p>Wall Signs shall:</p> <ul style="list-style-type: none"> • not extend laterally beyond either end of the wall or protrude above the top of the wall; and • not cover more than 10% of the façade for each tenancy within a building and/or development site visible from the public realm; or • where there is an approved signage strategy, not cover more than 25% of a façade within a building and/or development site visible from the public realm.

SIGN TYPE		EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
SIGNS ON BUILDINGS	PERMITTED ZONES	
<p>Window Signs</p> <p>An advertisement sign which is painted or affixed to either the interior or exterior surface of the glazed area of the window.</p> <p><i>*Note: This includes all areas of non-advertising window coverings which block views into or out of the window of the building to which they are affixed.</i></p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes</p>	<p>Window Signs that:</p> <ul style="list-style-type: none"> do not cover more than 50% of the total window area per tenancy; not obstruct views onto the public realm; and not detract from the streetscape
<p>Property Transaction, Display Home, and Building Construction Signs</p> <p>An advertisement sign advertising the display, sale, construction or lease of buildings, land and/or development.</p>  	<p>All Zones</p>	<p>Property Transaction, Display Home, and Building Construction Signs pertaining to Single Houses, Grouped and Multiple Dwellings that:</p> <ul style="list-style-type: none"> a double faced sign having not exceeding an area of 2m² for property transactions and building construction and 4m² for Display Homes; are limited to a maximum of one sign per street frontage for each property or tenancy; and illumination is not permitted. <p>Property Transaction and Building Construction Signs for shopping centres, commercial developments, that:</p> <ul style="list-style-type: none"> do not exceed an area of 5m²; are limited to a maximum of one sign per street frontage for each property or tenancy; and do not exceed a maximum height of 3m, inclusive of supporting posts/structures.

SIGN TYPE PORTABLE TEMPORARY SIGNAGE	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
<p>Ground Based Signs</p> <p>An advertisement sign not permanently attached to the ground including, but not limited to a sandwich board sign which consists of two sign boards attached to each other at the top or elsewhere by hinges or other means, which is no higher than 1.2m above natural ground level.</p> 	<p>Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes Tourism Rural</p>	<p>Ground Based Signs that:</p> <ul style="list-style-type: none"> • contain a maximum area of 1m² each side; • are only displayed during the operating hours of the business to which the sign relates; • provide a clearance of a minimum of 1.8m to a footpath or pedestrian walkway; • are limited to a maximum of one sign per tenancy on a lot; • are not located more than 5m from the building to which the sign relates; • do not exceed a maximum height of 0.75m measured from natural ground level (including supporting structures).
<p>Fence Sign</p> <p>An advertisement sign attached to a fence.</p> 	<p>Light Industry General Industry</p>	<p>Fence Signs shall:</p> <ul style="list-style-type: none"> • Is a single faced sign; • be limited to a maximum of one sign per street frontage on any one lot; • be securely attached; • sit flush on the fence to which it is attached; • not contain any sharp or pointed edges below a height of 2.7m; • not cover more than 30% of the total area of the fence; and • not impact on views to the street and/ or building.
<p><u>Signage for sponsorships at sports grounds/ovals</u></p>	<p><u>All zones and reserves where the use is permitted and approved.</u></p>	<p><u>Signs shall:</u></p> <ul style="list-style-type: none"> • be securely attached to a fence; • be no higher than 1.2m from the ground; • sit flush on the fence to which it is attached; • not be illuminated; • always be internally facing.
<p>Rural Producer Sign</p> <p>A sign erected on land lawfully used for rural or farming purposes which advertises goods or products produced, grown or lawfully manufactured on the land within the boundaries of which the sign is located.</p> 	<p>Tourism Rural Rural Residential</p>	<p>Rural Producer Sign shall;</p> <ul style="list-style-type: none"> • Not exceed 2.5m² in area; • Not exceed 3m in height; • Be no more than one sign per lot; and • Only be erected and maintained on land on which the goods or products are produced, grown or lawfully manufactured

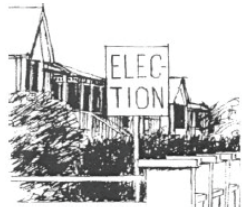
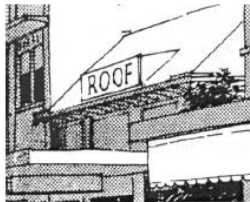
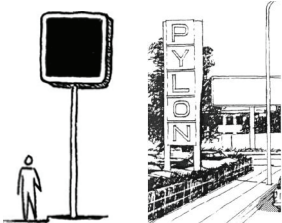

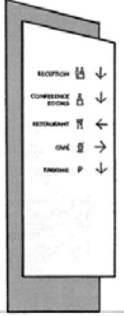
SIGN TYPE PORTABLE TEMPORARY SIGNAGE	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
Home Occupation/Home Business Sign	Residential	<p>Specific signage provisions – areas</p> <p>Signage on residential properties:</p> <ul style="list-style-type: none"> • Shall be associated with an approved home occupation or home business. • No more than one sign per street frontage shall be supported • Signage shall be sited appropriately and not obscure vehicle and pedestrian sightlines. • Individual signage shall not exceed 0.5 of a square metres • No illumination permitted.
Election sign As per the definition in Part 4 of this policy. 	All Zones	<ul style="list-style-type: none"> • Not to be displayed on local government controlled land or a road or other public place. • The advertisement is not erected or installed until the writ or writs have been issued or, for an election, referendum or poll under the Local Government Act 1995, until the 36th day before the day on which the election, referendum or poll is to be held. • The advertisement is removed no later than 48 hours after the election, referendum or poll is conducted. • The advertisement is not erected or installed within 1.5 m of any part of a crossover or street truncation.
Roof sign Is an advertisement positioned at the top of a building (above an awning, verandah roof or the like) where the roof of that building would normally form the predominant backdrop to the sign when it is viewed from the ground. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes Tourism	<ul style="list-style-type: none"> • A maximum area of 20% of the area of the roof panel on which it is located or 4m² whichever is the lesser. • A maximum width of 2/3 of the width of the roof. • Does not protrude above the roof ridgeline. • Does not project more than 300mm from the portion of the building to which it is attached.

TABLE 2 – SIGNS THAT REQUIRE DEVELOPMENT APPROVAL**Signs that Require Development Approval**

The following signs require development approval in all circumstances. Applications will be assessed on their merit and need to demonstrate compliance with the Development Standards in Table 2.

SIGN TYPE	DEVELOPMENT STANDARDS
<p>Pylon Signs</p> <p>An advertisement sign which affixed to the ground having one or more supports where the overall height (inclusive of any supports) is greater than the sign's horizontal dimension.</p> 	<p>Pylon Signs shall:</p> <ul style="list-style-type: none"> • The maximum sign face area is 10m² per face, for a maximum of two faces; • Must not be located less than 1.5m from the front property boundary (including the primary and secondary street frontages of a corner lot), and must not project beyond the alignment of any property boundary; • have a minimum clearance of 2.7m from the natural ground level; • be restricted to a maximum of either one pylon or monolith sign per street frontage, or where a lot has numerous tenancies/units, multiple pylon or monolith signs may be approved where separated by a minimum distance of 50m; • not exceed 2.5m measured horizontally across the face of the sign; • Where practical, make provision for infill panels to accommodate the needs of a property containing multiple tenancies/units; • not be more than 6m above natural ground level (including supporting structures), except where: <ul style="list-style-type: none"> • multiple tenancies/units are located on a lot, then the height can be increased to 7m above natural ground level (including supporting structures).
<p>Balloon Sign</p> <p>An inflatable advertisement sign.</p> 	<p>Balloon Signs shall:</p> <ul style="list-style-type: none"> • not exceed 7m in diameter; • not exceed 9m in height; • not be displayed for more than 14 days in aggregate for any one calendar year; and • be securely attached.
<p>Monolith Signs</p> <p>An advertisement sign comprising of a solid, ground mounted structure, where the vertical dimension exceeds the horizontal dimension, but does not include a Pylon Sign or a Directional Sign:</p> 	<p>Monolith Signs shall:</p> <ul style="list-style-type: none"> • not be more than 6m above natural ground level (including supporting structures), except where multiple tenancies/units are located on a lot, then the height can be increased to 7m above natural ground level. • have a maximum area of 15m² • be restricted to a maximum of either one pylon or monolith sign per street frontage, or where a lot has numerous tenancies/units, multiple monolith or pylon signs may be approved where separated by a minimum distance of 50m. • Where practical, make provision for infill panels to accommodate the needs of a property containing multiple tenancies/units.

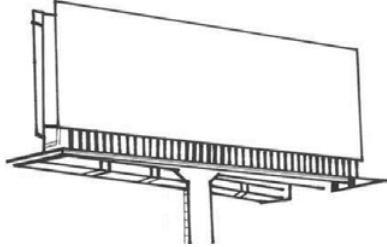
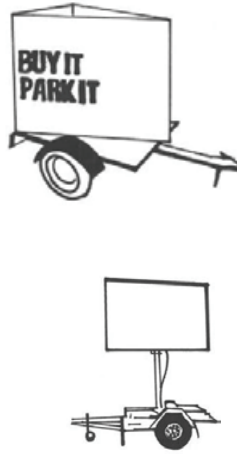

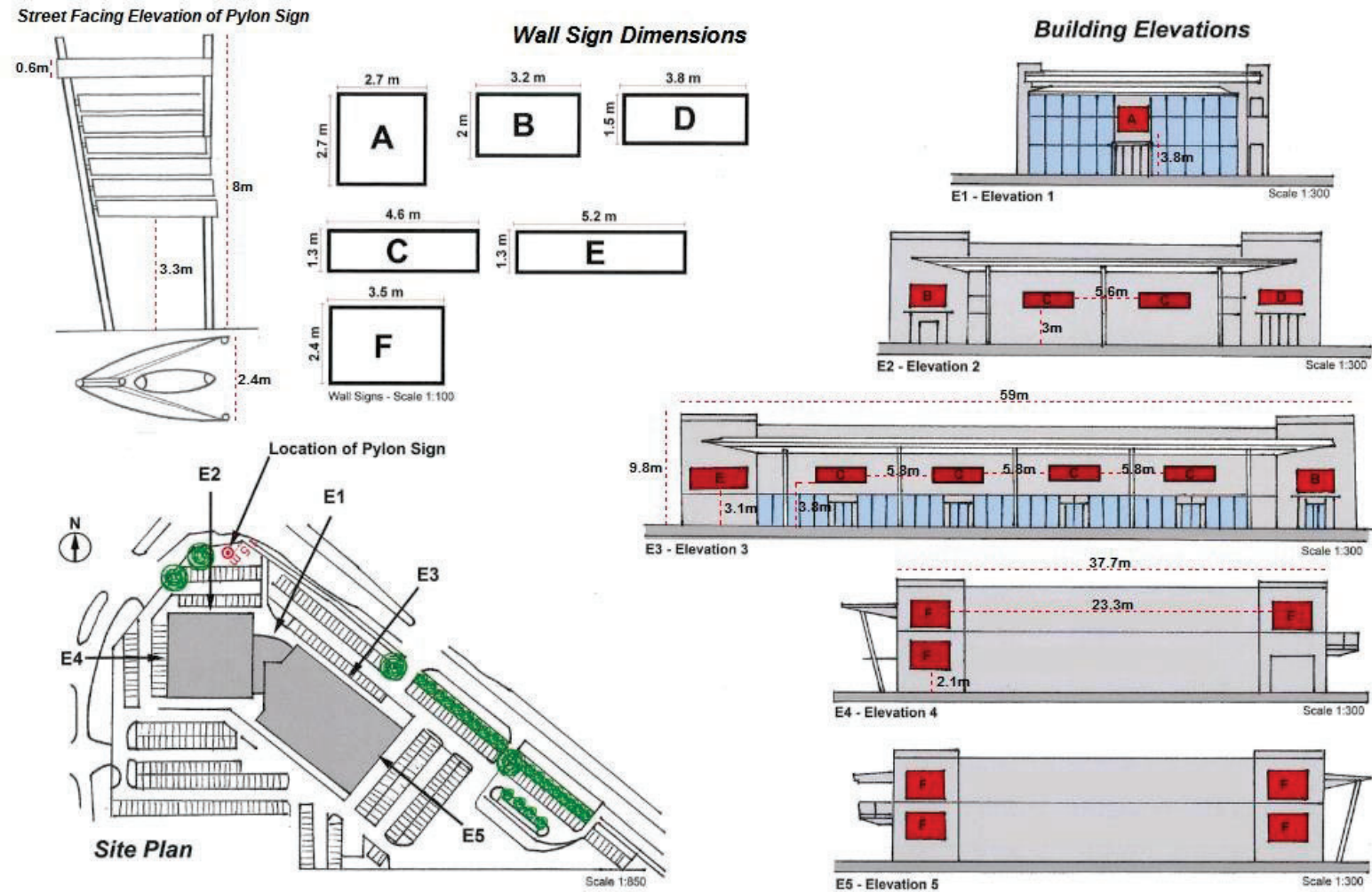
SIGN TYPE	DEVELOPMENT STANDARDS
<p>Billboards</p> <p>An advertisement sign fixed to a freestanding structure or building may include LED components, however not classified as a pylon or wall sign.</p> 	<p>Not permitted, but Council may consider a hoarding sign subject to the following;</p> <ul style="list-style-type: none"> • Number of similar signs approved by Council within 1km of the proposed sign; • Must be mounted as a freestanding structure; • Must not be located on a street frontage of a premises along which is located another billboard sign, billboard sign large, ground sign, pole sign, pylon sign or pylon sign – large; • Sign not exceed a maximum of 85m² in area; • Sign not less than 1.2m or greater than 20m (top of sign inclusive of supporting posts) above ground level; • Setback of the sign from the property boundary to be determined subject to the adjoining road hierarchy, width of road reserve, proximity of sensitive uses, size of the sign and any existing vegetation/screening; • Consideration to advice received from agencies upon referral of the proposal to the affected agencies.
<p>Trailer Mounted Signs</p> <p>An object which is displayed for the purposes of advertisement (including a variable message sign); or an advertisement sign which is attached to or placed on a vehicle (car, truck, boat, trailer, caravan, machinery, whether moveable or not).</p> 	<ul style="list-style-type: none"> • Maximum horizontal or vertical dimension being 2.0m • The vehicle is removed when Cyclone warning 'Yellow' alert is issued • The sign is adequately secured to not cause risk to other road users. • Public authorities exempted.
<p>Any Other Sign -</p> <p>Is a sign that is not listed or defined within the general terms of the definitions or otherwise mentioned in this Policy.</p>	<p>These are to be considered against the provisions of a sign definition of 'nearest fit' and the performance criteria.</p>

TABLE 3 – ADVERTISEMENTS NOT PERMITTED

Signs not Permitted - the signs below are not permitted.

SIGN TYPE	ADVERTISEMENTS NOT PERMITTED
<p data-bbox="91 245 224 279">Tower Sign</p> <p data-bbox="91 311 593 375">A sign affixed to, or placed on an open structural mast or tower.</p> 	<p data-bbox="1019 245 1377 279">Tower Signs are not permitted.</p>

APPENDIX 1 – Signage Strategy Example





POLICY NO:

SDev CP091 - LOCAL PLANNING POLICY – EXEMPTED DEVELOPMENT AND LAND USE**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:						Synopsis:	
Version	1	New	OCM	26/02/2020	Res: 25-20	Synopsis:	Draft Policy created
Version	2	Adopted	OCM	29/04/2020	Res: 82-20	Synopsis:	Adopted by Council
Version	3	SDev CP091	OCM	30/09/2020	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version	4	SDev CP091	OCM	31/03/2021	Res: 61-21	Synopsis:	Amended and Adopted by Council
Version	5	SDev CP091	OMC	28/09/2022	Res: 243-22	Synopsis:	Reviewed and adopted by Council.
Version	6	SDev CP091	OCM	25/09/2024	Res: XXX-24	Synopsis:	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Policy establishes the Shire's position in relation to development that is exempt from requiring development approval. These exemptions are in addition to the use and development types identified as being exempt in Schedule 2 ('Deemed Provisions') of the Planning and Development (Local Planning Schemes) Regulations 2015.

The objectives of this Policy are to:

1. Provide certainty about what is considered minor development and to exempt such development from the need for development approval;
2. To streamline the land use planning regulatory process and to reduce red tape;
3. Ensure acceptable development outcomes are maintained;

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. REFERENCE DOCUMENTS

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Dardanup Local Planning Scheme No. 9 (LPS9)

4. DEFINITIONS

In this policy, **substantially commenced** means that the footings of an approved dwelling have been completed.

short-term rental accommodation —

- (a) means a **dwelling** provided, on a commercial basis, for occupation under a **short-term rental arrangement**; but
- (b) does not include a dwelling that is, or is part of, any of the following —
 - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
 - (ii) a caravan park;
 - (iii) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
 - (iv) a park home park;
 - (v) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
 - (vi) workforce accommodation;

short-term rental arrangement means an arrangement under which —

- (a) a **dwelling**, or part of a dwelling, is provided for occupation by a person; and
- (b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period;

hosted short-term rental accommodation means any of the following —

- (a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the **short-term rental arrangement**;
- (b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;
- (c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.

unhosted short-term rental accommodation means short-term rental accommodation that—

- (a) is not hosted short-term rental accommodation; and
- (b) accommodates a maximum of 12 people per night.

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9 Clause, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

5. POLICY

Prior to the commencement of development works, land owners and applicants are encouraged to discuss all development proposals with Shire Planning Staff to determine whether the terms and requirements of this policy apply.

Exemptions in Schedule 2 ('Deemed Provisions') of the Planning and Development (Local Planning Schemes) Regulations 2015 apply to land even though it may be located in the Ferguson Valley tourism area (SCA2) under LPS9. Exemptions in Schedule 2 ('Deemed Provisions') do not apply to land that is designated as Bushfire Prone Area under the Fire and Emergency Services Act 1998 and development approval is required under Clause 78D(3) for the development.

Before carrying out any development listed in Table 1, any other licences, permits or approvals required must be obtained in accordance with any other law.

In addition to the exemptions in Schedule 2, Development approval is not required for any development listed in Table 1 'Exempted Development' providing:

- 5.1 The proposal complies with the listed zones and criteria contained in the corresponding 'Applicable Zone' and 'Conditions' columns;
- 5.2 The land use or development does not represent an 'X' (Prohibited Use) in Clause 17 Table 3 – Zoning Table of the Shire of Dardanup Local Planning Scheme No.9;
- 5.3 The proposal does not vary any standards or requirements prescribed in the Scheme or the Planning and Development (Local Planning Schemes) Regulations 2015, or any other requirements of the R-Codes (if applicable).

Table 1 – Development Exempt from Development Approval

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
Arbor, archway or gateway - or similar type of decorative structure that defines a pedestrian entrance.	All zones	<ul style="list-style-type: none"> Maximum height 3 metres; and Maximum width 2.5 metres
Ancillary Dwelling	All zones	<ul style="list-style-type: none"> one ancillary dwelling on the same lot as a Single House or Grouped Dwelling; clustered with the main dwelling with provision of access and

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>services to be shared with the main dwelling;</p> <ul style="list-style-type: none"> the works comply with the deemed-to-comply provisions of the R-Codes and/or the general development requirements specified in this Scheme, except that the internal floor area may be up to a maximum of 100m² (i.e. excluding carport/garage, verands, patios, pergolas, etc.); and the works are not located in a heritage-protected place.
Family Day Care	All zones	Where development complies with the Scheme definition of a 'Family Day Care'
Fences	Residential	<p>Where the fence is not located within a Heritage Area or on a lot that contains a place on the Heritage List and meets any of the following criteria:</p> <ul style="list-style-type: none"> is a front fence and meets the acceptable development provisions of the Residential Design Codes, including; <ul style="list-style-type: none"> front fences within the primary street setback area being visually permeable 1.2 metres above natural ground level; and fences being truncated or reduced to no higher than 0.75 metres within 1.5 metres of where the fence adjoins a vehicle access point, where the driveway meets a public street and where 2 streets intersect; is located on a common boundary, is located greater than 4.5 metres from a primary street boundary and is no greater than 2 metres in height; is located on a secondary street boundary and is not greater than 1.8 metres in height.
	General / Light Industry, Service commercial	<ul style="list-style-type: none"> Constructed of 50mm steel mesh; Maximum height of 1.8m from natural ground level with a maximum overall height of 2.1m

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>where barbed wire is placed on top of the fence;</p> <ul style="list-style-type: none"> Supported by steel galvanised pipe posts: <ul style="list-style-type: none"> 2.7m in length Nominal bore of 40mm and outside diameter of 48mm Spaced at 4m centres o Sunk 0.6m into the ground, encased in concrete having diameter of 150mm; and Terminal posts are braced in line of the fence with diagonal pipe braces having nominal bore of 50mm and outside diameter of 60mm Centre and bottom high tensile galvanised steel wire.
	Rural, Rural Residential, Tourism	<p>Where the fence meets all of the following criteria:</p> <ul style="list-style-type: none"> is located within a 14 metre visual truncation on a corner lot and is no higher than 1.5 metres; is located within a 3 metre visual truncation to a vehicular access way and is no higher than 1.5 metres; is no higher than 1.8 metres in all other cases; is constructed of post and wire or post and rail; is not located within a heritage area and is not on a lot that contains a place on the Heritage List
Feature walls (Landscape Walls)	All zones	<ul style="list-style-type: none"> Maximum 3m width at a max height of 2.1m from natural ground level; and Setback behind the primary and/or secondary street setback.
Outdoor Cooking facilities - Pizza Oven, BBQ	All zones	<ul style="list-style-type: none"> Maximum height 1.8m from natural ground level excluding chimney or flue; and Structures above 1.8m from natural ground level need to be

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>setback as required by the R-Codes (if applicable) or Scheme Setbacks.</p> <ul style="list-style-type: none"> The size of the structure shall not be larger than 3m²
Home Business	All Zones	Where development complies with the Scheme definition of a 'Home Business'
Horse Shelters	Rural Rural Residential	<p>Where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> External surfaces are clad with non-reflective materials. No clearing of vegetation is required. Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation. A Greater Bunbury Region Scheme application is not triggered due to the land being affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS. <p>In the Rural Residential zone where the number of livestock kept on the lot is equal to or less than the base (dry) stocking rate that applies to the land (as defined in the Agriculture Western Australia document titled "Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp").</p>
Industry – Cottage	Rural Rural Residential	<p>Where development complies with the Scheme definition of a 'Industry – Cottage' and the following criteria is met:</p> <ol style="list-style-type: none"> The cottage industry is attached or detached from the dwelling located on the property; The use is to remain ancillary to the main dwelling or the principal land use of the property;

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>c) Retail of goods produced on-site is only permitted through the establishment of a small gallery located within the scheme floor area restrictions;</p> <p>d) Art and craft classes or demonstrations may be conducted at a rate of no more than 2 classes or demonstrations per week;</p> <p>e) The development does not involve the construction of any permanent works, structures or buildings unless otherwise approved by the Shire of Dardanup;</p> <p>f) Does not unduly impact on vehicular or pedestrian accessibility;</p> <p>g) May include temporary works small in scale which includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> • Marquees; • Stall setups; • Tables; or • Umbrellas <p>h) Operates within the hours of 7.00am and 10.00pm</p> <p>i) Noise must be compliant with the Environmental (Noise) Regulations 1997</p>
Keeping of Livestock	Rural	No Conditions.
	Rural Residential Tourism	Where the number of livestock kept on the lot is equal to or less than the base (dry) stocking rate that applies to the land (as defined in the Agriculture Western Australia document titled "Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp").
Outbuildings, Patios, detached garage, carports and lean-to structures attached to an outbuilding	Residential	<p>Outbuildings and detached Garages where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy;

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<ul style="list-style-type: none"> • Maximum outbuilding floor area - 80m² in aggregate or 10% in aggregate of the site area (whichever is the lessor); • A maximum wall height of 3m; • A maximum ridge height of 4.2m as per the Residential Design Codes; • Located behind the street setback; • A nil setback to the side and/or the rear boundary setback and 1m setback to a secondary street boundary is permitted for a maximum wall length of 9m. <p>Carports and Patios where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> • A maximum wall height of 3.5m; • A maximum ridge height of 4.2m as per the Residential Design Codes; • Located behind the street setback; • A nil side and/or rear boundary setback, and 1m setback to a secondary street boundary is permitted, for a maximum length of 12m along any boundary; • The roof cover being setback a minimum of 500mm from all lot boundary; • All other 'deemed to comply' requirements of the R-Codes being met; and • All stormwater including roof run off disposal is to be contained on site.
	Residential zoned lots in the Bushland Development Area	<p>Where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy; • Maximum outbuilding floor area - 80m² in aggregate or 10% in aggregate of the site area (whichever is the lessor); • A maximum wall height of 3.5m; • A maximum ridge height of 4.4m; • A minimum setback of 2m to the side and the rear for Burekup; • A minimum setback of 2m to the side and 10m to the rear in Eaton;

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<ul style="list-style-type: none"> • Patios must be constructed in accordance with the above listed criteria however are not subject to a maximum aggregate floor area. • All other 'deemed to comply' requirements of the R-Codes being met. • All Stormwater including roof run off disposal is to be contained on site.
	Rural Residential	<p>Where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy. • Maximum floor area – 300m² in aggregate where the lot size is less than 3ha. • Maximum floor area – 400m² in aggregate where the lot size is larger than 3ha. • A maximum wall height of 5m. • Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation. • A Greater Bunbury Region Scheme application is not triggered due to the land being affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS. • All Stormwater including roof run off disposal is to be contained on site.
Rural shed or farm outbuilding	Rural	<p>Where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> • Buildings to be clustered with the farmhouse and other outbuildings, if there are existing buildings on the lot. • Compliant with the relevant setbacks for the zone. <p>Notwithstanding these exemptions, approval under the Greater Bunbury Region Scheme (GBRS) application may be required due to the land being</p>

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS.
Parking of one (1) Commercial Vehicle	Residential	Where the parking of the vehicle complies with ClauseSchedule 7 Part (9)(a) – (e) of the Scheme.
	All other zones	Where: a) The parking of the commercial vehicle/s is ancillary to the approved use; or b) Only one (1) commercial vehicle and one (1) associated trailer is parked per property; and c) Where the subject lot has a total area of equal to or greater than 10,000m ² (1 hectares); and d) The subject vehicle is rated a gross vehicle mass of less than or equal to 6.5 tonnes.
Pool Pump Shed	All zones	Subject to compliance with the provisions part 5.4.3 Outbuildings of the Residential Design Codes.

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA						
Water tank	All zones	<ul style="list-style-type: none">Maximum height 2.7m above natural ground level;Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation.Permitted sizes by lot area:<table><tr><td>≥4,000m²</td><td>10m in diameter <u>212 000L tank</u></td></tr><tr><td><4,000m² but ≥2000m²</td><td>3.88m in diameter <u>32 000L tank</u></td></tr><tr><td><2,000m²</td><td>6000L tank no greater than 2.4m in height</td></tr></table>More than one water tank is permitted in the Rural and Rural Residential Zones where the water tanks are clustered with the farmhouse and other outbuildings, and no clearing of vegetation is required.	≥4,000m ²	10m in diameter <u>212 000L tank</u>	<4,000m ² but ≥2000m ²	3.88m in diameter <u>32 000L tank</u>	<2,000m ²	6000L tank no greater than 2.4m in height
≥4,000m ²	10m in diameter <u>212 000L tank</u>							
<4,000m ² but ≥2000m ²	3.88m in diameter <u>32 000L tank</u>							
<2,000m ²	6000L tank no greater than 2.4m in height							
Satellite Dishes, microwave antennae and radio masts	All zones	<p>The installation of satellite dishes, microwave antennae and radio masts or other low impact facilities which satisfy the following requirements:</p> <ul style="list-style-type: none">(i) there are no other existing satellite dishes, microwave antennae or radio masts on the subject lot;(ii) in the case of satellite dishes in residential areas, the maximum diameter is 1.0 metres or less and is not located within any of the street setbacks; and in non-residential areas the maximum diameter is 3 metres;(iii) in the case of microwave antennae, the maximum diameter is 1.0 metre or less, the antennae does not project higher than 3 metres above the ridge line of the building and is not utilised to transmit electromagnetic waves;(iv) in the case of radio masts, the height does not exceed 8						

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>metres, the radio mast is setback in accordance with the Scheme from any of the lot boundaries (or 6 metres whichever is greater) and the dimension of the antennae does not exceed 6 metres and is fully contained within the subject lot;</p> <p>(v) where the structure involves Amateur (Ham) Radio equipment shall be less than 10m above natural ground level and is setback no less than 4m from any lot boundaries;</p> <p>(vi) Is not visible from the primary street;</p> <p>(vii) and shall be clustered or located with existing development on site.</p>
Site Works and Retaining walls	All zones	<ul style="list-style-type: none"> Where the extent of fill and/or height of the retaining wall(s) does not exceed 500mm above the natural ground level; or Where extent of fill and/or height of the retaining wall(s) exceeds 500mm above the natural ground level, retaining walls shall be located on the boundary and fencing located atop to prevent overlooking (where the R-Codes apply); Is located on a boundary other than the primary street boundary; Is not located within a Flood Prone Area; Is not located within a heritage Area and is not on a lot that contains a place on the Heritage List.
Trading or Events - The use of any land which is approved through a license or permit issued under a local law	All zones	<ul style="list-style-type: none"> The activity does not involve alterations to the land or construction of permanent structure(s); Each event is in existence for less than 48 hours; Does not require a greater period than 5 days setup and breakdown of event infrastructure, or such

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>other period as is specified in the approval by the Shire; and</p> <ul style="list-style-type: none"> The cumulative total number of events at the property does not exceed more than 5 events in any 12 month period.
Trellis – or similar perforated material attached to Common or Dividing Fence	Residential	<p>If located adjacent to a side or rear (not secondary street) dividing fence,</p> <ul style="list-style-type: none"> The combined height of the fence and trellis does not exceed 2.4m from natural ground level; and Setback 6m from primary street boundary. OR <p>If located on a primary street dividing fence.</p> <ul style="list-style-type: none"> The combined height of the fence and trellis does not exceed 1.5m; and The trellis does not cover more than 25% of the frontage.
Temporary Offices and sheds	All zones	<p>(i) offices and sheds (including sea containers) used by builders directly associated with the building works occurring on site for the duration of completing the works; and/or</p> <p>(ii) offices (including sea containers) used by real estate agents directly associated to the sale of lots and/or dwellings on the development site for a period of 24 months.</p>
Vegetation Removal	All zones	<p>For removal, destruction or lopping of any vegetation that is not identified as being significant vegetation or identified as such on a Structure Plan or a Local Development Plan, and meets any of the following:</p> <ul style="list-style-type: none"> (i) to create or maintain a 20m wide Asset Protection Zone from the external walls of the primary dwelling on the property, for bushfire management; (ii) To create or maintain a 20m wide Asset Protection Zone from the external walls of any building that is 10m or less from the primary dwelling on a property; (iii) all vegetation other than trees within 80m of the Asset Protection Zone (i) above, for bushfire hazard reduction. (iv) any harmful weed species identified on an approved list of

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>any Federal or Western Australian Government Agency, including those listed by Department of Primary Industries and Regional Development (DPIRD) as Declared Plant, prescribed as a pest plant under the <i>Biosecurity and Agriculture Management Act 2007</i> (BAMA), or any other weed species as advised by DPIRD or</p> <p>(v) Where the vegetation removal does not require a 'Clearing Permit' under the (WA) <i>Environmental Protection Act 1986</i>.</p> <p>* Note: Despite any exemption in this section, approval may still be required under the (Cwlth) <i>Environmental Protection and Biodiversity Conservation Act 1999</i>, or a Clearing Permit may be required under the (WA) <i>Environmental Protection Act 1986</i>, in some instances. The applicant should check with DWER.</p>
Water Feature	All zones	<p>Where the structure constructed on a residential lot and associated with a dwelling –</p> <ul style="list-style-type: none"> • Maximum height of 2.4m above natural ground level if located behind the primary street setback; • Maximum height of 1.2m above natural ground level if located within the primary street setback; and • Permitted with a nil boundary setback. <p>All other zones shall be located in accordance with the Scheme setbacks</p>
Windmills and Wind Turbines	<p>Rural Rural Residential Tourism *Where development is located in the Ferguson Valley tourism area (SCA2), Development Approval is required</p>	<ul style="list-style-type: none"> • Incidental to a use occurring on the land which has Council approval, or does not require Council approval; • Compliant with the relevant setbacks/building envelope requirements for the applicable zone/designation. • A maximum height of 12m. • One Windmill or Wind Turbine is permitted per lot.

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<ul style="list-style-type: none"> Noise must be compliant with the Environmental (Noise) Regulations 1997
Works to a building in a dangerous state or state of emergency (i.e. a building that presents a public hazard) Or Painting / Maintenance of a Building	All zones	<ul style="list-style-type: none"> The repairs will replicate the external appearance of the structure in its original state; and No additions are applied or implemented to the structure as part of the works.
Unhosted Short-Term Rental Accommodation (Unhosted STRA) of: <ul style="list-style-type: none"> Single houses; Grouped Dwellings; Multiple Dwellings; Holiday House. 	All zones	<ul style="list-style-type: none"> The Policy excludes the following: <ul style="list-style-type: none"> Workforce accommodation; Park home parks and lifestyle villages. the period of accommodation shall not exceed 90 days in a relevant 12-month period*; and the number of guests accommodated within an Unhosted STRA at any time, where such comprises a Single House, Grouped or Multiple Dwelling, complies with all of the following standards: <ul style="list-style-type: none"> A maximum of 12 persons at any time; A minimum 4m² per person in each bedroom containing beds; and A minimum 2.5m² per person in each bedroom containing bunks; and the dwelling is registered under the <i>Short-Term Rental Accommodation Act 2024</i> Part 3. Car parking is provided at the rate required by the Local Planning Scheme for the relevant land use and is accommodated wholly within the lot boundary. For a Single House, Grouped or Multiple Dwelling on a lot over 1,000m², and for any other land use listed under this exemption on any sized lot, a Bushfire Attack Level assessment by a registered Level 1 bushfire practitioner being submitted that demonstrates the Bushfire Attack Level does not exceed BAL-29. Despite an exemption for Short Term Rental Accommodation of the predominant use, Development Approval may be

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		<p>required for the predominant use in accordance with the Local Planning Scheme.</p> <p>* A relevant 12-month period is: (a) the period of 12 months commencing on the day on which the owner or occupier registered the dwelling under the Short-Term Rental Accommodation Act 2024 Part 3; or (b) any subsequent 12-month period commencing on the anniversary of that day.</p>

6. APPLICATION

This Policy applies to all zoned land applicable under the Shire of Dardanup Local Planning Scheme No.9 inclusive of the land contained within the Ferguson Valley tourism area (SCA2) shown on the Scheme Map according to the legend thereon, unless specified in the Table above.

It should be noted that whilst the Policy identifies certain development types that do not require development approval, a building permit or other approval may still need to be obtained from the Shire.



POLICY NO:

SDev CP092 – LOCAL PLANNING POLICY - MILLBRIDGE ESTATE – SPECIAL PROVISIONS**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:					Synopsis:	
	1	DEV17	OCM: 21/09/16	Res: 239/16	Synopsis:	Policy created. 21/09/2016
Version:	2	CP092	OCM: 26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council – Advertised
Version:	3	SDev CP092	OCM 30/09/20	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version:	4	SDev CP092	OCM 28/09/22	Res: 243-22	Synopsis:	Reviewed and adopted by Council.
Version:	5	SDev CP092	OCM 25/09/24	Res: XXX-24	Synopsis:	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this policy is to apply site specific development and design controls to address the unique characteristics of properties in the Millbridge Estate adjacent to Millars Creek to prevent inappropriate development.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)

Shire of Dardanup Local Planning Scheme No. 9 (TPS9)

4. DEFINITIONS

Rural-styled Fencing - means treated pine logs in a post and rail style to a maximum height of 1.2m above the adjoining natural ground level with infill being ring lock wire mesh.

Open-style Fencing - means tubular pool style fencing.

Soft Landscaping - means the planting of native species and/or mulch with a maximum depth of 100mm and being kept clear from the base of existing mature trees.

Outbuilding - under the R-Codes means an enclosed non-habitable structure that is detached from the dwelling.

5. POLICY

5.1 In considering an application to approve a Local Development Plan on land abutting Millars Creek, Council shall be satisfied that matters contained in LPS9 and the Regulations are met and may impose appropriate conditions on any approval.

5.2 A Local Development Plan adopted in accordance with the Policy shall:

- i) Include a 3 metre wide development setback from the property boundary abutting the Millars Creek reserve, to be known as the designated Protection Area;
- ii) Not alter the existing ground level for that portion of land within the designated Protection Area;
- iii) Retain all vegetation within the designated Protection Area;
- iv) Refrain from developing land within the designated Protection Area, except for the following:

- Rural-styled fencing or open-style fencing including a single pedestrian gate.
- Pedestrian access pathway (including steps or stairs) with a maximum width of 1.5m;
- Soft landscaping.

Dwelling setbacks are to be in accordance with the adopted Local Development Plan for the relevant lot and may be varied under the R-Codes to meet the objectives of this policy;

- v) Outbuildings and ancillary development are to be sited in accordance with the adopted Local Development Plan for the relevant lot.
- vii) It is the landowner's obligation to ensure that the development is in accordance with any Developers Restrictive Covenant and the Millbridge Private Estate Building Design Guidelines registered against the land;
- viii) All lots along Millars Creek are in a designated Bushfire Prone Area and all development will need to comply with AS 3959 (Construction of Buildings in Bushfire Prone Areas) relevant to the Bushfire Attack Level (BAL) assessment as determined by an accredited consultant. Local Development Plans are to site building locations giving due regard to the relevant BAL assessment to achieve suitable separation.
- viii) In considering a Development Application proposing to vary any of the provisions of an approved Local Development Plan, the Shire will undertake consultation with adjoining landowners and any external agencies as and where appropriate to ensure development is consistent with the objectives of the policy and any other legislative requirements.

5.3 All proposed Local Development Plans shall give due regard to the provisions of this policy which will form the basis for assessment.

5.4 Council will request that the Western Australian Planning Commission include as a condition of subdivision approval that all land to be used for residential purposes abutting Millars Creek shall require the preparation of a Local Development Plan, prior to development.

5.5 Local Development Plans will be assessed against the criteria contained in this policy and shall be processed in accordance with the measures outlined in the Regulations.

6. APPLICATION

This policy applies to all land zoned "Residential" and/or "Development" with a R10 density coding along Millars Creek in the area known as Millbridge Estate.



POLICY NO:

**SDev CP094 – LOCAL PLANNING POLICY - DARDANUP WEST/CROOKED BROOK AREA –
PROVISION OF FORESHORE FACILITIES DEVELOPER CONTRIBUTION**
GOVERNANCE INFORMATION

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:			OCM: 08/09/10	Res: 303/10	Synopsis:	Policy created. 08/09/2010
	1	DEV19	OCM: 10/05/12	Res:	Synopsis:	Reviewed Policy Adopted
Version:	2	CP094	SCM 26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP094	OCM 30/09/20	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version:	4	SDev CP094	OCM 28/09/22	Res: 243-22	Synopsis:	Reviewed and adopted by Council.
Version	5	SDev CP094	OCM 25/09/24	Res: XXX-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

In 2007 the “Dardanup West/Crooked Brook Structure Plan” (plan) was approved by the Western Australian Planning Commission. The plan provides strategic direction is for the development of Small Holding zoned (rural residential) lots in the area with the potential additional lot yield estimated to be 400 lots. As part of this policy, developers of land within the plan area are required to contribute to the establishment of foreshore facilities.

This policy shall only apply to land which has been rezoned to ‘Small Holding’ and is being subdivided into rural residential lots.

The objective of the policy is to ensure that the future development of foreshore facilities in the area covered by the plan is sufficiently funded via developer contributions so as not to place added burden on ratepayers.

3. REFERENCE DOCUMENTS

Shire of Dardanup Local Planning Scheme No. 9.

4. POLICY

There will be significant development in the plan area which will create the demand for foreshore facilities.

The cost of developer and Council funded foreshore facilities that will be required is was estimated at \$207,909 as at 1 July 2010. Based on a predicted 25% usage from residents from outside the plan area \$51,977 has been deducted from the total resulting in developers being required to fund \$155,931 (as at 1 July 2010).

Based on a lot yield of 400 lots in the plan area the developer contribution is calculated at \$390 per lot as at 1 July 2010, however these costs will be reviewed on an annual basis and be subject to increases in line with CPI. Where the Shire has an approved foreshore facilities Master Plan, costs are to be based on the actual cost of works in the Master Plan and will be subject to increases in CPI.

4.1 Foreshore Facilities

It is expected that three separate areas with foreshore facilities along the Preston River will be required, and these are indicated on the Dardanup West/Crooked Brook Structure Plan. It has been assumed that each area will consist of the following features, when determining the cost of developing these areas:

- Grassed Area: 2000m²
- Natural vegetation: 2000m²
- Picnic Settings x 2
- Pathways adjoining roadside parking and picnic area

4.2 Review of Developer Contributions

The developer contribution amount shall be reviewed on an annual basis in accordance with the following process:

- The review shall be undertaken in June each year.
- The new contribution rate shall come into effect on the latter of the 1st of July of that year or when the review has been completed and a new rate has been adopted by Council under the 'Fees and Charges' for that year.
- The review will consist of a review of estimates for the construction of the shared cost infrastructure unless there is an approved foreshore facilities Master Plan, in which case the actual cost of works in the Master Plan will be used.
- The review will consist of a review of contributions received and interest earned.

The construction estimates are based on works being undertaken by Council construction crews and all required materials being sourced and/or purchased through the Council.

The review of estimates will be carried out in conjunction with Council's annual budget deliberations. Therefore, the estimates shall be adjusted in accordance with plant, labour and construction material rates used in the development of Council's annual budget. All quantities used in the estimates will remain constant and shall not be adjusted during each review.

The Shire will request the WAPC apply the following subdivision condition to all subdivision applications in the Dardanup West/Crooked Brook Structure Plan area:

The subdivider making satisfactory arrangements with the Local Government to contribute towards the costs of provision of foreshore facilities identified in the Dardanup West/Crooked Brook Structure Plan area in accordance with the Dardanup West/Crooked Brook Area Road Provision of Community Facilities Developer Contribution Policy.

Funds will be collected from the subdividers at the time of request for subdivision clearance and will be placed in a reserve for the specific purpose they are collected.



POLICY NO:

SDev CP096 – LOCAL PLANNING POLICY - SEA CONTAINERS**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History			OCM	08/03/12	Res: 57/12	Synopsis:	Policy created. 08/03/2012
	1	DEV21	OCM:	10/05/12	Res:	Synopsis:	Reviewed Policy Adopted
Version	2	CP096	SCM	26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version	3	SDev CP096	OCM:	30/09/20	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version	4	SDev CP096	OCM:	28/09/22	Res: 243-22	Synopsis:	Reviewed and adopted by Council.

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this policy is to regulate the use of sea containers for storage within the Shire of Dardanup to ensure that they:

- (a) are located, screened and/or colour treated to appear visually integrated with the surrounding area; and
- (b) do not result in an adverse impact on amenity or streetscape.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)

Shire of Dardanup Local Planning Scheme No. 3 (LPS9)

4. DEFINITIONS

‘Sea Container’ - A re-sealable metal transportable structure designed for the storage, unitized freight handling and/or transport of goods from one location to another by road and sea.

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

5. POLICY

- 5.1 The Shire will not permit sea container(s) on land zoned ‘Residential’ or within any designated townsite boundary as defined under TPS3LPS9, other than in accordance with part 5.2 below.
- 5.2 Temporary uses: A sea container for temporary use does not require Development Approval in any zone where the following conditions are met:
 - (a) one sea container only is placed on the lot for up to a maximum of 7 days in any 12 month period, and is used solely for the loading/unloading of goods. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines; or
 - (b) one sea container only is placed on a lot for up to a maximum 12 months, and is used only in conjunction with building construction or subdivision works occurring, or approved to occur, on the same lot or adjoining lot. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines.
- 5.3 Industrial Lots: On lots zoned General Industry or Light Industry, sea containers do not require Development Approval where all of the following conditions are met:
 - (a) sea containers must be located wholly within lot boundaries, and must be setback 10m from both front and rear boundaries, and 5m from all other boundaries;
 - (b) sea containers are stacked no more than two sea containers high;

- (c) sea containers are not located over drainage areas, septic tanks, or vehicle access ways; and
- (d) no other structures are proposed to be attached to or cover the sea containers.

5.4 Other than in accordance with parts 5.1 - 5.3 above, an application for Development Approval will be required in all other circumstances. All applications will be assessed having regard to this policy, and may only be supported where all of the following conditions are met:

- (a) The land is not zoned 'Residential' or located within any designated townsite boundary as defined under LPS9.
- (b) The proposed sea container(s)
 - i) is/are ancillary to an approved or permitted use;
 - ii) will not be located within the front setback area of any lot;
 - iii) will not be located in areas designated for car parking, landscaping, effluent control or storm-water control;
 - iv) will not be used for human habitation;
 - v) will only be used for the purpose of storage, unless otherwise approved by Council;
 - vi) Other than on lots zoned General Industry or Light Industry, sea containers being completely screened from view from nearby roads, other public places, and adjoining properties, or:
 - the exterior of the sea container(s) being painted to blend in with the surrounding development, or with the surrounding landscape if the lot is not developed, within 3 months of Development Approval, and maintained thereafter; and/or
 - screening planting of native vegetation that comprises a range of sizes (including undergrowth and canopy vegetation), provides an effective visual screen and is a minimum 2m deep, being planted within 3 months of Development Approval, and maintained thereafter;
 - vii) Other than on lots zoned General Industry or Light Industry, sea containers must not be stacked on top of one another; and
- (c) On a lot zoned 'Rural Residential', there must be an existing habitable dwelling on the lot and only one sea container will be supported.

5.5 Notwithstanding Part 5.4 above, if the Shire considers that a sea container is likely to have a detrimental effect on the local amenity, or has the potential to visually impair or detract from the exterior design or appearance of other buildings or sightlines in the vicinity, the application will be refused.

6. APPLICATION

- a) This policy applies to all land zoned under LPS9.
- b) This policy does not apply to sea containers which have been previously approved by Council.
- c) The storage of all sea containers in all areas will require development approval from the Shire of Dardanup, prior to placement.

7 APPLICATION FOR DEVELOPMENT APPROVAL REQUIREMENTS

- a) An application for development approval shall be made on an Application for Development Approval Form 110 together with the following information:
 - i) A site plan showing the proposed location of the sea container(s) on the property distance of each sea container to all lot boundaries and the location of any existing buildings/structures , and the location of existing or proposed vegetation screens;
 - ii) Plans, dimensions and details of the sea container(s) which also includes the existing and proposed exterior colours;
 - iii) Photographs of the proposed sea container(s);
 - iv) Written details of proposed modifications and other works to be carried out to improve appearance and address amenity concerns (eg. painting, screen planting etc.).

- b) Notwithstanding that development approval may be granted by Council, a building permit may also be required to ensure compliance with all relevant requirements under the Building Code of Australia and relevant Australian Standards, if modifications are to be made to the sea container.

8 STANDARD CONDITIONS OF DEVELOPMENT APPROVAL

If granted, the Shire's Development Approval may include the following conditions, as a minimum:

- a) All development being generally in accordance with the approved development plans which form part of this Development Approval.
- b) The exterior of the sea container s) shall be painted in a colour scheme that is consistent with the majority of the surrounding development on the lot, or that is consistent with the surrounding landscape if the lot is not developed, within 30 days of the date of Development Approval and maintained thereafter; and/or
- c) Screen planting of native vegetation that comprises a range of storeys, provides an effective visual screen and is a minimum of 2m deep, must be planted within 3 months of the date of Development Approval, and maintained thereafter; and
- b) The approved sea container(s) shall not be used for human habitation purposes.



POLICY NO:

SDev CP099 - LOCAL PLANNING POLICY - DISPLAY HOMES – DEVELOPMENT STANDARDS**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:			OCM:	Res:	Synopsis:	
	1	DEV24	OCM: 26/07/12	Res: 261/12	Synopsis:	Policy created. 26/07/2012
Version:	2	CP099	SCM 26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP099	OCM 30/09/20	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version:	4	SDev CP099	OCM 28/09/22	Res: 243-22	Synopsis:	Reviewed and adopted by Council
Version	5	SDev CP099	OCM 25/09/24	Res: XXX-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The objective of this policy is to provide development standards for display homes so that they are appropriately serviced and limit impacts upon residential amenity.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)

Shire of Dardanup Local Planning Scheme No. 9

4. DEFINITIONS

Display home – means a building constructed as a dwelling but used for display purposes to encourage potential customers to purchase and/or construct similar dwellings.

5. POLICY**5.1 Display Homes shall be subject to the following provisions:**

- a) Unless Council agrees otherwise, a car parking area (which may be in the form of a double garage and double driveway exclusive of roadways and verges) shall cater for a minimum of four cars per display home, being paved and drained to the satisfaction of the Director Infrastructure.
- b) Any illumination of a display home is to be directed onto the property itself. The Council will require lighting to be modified if it is of the opinion that adjoining properties and the roadway are unduly affected.
- c) Display home signage shall comply with a Shire of Dardanup Signage Policy in the first instance, and in the absence of such a policy, signage shall comply with the following provisions:
 - i) A maximum of one (1) freestanding advertising sign (maximum of 6m² and no more than 4m high) shall be permitted, provided it is setback a minimum of 2m from the front boundary.
 - ii) No advertising sign shall be permitted within a corner lot's 6m by 6m visual truncation area.
 - iii) Advertising shall be permitted on the garage door of an approved display home.
 - iv) Illumination of advertising signs shall not be permitted.

- v) Removable 'A-Frame' advertising signage shall only be located within the property boundary and be securely fixed to the ground to reduce the hazard potential to the public.
 - vi) Portable signs (including A-Frame signage) shall not be permitted on public reserves, public streets, road verges, vehicle roundabouts, pedestrian paths and accessways.
- d) Development Approval for a display home is limited to a continuous 36 month period. Any proposed time extension will require an additional application for Development Approval to be submitted and approved.

5.2 Application

- a) This policy applies to all land zoned "Residential" and/or "Development".
- b) As 'Display Home' is not listed in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9, it will be assessed as a 'Use not listed' and will be subject to Clause 18(4) – *Interpreting Zoning Table*.
- c) The use of any residential property for the purpose of a display home will require an Application for Development Approval (Form 110) to be submitted for assessment accompanied with appropriate plans, details and the applicable application fee. Details of proposed signage shall form part of the application and will also require the submission of Form 110b.



POLICY NO:

SDev CP102 – LOCAL PLANNING POLICY - 'R100' Southbank Development Guidelines**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:			10/05/07	Res: 127/07		Policy created. 10/05/2007
Version:	1	DEV27	OCM: 10/05/12	Res: 251-18	Synopsis:	Reviewed Policy Adopted
Version:	2	CP102	SCM: 26/07/18	Res: 269-20	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP102	OCM: 30/09/20	Res: 243-22	Synopsis:	Reviewed and Adopted by Council
Version:	4	SDev CP102	OCM: 28/09/22	Res: XXX-24	Synopsis:	Reviewed and adopted by Council.
Version:	5	SDev CP102	OCM: 25/09/24		Synopsis:	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

This policy provides development guidelines for the proposed Southbank Development:

- To encourage high quality development addressing the prominent riverside location and orientation advantages of the site.
- To facilitate a mix of uses and scale of development enhancing public use of adjacent foreshore.
- Integrating the open spaces of the river foreshore with the urban development.

The Southbank Development Guidelines have been prepared to comply with a requirement of the Garden of Eaton Structure Plan. In order to ensure that the objectives of the development guidelines for the proposed Southbank Development are achieved, the guidelines are incorporated into this Local Planning Policy.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Shire of Dardanup Local Planning Scheme No. 9 (TPS9)

State Planning Policy (SPP) 3.7 - Planning in Bushfire Prone Areas

State Planning Policy (SPP) 7.0 - Design of the Built Environment

State Planning Policy (SPP) 7.2 - Precinct Design

State Planning Policy (SPP) 7.3 - Residential Design Codes

4. POLICY

- 4.1 In assessing proposals for subdivision, or applications for Development Approval (development and/or change of use), the Shire shall consider whether the proposal satisfactorily complies with the requirements of the matters listed below, in order of priority as listed, in addition to any requirements contained in LPS9 and the Regulations:
- a) the State Planning Policies referenced in section 3 of this Policy
 - b) the 'R100 Southbank Development Guidelines' contained in Appendix 1 which forms part of this Local Planning Policy.

5. APPLICATION

This policy applies to all proposals for subdivision and development of land shown in Figure 1 of the Southbank Development Guidelines: Link - [R100 Southbank Development Guidelines - Southbank R100](#)

6. EXPIRATION OF POLICY

Unless rescinded earlier, this policy will expire on 19 October 2025.



POLICY NO:

SDev CP104 - LOCAL PLANNING POLICY - CARAVANS AS TEMPORARY ACCOMMODATION**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:			OCM: 05/04/00	Res: 184/00	Synopsis:	Policy created. 05/04/2000
	1	DEV29	OCM: 10/05/12	Res:	Synopsis:	Reviewed Policy Adopted
Version:	2	CP104	SCM 26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP104	OCM: 30/09/20	Res: 270-20	Synopsis:	Reviewed and Adopted by Council
Version:	4	SDev CP104	OCM 28/09/22	Res: 243-22	Synopsis:	Reviewed and adopted by Council.
Version	5	SDev CP104	OCM 25/09/24	Res: XXX-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, and the *Caravan Parks and Camping Grounds Regulations 1997*.

To ensure that the use of a caravan as temporary accommodation (when used in conjunction with the construction of a dwelling) does not impact adversely on the amenity of an area or the environment.

3. POLICY

Council may permit the use of a caravan for temporary accommodation in accordance with this policy, subject to the following conditions:

- Temporary accommodation is not permitted on land zoned 'Residential' or within any designated townsite boundary and will only be supported on land zoned Rural Residential, Rural Smallholdings, Rural, or Priority Agriculture under TPS3.
- Approval will be granted for a maximum of 24 months.
- The property shall have an approved effluent disposal system installed, prior to occupation of the property, to the satisfaction of Environmental Health.
- The caravan shall be stored inside an approved outbuilding at all times and shall not be visible from any public road or neighbouring property.
- Council reserves the right to rescind an approval, if it is determined that the use of the property for temporary accommodation is causing it to be maintained in an untidy state or is having an adverse impact on neighbouring landowners, due to the emission of noise or other impacts.

The applicant is to complete and submit a Form 151 – Application Form – *Temporary Accommodation* for the Shire's consideration prior to using a caravan for temporary accommodation. If granted, approval will be provided to the applicant in writing.



POLICY NO:

SDev CP502 - LOCAL PLANNING POLICY – WAIVING AND REFUNDING OF FEES**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

Version:	1	SDev CP502	OCM	30/09/20	Res: 269-20	Synopsis:	Policy Created
Version:	2	SDev CP502	OCM	28/09/22	Res: 243-22	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP502	OCM	25/09/24	Res: XXX-24	Synopsis:	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this Policy is to:

1. To ensure there is a clear policy position within the Sustainable Development Directorate in relation to the waiving or refunding of fees for approvals and services provided by the directorate.
2. Ensure the waiving or refunding of fees is applied in a consistent and justifiable manner.
3. Eliminate the need to source funds from a Shire budgeted capital work project expenditure account for the purpose of paying fees that will ultimately remain with the Shire but transferred into a Shire planning, building or health revenue account at the expense of the project.
4. Reduce the processing time of applications for Shire funded capital works projects by not having to conduct the administration of fees.
5. Guide officers in waiving or refunding fees under delegation from Council.

3. SCOPE OF POLICY**3.1 Introduction**

This Policy applies to circumstances where the Shire may consider a request for the waiver or refund of fees for an approval or service provided by the Sustainable Development Directorate and Shire of Dardanup funded capital works projects undertaken by the Shire.

3.2 Statutory Background

Planning fees are imposed in accordance with the *Planning and Development Regulations 2009*, Schedule 2. The prescribed fees are the maximum amount a local government can charge and may be waived or refunded (in whole or part) under regulation 52. Regulation 49 also permits a local government to recover costs and expenses incurred in the provision of a specified service. Building Permit fees are imposed in accordance with *Schedule 2 - Fees* of the *Building Regulations 2012*. Council set inspection fees may also apply. The Schedule of Fees and Charges adopted with the Council's annual budget contains the fees set for the current financial year.

3.3 Exclusions

- 3.3.1 Financial hardship, personal circumstances or family circumstances are not grounds for the waiver or refunding of fees.
- 3.3.2 Fees relating to regulatory matters arising under the *Dog Act 1976*, *Cat Act 2011* and the keeping and control of dogs and cats generally are excluded from the provisions of this policy. Requests to waive or refund fees in relation to these matters will not be considered.
- 3.3.3 For building applications, fees will not be waived or refunded in the following circumstances:
 - (a) For uncertified domestic building work – where the value of the works is less than \$100,000.
 - (b) For certified domestic building work – where the value of the works is less than \$200,000.

- (c) For certified commercial building work – where the value of the works is less than \$400,000 in value.

3.3.4 The following fees associated with applications for Shire funded capital works projects cannot be waived by the Shire of Dardanup as determined by the relevant legislation and as such, are required to be paid upon lodgement of the relevant application:

- BCTIF for a Building Permit Application if applicable (dependent on construction value);
- BSL for a Building Permit Application;
- Health Department of WA Septic System Application (Application to Construct or Install an Apparatus for the Treatment of Sewerage)

4. WAIVING OF FEES

4.1 The Director Sustainable Development may consider and decide a request to waive fees in accordance with this policy.

4.2 A reduction in fees by 50% may be approved where the applicant is endorsed by the Australian Taxation Office as a not-for-profit organisation.

4.3 The request to waive fees must:

- (a) Be made prior to the submission of the application for the approval or services to which the fees relate;
- (b) Be in writing setting out reasons for the request; and
- (c) Include proof that the applicant has been endorsed by the Australian Tax Office as a not-for-profit organisation.

4.4 A 100% reduction in fees may be granted:

- (a) For an application to change or vary an existing approval, where the need to change or vary the approval arises from an administrative error made by the Shire of Dardanup.
- (b) For a development application made for approval to reconstruct (like-for-like) a building accidentally destroyed through a natural disaster or event.
- (c) For a food business registration and food safety assessment fees, where the food business:
 - 1. is registered and operated by a school; or
 - 2. is registered and operated by a sporting group; or
 - 3. is registered and operated by a non-for-profit or charitable organisation; and
 - 4. the Director Sustainable Development is satisfied that the amount to be exempted is reflective of the benefit of the food business to the community.

4.5 All statutory application fees (excluding 3.3.4) normally paid to the Shire associated with the required approvals under the relevant planning, building and health legislation shall be waived for capital works projects undertaken by the Shire of Dardanup.

4.6 The waiving of statutory application fees (excluding 3.3.4) can only occur for capital works projects that occur on local Shire of Dardanup owned or managed land and funded by the local government.

5. REFUND OF FEES

5.1 The Director Sustainable Development may consider and decide a request to refund fees in accordance with this policy.

5.2 Fees may be refunded to an applicant in the following circumstances:

- (a) If the application is submitted but subsequently found by the Shire to not have been required – 100% of the fees will be refunded.
- (b) When a Building Permit or Building Approval Certificate has not been granted or refused. In line with the *Building Services Regulations 2011*. 100% of the Building Services Levy (BSL) and Building Construction Industry Training Fund (BCITF) 100% will be refunded.

- (c) If the Shire has not undertaken any assessment work and the application is subsequently withdrawn in writing within 7 days of the date of the application – 75% of the fees will be refunded.
- (d) For applications for development and building approval, if the Shire has commenced the assessment of the application – 50% of the fees will be refunded where:
 - (i) the application has not been advertised; and
 - (ii) the application is withdrawn in writing by the applicant within 21 days of lodgement of the application or is withdrawn as a result of a request for further information.

5.3 A fee will not be refunded by the Shire in the following circumstances:

- (a) For development applications and building applications, clause 5.2(c) does not apply if more than 21 days have passed since the lodgement date of the application.
- (b) For all other applications, assessment of the application by the Shire has commenced.
- (c) For the BSL and the BCITF once a Building Permit or Building Approval Certificate has been granted or refused. However applications for refunds on the BSL and BCITF may be considered by those relevant Authorities only.

6. COST AND EXPENSES

6.1 The Shire will not waive or reduce any part of a fee that comprises:

- (a) Costs or expenses that may be charged to an applicant where these are incurred through the provision of a service under Regulation 49, or waived or refunded (in whole or part) under Regulation 52 of the *Planning and Development Regulations 2009*.
- (b) Outlays or expenses charged to the Shire by a third party that relate to the application.

7. ACTIVITIES UNDERTAKEN WITHOUT APPROVAL

Fees will not be waived or refunded under any circumstances to applications made under Local Planning Scheme No 9 where a use or development has already been commenced or carried out unlawfully and the purpose of the application is to render that use or development lawful under the Scheme.

8. DEFINITIONS

Applicant means the person or organisation who makes an application or formal request for an approval or service provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Application means an application or formal request for an approval or service provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Building application means an application for approval submitted in accordance with the *Building Act 2011*.

Development application means an application for approval submitted in accordance with the *Planning and Development Act 2005*.

Fees means fees levied in accordance with the Shire's Schedule of Fees and Charges for approvals and services provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Food business means a business, enterprise or activity as defined in Section 10 of the *Food Act 2008*.

Food business registration means the registration of a food business in accordance with Section 110 of the *Food Act 2008*.

Refund means the repayment of fees paid by a person or organisation to that person or organisation either in part or in full.

Waive means to reduce the fees payable by a person or organisation either in part or the full amount.

9. LEGISLATION REQUIREMENTS

- *Local Government Act 1995*
- *Building Act 2011*
- *Building Regulations 2012*

- *Bush Fires Act 1954*
- *Food Act 2008*
- *Planning and Development Act 2005*
- *Planning and Development Regulations 2009*
- *Public Health Act 2016*



POLICY NO:

SDev CP503 - LOCAL PLANNING POLICY – DEVELOPMENT ASSESSMENT UNIT**GOVERNANCE INFORMATION**

Procedure Link:	N/A	Administrative Policy Link:	N/A
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ADMINISTRATION INFORMATION

History:		New	DRAFT	CP129	Synopsis:	
Version:	2	SDev CP503	OCM	30/09/20	Res: 269-20	Synopsis: Policy endorsed by Council.
Version:	3	SDev CP503	OCM	28/09/22	Res: 243-22	Synopsis: Reviewed and adopted by Council.
Version:	5	SDev CP503	OCM	25/09/24	Res: XXX-24	Synopsis: Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE

The purpose of this Local Planning Policy is to provide the guidelines, procedure and processes under which the Shire's Development Assessment Unit (DAU) operates.

The role and function of the Shire's DAU is to:

1. Ensure development applications are assessed, considered and determined in a timely, transparent, consistent and appropriate manner.
2. Ensure other applications (if required, including subdivision referrals, scheme amendments and structure plans) are considered in a timely, transparent, consistent and appropriate manner.
3. Ensure that other permits, licences and approvals issued by other operational areas of the Shire are discussed and/or referred to appropriate operational areas at the Shire prior to approval.

3. DEFINITIONS

Development Assessment Unit: The working group of Shire technical officers tasked with ensuring that applications receive relevant input, in order to assist the assessing planning officer to undertake their assessment in accordance with the local planning scheme and determinations in accordance with the assigned delegations.

4. BACKGROUND

The delegated powers and duties of Council to the Chief Executive Officer are listed in the Shire of Dardanup Delegations Register. Delegations are exercised in accordance with delegation granted in Sections 5.42 and 5.44 of the *Local Government Act 1995* and other statutes as applicable to specified officers.

To ensure an efficient and effective process, this policy provides guidance to the membership, scope and function of the DAU. This is to ensure applications are considered in a timely and efficient manner, in accordance with the assigned delegations.

A number of other approvals, licences and/or permits are issued by other operational areas at the Shire under the relevant Local Laws and Regulations. Such matters may be listed for discussion to ensure that appropriate technical input across the Shire's operational areas are taken into account by the assessing planning officer.

The DAU does not make determinations on applications but provides relevant comments for the assessing planning officer to take into account as part of their assessment under the prevailing local planning scheme.

Determination is in accordance with the delegated powers listed in the Delegations Register or by Council if delegation criteria are not met.

The Shire will also advise Council of the development applications received via the Information Bulletin. All delegated determinations are also advised to Council via the register of delegated decisions in the Information Bulletin.

- **STATUS**

(a) **Relationship to the local planning scheme:**

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Deemed Provisions).

(b) **Relationship to other documents:**

This policy has due regard for, and should be read in conjunction with State Planning Policies, the Shire Local Planning Policies and other legislative documents.

5. PROCEDURES

5.1 Membership

Chairperson	Manager Development Services
Deputy Chairperson	Principal Planning Officer
Statutory Planning	Assessing Planning Officer to present their application
Representative from Building Services	Principal Building Surveyor
Representatives from Engineering Services	Manager Assets
Representatives from Health Services	Principal Environmental Health Officer
Representatives from Emergency Services	Coordinator Emergency Services and Rangers
Representative from Compliance	Statutory Enforcement Officer
Governance / Administration	Staff for minute taking purposes

5.2 Pre-lodgement Processes

The Shire encourages applicants to engage in pre-lodgement discussions on applications. This is intended to:

- Discuss basic considerations such as zoning, land use permissibility, development standards, policy requirements and associated considerations;
- Identify key matters to be addressed as part of a formal application;
- Identify and explore potential issues, and discuss what applicants can do as part of their application to best address these issues (for example undertaking studies on traffic, noise and stormwater management); and
- Suggest potential opportunities that applicants may wish to consider.

The pre-lodgement process is intended to assist with the timely assessment of formal applications. Pre-lodgement processes occur on a without prejudice basis, and are offered free of charge to applicants.

5.3 Applications not required to be presented at the DAU

Applications determined as 'Low Risk' are not required to be presented to DAU. This will be determined by the Principal Planning Officer on allocation. Statutory Planning Officers may however opt to discuss any application at the DAU, provided that this does not impact on the target timeframes for the 'Low Risk' application at their discretion.

Low Risk development applications, not required to be presented at DAU include, but are not limited to, the following:

- Single residential/incidental development;
- Signage;
- Minor amendments to already approved development; and
- Sheds, rainwater tanks and incidental development in the 'Rural' zone for the purposes of a 'rural use'.

5.4 DAU Process

The DAU meets every Wednesday commencing at 8:30am, this may only be varied by the Chairperson / Deputy Chairperson for operational reasons.

At the DAU, the assessing planning officer will present the details of the proposal and specifically address the following matters:

- Zoning;

- Existing land use;
- Description of proposal;
- Key issues; and
- Initial comments on the proposal.

Officers from other departments will have the opportunity to make comments on aspects of the proposal relating to their service area and advise if any further technical information should be provided. The decision of whether any further information shall be requested ultimately rests with the Chairperson. The Shire can only request information where there is such a requirement specified under Clause 63 of the Deemed Provisions. Formal comments are to be made in writing through the internal referral process.

5.5 Authority

The DAU shall deal with those applications, licences and/or permits which are able to be processed under delegated authority as set out in the Shire's Delegations Register. These matters include, but are not limited to, the following:

- Development Applications;
- Modification of Development Standards;
- Subdivision Applications;
- Subdivision Clearances;
- Local Development Plans;
- Structure Plans;
- Building Envelope Variations;
- Removal of indigenous trees or substantial vegetation;
- Liquor Licence Applications (Section 39 and 40);
- Public Works Planning Applications;
- SAT Appeals;
- Local Planning Scheme Amendments;
- Reserves; and
- Building Licence or other permit applications which warrant being drawn to the attention of DAU.

The DAU shall also act as a forum for discussion on planning, compliance, environmental, health, building or development related matters.

Matters which are outside the scope of delegated authority may still be assessed and considered by the DAU, with the recommendation of the DAU being included in the Officers report / agenda item to Council for its consideration.

5.6 Agendas and Minutes

Governance / Administration support shall be responsible for the preparation of Meeting Agendas and Minutes for the applications or matters considered by the DAU.

A call for agenda items shall occur on the Friday preceding the DAU meeting with the cut-off for items being midday Monday prior to the DAU meeting. The agenda is to be circulated to DAU members no later than midday Tuesday prior to the DAU meeting.

Late items received after the agenda cut-off will be considered based on the nature of the item and the urgency for DAU's consideration. The Agenda shall be prepared using the Shire's DAU Agenda / Minutes Template.

The Agenda / Minutes shall contain the following information:

- Subject; (Agenda & Minutes)
- Location; (Agenda & Minutes)
- Applicant; (Agenda & Minutes)
- DA/File Number; (Agenda & Minutes)
- DAU recommendation; (Minutes)
- Applicable Conditions; (Minutes)

The recommendations are required to be forwarded to the Chairperson/Deputy Chairperson for authorisation. The DAU meeting minutes shall accurately state the recommendations made at that DAU meeting of the respective delegated Officer. The minutes of the DAU shall be presented to Council via the register of delegated decisions in the Information Bulletin as the Delegations exercised, and therefore will fulfil the role of the Delegations Register in accordance with Regulation 19 or the *Local Government (Administration) Regulations 1996*.

6. DEVELOPMENT ASSESSMENT UNIT PROCESSES

6.1 Application - Advertising Not Required

- 6.1.1 When an application is received, it is checked upon receipt to ensure that all the required information has been submitted in accordance with the Local Planning Policy/Checklist and fees have been paid. An application is not considered as lodged until the fees are paid, the application form has been signed by all landowners, and all information required for the application as detailed on the checklist has been submitted.
- 6.1.2 Within 7 days of receipt of an application for Development Approval, Planning Officers will advise the applicant in writing that that application has been accepted for assessment, or that the application cannot be accepted because it is deemed to be incomplete.
- 6.1.2 The application is recorded and date stamped, and Governance Officers (within 2 days from lodgement date):
 - i) Registers the application on TARDIS;
 - ii) Lists it as a new application received on the agenda for the next DAU; and
 - iii) Arranges internal referral (when required) to other departments.
- 6.1.3 The application is referred to the Principal Planning Officer who assigns the application to an Officer.
- 6.1.4 Internal referral (to be completed within 14 days from lodgement date) enables other departments to provide technical opinion in relation to their relevant field of expertise, request further information and/or advise of necessary conditions/advice notes.
- 6.1.5 The Planning Officer undertakes technical assessment within 21 days from the lodgement date to determine if any additional information is required and to confirm if the application requires advertising in accordance with the Deemed Provisions or any adopted Local Planning Policy.
- 6.1.6 Within 21 days from the lodgement date, the application is brought to DAU to:
 - i) Determine whether further information is required. If so, the applicant is notified in writing, specifying the type and form of the information to be submitted and requesting that such information be provided within 21 days of the date of the correspondence unless the type of information warrants more time;
 - ii) The applicant may request that the application is placed on 'hold' until the further information is obtained. The application can be kept on hold for up to two months (or further time as agreed upon by the Chairperson).
- 6.1.7 Once the additional information has been received and considered sufficient, the Officer finalises the assessment which includes the recommendation and all conditions. The application is then listed at the next possible DAU or if the application is considered minor, the Manager Development Services may determine the application without it being presented back to DAU. Where delegations do not allow for a delegated decision, applications will be referred to an Ordinary Council Meeting or Joint Development Assessment Panel.
- 6.1.8 Relevant Officer signs technical assessment and Notice of Determination.

6.2 Application – Advertising Required

- 6.2.1 When an application is received, it is checked upon receipt to ensure that all the required information has been submitted in accordance with the Local Planning Policy/Checklist and fees have been paid. An application is not considered as lodged until the fees are paid, the application form has been signed by all landowners, and all information required for the application as detailed on the checklist has been submitted
- 6.2.2 The application is recorded and date stamped, and Planning Administration (within 2 days from lodgement date):
- i) Registers the application on TARDIS;
 - ii) Lists it as a new application received on the agenda for the next DAU; and
 - iii) Arranges internal referral (when required) to other departments.
- 6.2.3 The application is referred to the Principal Planning Officer who assigns the application to an Officer.
- 6.2.4 Internal referral (to be completed within 14 days from lodgement date) enables other departments to provide technical opinion in relation to their relevant field of expertise, request further information and/or advise of necessary conditions/advice notes.
- 6.2.5 The Planning Officer undertakes technical assessment within 21 days from the lodgement date to determine if any additional information is required and to confirm that the application requires advertising in accordance with the Deemed Provisions or any adopted Local Planning Policy.
- 6.2.6 Within 21 days from the lodgement date, the application is brought to DAU for determination of whether:
- i) Further information is required. If so the applicant is notified in writing, specifying the type and form of the information to be submitted and requesting that such information be provided within 21 days of the date of the correspondence unless the type of information warrants more time;
 - ii) The applicant may request that the application is placed on 'hold' until the further information is obtained. The application can be kept on hold for up to two months (or further time as agreed upon by Chairperson).
 - iii) The application requires advertising. Once all relevant information has been received and is deemed appropriate and complete, advertising will occur;
 - iv) Notwithstanding Clause 64 of the Deemed Provisions, advertising shall be carried out for a period of no less than 14 days or 42 days for Agencies. Upon conclusion of the advertising period, the Planning Officer is to assess the submissions and:
 - a. If necessary, based on submissions received, request further clarification from the applicant, and where appropriate the applicant may be required to respond or address matters raised by submitters;
 - b. Internal departments are to prepare additional advice and propose conditions based on the further information and submissions received; and
 - c. The Planning Officer re-assesses the application and prepares an assessment which includes a recommendation and all conditions proposed.
 - d. If needed, a schedule of submissions to be forwarded to the applicant and comment requested to be provided within 5 working days, or applicant need to agree to an extension of time for the assessment of the proposal.
- 6.2.7 The application is listed at the next possible DAU with a recommendation for determination to be included in the minutes. Where delegations do not allow for a delegated decision, applications will be referred to an Ordinary Council meeting or Joint Development Assessment Panel.

6.2.8 Relevant Officer signs technical assessment and Notice of Determination.

6.3 Referral To Council

- 6.3.1 Where referral to Council is required, a report will be prepared and presented to Council at the next available Council meeting once all relevant information has been obtained.
- 6.3.2 All submitters are notified that the application will be presented to Council, at the time the Council meeting agenda is published, and that they are able to make a deputation in this regard.
- 6.3.3 The Council meeting minutes are to be published on the Shire's website.
- 6.3.4 The Notice of Determination is issued in accordance with the Council resolution and any submitters are notified of the decisions soon as practicable after the Ordinary Council meeting.

7. REFERENCES

Name of Policy	Local Planning Policy SDev CP503– Development Assessment Unit
Previous Policy	N/A
Date of Adoption and Resolution Number	
Review Dates and Resolution Numbers	
Next Review Date	
Related Documents	Acts / Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Plans / Strategies Strategic Community Plan 2018 – 2028 Policies Delegations Work Procedures

GOVERNANCE INFORMATION					
Procedure Link:		PRO?? – or NA		Administrative Policy Link: NA	
ADMINISTRATION INFORMATION					
Version:		New	OCM xx/xx/2025 Res: ???/??		Synopsis: Policy created.
Version:					

1. RESPONSIBLE DIRECTORATE

Sustainable Development.

2. PURPOSE OR OBJECTIVE

The objectives of this Policy are to:

- Promote and a well-developed network of strategic water tanks for firefighting within the Shire.
- Ensure that water supply within a locality is sufficient to cater for an increasing population when a Strategic Planning Proposal, Structure Plan or Subdivision Application is proposed.
- Ensure the impact of a bushfire on lives, homes and infrastructure within a locality is managed by the provision of an adequate supply of water being made available for firefighting purposes.
- This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. SCOPE

- To provide developers direction on when the Shire of Dardanup will require strategic water tanks to meet Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* or require individual water tanks to be supplied on the lot.
- To guide developers in identifying future water supply sources for firefighting purposes in non-reticulated areas during the Strategic Planning Proposal stage within the Shire of Dardanup. This Policy aligns with Element 4, *Guidelines for Planning in Bushfire Prone Areas (2024)* and provides information on where the Shire of Dardanup's discretion for strategic water supply for firefighting purposes is applicable.

4. DEFINITIONS

Bushfire protection Criteria: A performance-based system of assessing bushfire risk management measures contained in these Guidelines and applied to all strategic planning proposals, subdivisions and development applications.

5. INTRODUCTION

The Guidelines for Planning in Bushfire Prone Areas (2024) seeks to ensure Local Governments take a coordinated approach to managing the impacts of a bushfire upon a locality when considering plans of subdivision or a Local Structure Plan (LSP).

Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* contains acceptable solutions to ensure that water is available to enable people, property and infrastructure to be defended from bushfire. The Guidelines specifically refers to ensuring an adequate water supply is provided when a Local

Government considers a proposal to increase the population either through a subdivision application or Structure Plan within non-reticulated water areas.

Under Table 11 of Element 4 of the Guidelines, it is at the discretion of the Local Government when considering the options available for an adequate water supply being provided as part of a subdivision or structure plan proposal by a developer. The Guidelines provide the options of either the supply of 10,000 litre individual water tanks being provided by future occupants of lots being created through subdivision or for the provision of a 50,000 litre strategic water tank being provided at subdivision clearance or designated within a structure plan.

This policy provides direction to guide developers in the Shire's preferred option of ensuring an adequate water supply when considering an application for subdivision or structure plan and of the broader construction requirements/standards for strategic water tanks for firefighting purposes.

6. THE REQUIREMENTS OF THE POLICY ARE AS FOLLOWS:

PLANNING APPLICATION	Rural Residential and Rural Smallholdings zones
Structure Plan / Subdivision: Creation of 1-2 lots	- 10,000L tank per lot; and - Memorial to be placed on Titles notifying future occupants of their obligations to supply a water tank on site for firefighting purposes.
Structure Plan / Subdivision: Creation of three -24 lots	- 50,000L strategic water tank.
Structure Plan / Subdivision: 25 lots or more	- 50,000L strategic water tanks per 25 lots or part thereof.

- 6.1** Existing strategic water tanks within 10 minutes of a subject site cannot be considered to meet Element 4 of the Guidelines where it already services 25 lots or more, or in the opinion of the local emergency services that the water has been fully allocated.
- 6.2** Where strategic water tank/s are required, it is to be shown on the Structure Plan proposal, where the lot layout is known, plan of Subdivision and Bushfire Management Plan mapping.
- 6.3** The installation of strategic water tanks will need to be completed and operational at the time of the bushfire compliance site audit of the subdivision.
- 6.4** The strategic water tanks should be designed by a qualified and registered Civil Engineer in accordance with Schedule 2 of the Guidelines and in consultation with the Shire of Dardanup's Chief Bushfire Control Officer and DFES Rural Fire Officer.

7. STANDARDS FOR STRATEGIC FIRE FIGHTING WATER TANKS

These Standards have been developed by Shire of Dardanup officers in collaboration with the Dardanup West Fire Control Officer. These Standards are to also be read in conjunction with the requirements within the Guidelines for Planning in Bushfire Prone Areas (2024).

7.1 Site and Access

- A portion of land with minimum dimensions of 15m x 15m to be provided as a Shire of Dardanup reserve in a strategic location and to be approved by the Shire of Dardanup. If a strategic water tank has already been established in a nearby location, the Shire of Dardanup may allow for the required strategic tank to be installed alongside the tank at that site.
- The whole site to have a finished level equivalent to the centerline level of the adjacent road.
- The water tank to be placed on a compacted sand pad of 150mm thickness and to manufacturer's specifications. Tank pad to be located towards a front corner to allow maximum room for future second tank in opposite rear corner.

- Blue metal to be placed around the base of the tank (75mm thick) and to extend out to the boundary covering all unsealed area.
- A sealed gravel verge to be provided to suit a 3.4 fire truck. The hardstand should be a minimum 4m wide and 15m long with a 4m wide sealed gravel connection back to the tank.
- The hardstand should be a minimum 200mm thick gravel compacted to 98% MDD and bitumen sealed.
- The hardstand area should have grade towards the road to allow for drainage.

7.2 Water Supply

- A groundwater bore is to be provided to keep the tank topped up during and after use. Due to the minimal water usage, the water allocation can be taken from the Shire of Dardanup existing water allocation license.
- Approvals must be sought for the drilling of the bore from the Department of Water and Environmental Regulation (DWER).
- The bore license must be transferred to the Shire of Dardanup on completion of the development.
- (the license holder must apply to DWER for the transfer of the license).
- The bore must include a pump and pipe connection to the tank. The Pump must be sold and serviced in the South West of Western Australia.
- The bore pump infrastructure must be lockable to prevent vandalism.
- All Infrastructure shall be handed over to the Shire of Dardanup, free of cost, after completion of the development.
- If the bore pump and infrastructure is older than 12 (twelve) months, it is to be serviced before handover to the Shire of Dardanup.
- If a bore is considered not possible an alternative supply (e.g. truck water in to fill the tank) is to be investigated.

7.3 Power Supply

- A connection to the power network associated with the subdivision must be provided to the Shire of Dardanup reserve with a metered supply. The electrical cabinet is to include an auxiliary power isolation switch and single phase socket so that in the event of power failure, a generator can be plugged in to provide auxiliary power.
- The bore pump must be connected to the metered power supply and include a float valve to control when the bore pump turns on and off to maintain a full tank.
- All electrical work to be completed by a certified electrical contractor.
- If power cannot be supplied for the bore pump, an alternative is to be investigated.

7.4 Tank

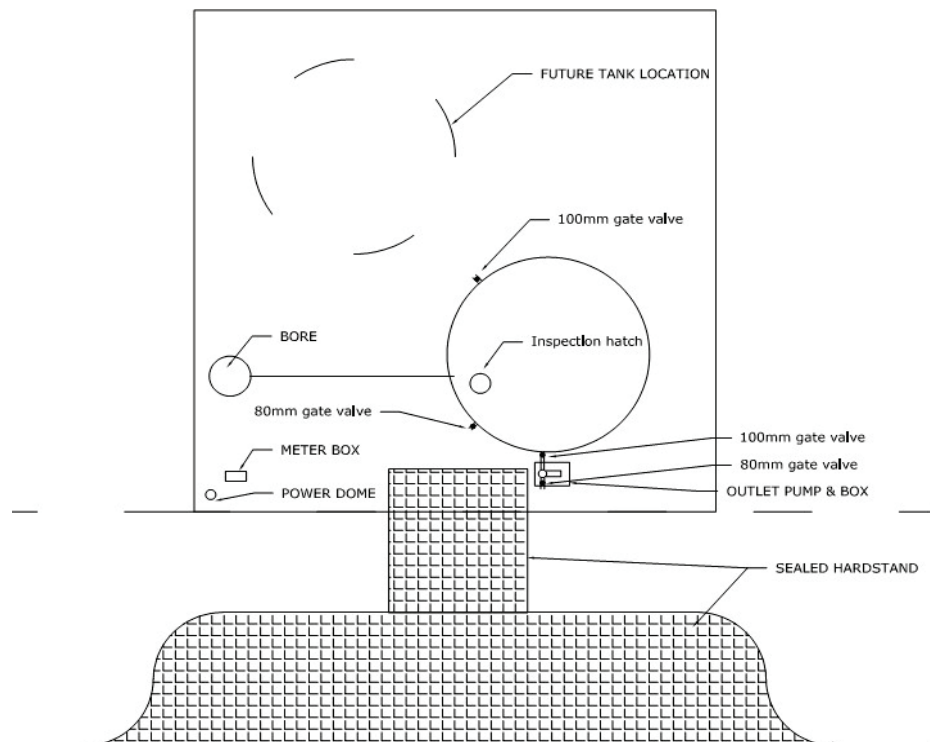
- A Building Application is to be submitted to the Shire of Dardanup for a class 10B structure.
- Minimum capacity to be 50,000 litres.
- To be constructed from Bluescope steel corrugated wall and roof with galvanized roof trusses.
- Rhino Infinity Tank Liner (5 layer Reinforced) or similar.
- Must have a 20 year warranty.
- Tank to include dust and vermin proofing seal.

- Must include tank level gauge with applicable signage indicating tank levels.
- Include set of sacrificial anodes.
- Include removable internal/external ladder and lockable access hatch.
- Tank colour to be Paperbark.
- Tank to include signage *"Water not for drinking"* and *"Water for firefighting"*.
- Tank to be fitted with 100mm bell mouth overflow with vermin proof mesh and 50mm scour drain.
- Tank outlets to be
 - 1 x 100mm gate valve facing road;
 - 1 x 80mm gate valve 2m offset from valve 1) towards centre of reserve; and
 - 1 x 100mm gate valve facing future tank location.

7.5 Tank Outlet Pump

- Pump required to provide pressurized supply from tank. In times of need, alternative vehicles are used to deliver water to fire sites which are not equipped with onboard pumps.
- The tank outlet pump must be connected to the metered power supply and be fitted with a pressure safety shutoff switch to ensure if the outlet valve is closed, the pump will stop.
- Pump to be minimum 3 HP single phase 240v 2.2kW with maximum flow of 900 litres/minute. (Example Aussie GMP Model B3KQ-A/ST) Must be sold and serviced in South West of Western Australia.
- Pump inlet to be connected to tank outlet 1) and pump outlet to be directed to 80mm gate valve with extension protruding out of pump box with 80mm camlock (male).
- Pump to be enclosed in a lockable steel box with a hinged lid.

7.6 Example Site Layout



8. ASSEST MANAGEMENT PLAN

Upon completion of the strategic water tank/s construction the Shire of Dardanup will assume all maintenance responsibilities and the tank/s will be captured within the Shire of Dardanup's Asset Management Plan.

9. REFERENCE DOCUMENTS

Relevant Policies/Council Documents

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)*
- *Shire of Dardanup Local Planning Scheme No. 9 (LPS9).*
- *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*

Legislation/Local Law Requirements

- *Local Government Act 1995*
- *Land Administration Act 1997*