



POLICY NO:-

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

<b>Procedure Link:</b>	NA	<b>Administrative Policy Link:</b>	NA
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**ADMINISTRATION INFORMATION**

<b>History:</b>			OCM:	Res:	<b>Synopsis:</b>	
	1	DEV24	OCM: 26/07/12	Res: 261/12	<b>Synopsis:</b>	Policy created. 26/07/2012
<b>Version:</b>	2	CP099	SCM 26/07/18	Res: 251-18	<b>Synopsis:</b>	Reviewed and Adopted by Council
<b>Version:</b>	3	SDev CP099	OCM 30/09/20	Res: 269-20	<b>Synopsis:</b>	Reviewed and Adopted by Council
<b>Version:</b>	3	SDev CP005	OCM 28/09/22	Res: 243-22	<b>Synopsis:</b>	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 Part VIII of Town Planning Scheme No. 3.

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 Town Planning Scheme No. 3

**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 6m<sup>2</sup> 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 Appendix I – Zoning Table in TPS3, it will be assessed as a ‘Use not listed’ and will be subject to Clause 2.4 – *Interpretation of the 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.