

## **SHIRE OF KOJONUP**

# **TOWN PLANNING SCHEME POLICY MANUAL**

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<b>Version</b>	<b>Status</b>	<b>Comment</b>
V1	Draft adopted by Council– December 2014	for consultation purposes

## TOWN PLANNING SCHEME POLICY No. 1

### CARETAKER'S DWELLINGS IN THE KOJONUP INDUSTRIAL AREA

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

- a) To control the development of caretaker's dwellings in the Kojonup industrial area.
- b) To impose development standards on caretaker's dwellings.

#### Policy

Council shall only permit the land use and development of a caretaker's dwelling on any lot in the Industrial zoned area subject to the following requirements:

- a) A caretaker's dwelling will only be permitted where an existing industrial use exists and the caretaker's dwelling will be an 'IP' incidental use where the occupier is in direct charge of the operations/security of the premises or equipment;
- b) Only 1 caretaker's dwelling shall be permitted per lot;
- c) The caretaker's dwelling shall not exceed 100m<sup>2</sup> in internal floor area (excluding carports/garages and verandahs/patios etc.);
- d) Unless approved by Council, a caretaker's dwelling shall be located at the rear of the lot;
- e) Council will not support the subdivision of land that would enable a caretaker's dwelling to be sold separately from the industrial use of the land; and
- f) All occupiers of caretaker's dwellings in the Industrial zone acknowledge they occupy a residence in the industry zone and that industrial activities occur on the premises and on adjoining/nearby lots and their occupation is subordinate to these uses and development. Accordingly, Council may restrict the period of planning consent for any caretaker's dwelling to secure the long-term use and development of the land for industrial purposes.

Any existing single houses within the Industrial zoned area shall have non-conforming use rights as set out in Part IV – Non-conforming Uses in TPS3.

## TOWN PLANNING SCHEME POLICY No. 2

### TOURIST ACCOMMODATION IN RURAL ZONED AREAS

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

- To allow the development of tourist accommodation and activities/facilities within rural areas of the Shire where the activity is considered complimentary and incidental to the main agricultural activities undertaken on the farm.
- To ensure the quality of accommodation is of a high and consistent standard.
- To refuse any application that would in Council's opinion have an adverse impact on the existing rural amenity of an area and/or the continued use of an area for agriculture and rural pursuits.

#### Policy

The Council shall use the following table when assessing proposals for use and development of tourist accommodation and activities/facilities within the rural zoned areas of the Shire:

Land Use/Development	TPS 3 Permissibility	Planning Controls/Conditions
<p><b>Bed and Breakfast Accommodation</b> means short stay residential accommodation offering overnight lodgings, with or without breakfast, in a domestic environment</p>	<p>AA in Rural zone</p> <p>AA means that the Council may at its discretion permit the use.</p>	<ol style="list-style-type: none"> <li>The accommodation service can include either sharing of the main family residence or use of a separate existing residence.</li> <li>All premises (including the water supply and effluent disposal system) shall be inspected by the Shire's Environmental Health Officer and Building Surveyor prior to any accommodation commencing. Routine inspections may occur to ensure compliance with relevant standards.</li> <li>The maximum number of tourists that can be accommodated shall not exceed 6 persons.</li> </ol>
<p><b>Camping Area</b> means land set aside for the erection of tents and other similar structures for temporary accommodation</p>	<p>SA in Rural zone</p> <p>SA means that the Council may at its discretion permit the use after notice of the application has been given and any submissions received are considered by Council.</p>	<ol style="list-style-type: none"> <li>These controls do not apply to temporary camping areas approved by the Council for event accommodation etc.</li> <li>The development of any permanent camping area shall require the proponent to prepare a Development Plan of the site to be approved by Council.</li> <li>All development shall be generally in accordance with the approved Development Plan.</li> <li>All premises (including the water supply and effluent disposal system) shall be inspected by the Shire's Environmental Health Officer prior to any accommodation commencing. Routine inspections may occur to ensure compliance with relevant standards.</li> </ol>

Land Use/Development	TPS 3 Permissibility	Planning Controls/Conditions
		5) If in Council’s opinion a proposal for a permanent camping area is of a size that is likely to have an impact on the surrounding area or existing facilities and services such as roads, water supply, fire control etc., the proponent will be required to submit an application for a scheme amendment to create a Special Use zone over the area. Where a scheme amendment is required by Council, the development may not proceed until the amendment has been approved.
<p><b><i>Holiday Accommodation</i></b> means accommodation comprising two or more cabins, apartments, chalets, cottages, or flats which, by way of trade or business, or for the purpose of any trade or business is held out as being available or is made available for holiday purposes for occupation by persons other than the proprietor.</p>	<p>AA in Rural zone</p> <p>AA means that the Council may at its discretion permit the use.</p>	<ol style="list-style-type: none"> <li>1) The development of any holiday accommodation units shall require the proponent to prepare a Development Plan of the site to be approved by Council.</li> <li>2) All development shall be generally in accordance with the approved Development Plan.</li> <li>3) All premises shall be inspected by the Shire’s Environmental Health Officer and Building Surveyor prior to any accommodation commencing. Routine inspections may occur to ensure compliance with relevant standards.</li> <li>4) An adequate potable water supply and on-site effluent disposal system to the units shall be provided.</li> <li>5) For the purpose of the Policy, a holiday accommodation unit is expected to have a maximum of 3 bedrooms and accommodate a maximum of 8 tourists.</li> <li>6) The maximum number of holiday accommodation units permitted is 4 or the maximum number of tourists that can be accommodated is 32, whichever is the greater.</li> <li>7) For development of more than 4 holiday accommodation units on a rural zoned property or if in Council’s opinion a particular proposal for tourist accommodation units is likely to have an impact on the surrounding area or existing facilities and services such as roads, water supply, fire control etc., the proponent will be required to submit an application for a Special Use zone over the area. Where a scheme amendment is required by Council, the development of the additional units may not proceed until the amendment has been approved.</li> </ol>
<p><b><i>Lodging House</i></b> shall have the same meaning as is given to it</p>	<p>SA in Rural zone</p> <p>SA means that the</p>	<ol style="list-style-type: none"> <li>1) The accommodation service can include either sharing of the main family residence or use of a separate residence and must be</li> </ol>

Land Use/Development	TPS 3 Permissibility	Planning Controls/Conditions
<p>in and for the purposes of the Health Act, 1911 (as amended).</p> <p>Under the <i>Health Act 1911</i>, a ‘lodging house’ is any building or structure or part of the building or structure, permanent or otherwise, in which provision is made for lodging or boarding more than six people, exclusive of the family of the keeper of the lodging house, for hire or reward.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> <li>• Premises licensed under a publican’s general licence, limited hotel licence, or wayside-house licence, granted under the <i>Licensing Act 1911</i>.</li> <li>• Residential accommodation for students in a nongovernment school within the meaning of the <i>School Education Act 1999</i>.</li> <li>• Any building comprising residential flats,</li> </ul>	<p>Council may at its discretion permit the use after notice of the application has been given and any submissions received are considered by Council.</p>	<p>able to accommodate more than 6 tourists.</p> <p>2) All premises (including the water supply and effluent disposal system) shall be inspected by the Shire’s Environmental Health Officer and Building Surveyor prior to any accommodation commencing and are required to be approved and registered with the Council under the Health Local Law. Routine inspections may occur to ensure compliance with relevant standards.</p>

The development of a caravan park is only permitted within a Special Use zone under TPS3. Any applications to develop a caravan park will be presented to Council for consideration.

In assessing a proposal, Council will require a proponent to address the impacts of the development of the proposed tourist accommodation and activities/facilities on existing rural pursuits and the surrounding area and services including roads and fire management requirements.

The Council may as a condition of planning consent limit the period of approval for any particular tourist accommodation and activities/facilities to be undertaken.

The Council may as a condition of planning consent, determine the location, distribution and number of tourist accommodation units/sites to be developed and require operators of approved activities to provide guests with information advising them of their responsibilities and the existence of rural activities in the locality that may affect their stay from time to time.

## TOWN PLANNING SCHEME POLICY No. 3

### ADVERTISING SIGNS

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

- a) To guide and control the design, materials and siting of advertising signs in the Shire.
- b) To integrate advertising signs into the Shire to provide relevant information at appropriate locations to guide visitors to businesses and properties.
- c) To provide advice on the types of signs permitted within the Shire.

#### Policy

##### 1 Introduction, Exempt Signs and Planning Considerations

Town Planning Scheme No. 3 (Schedule VI) contains a list of advertising signs that are exempt from planning consent and this Policy shall be used by staff to assess the number/sizes of those exempt signs. Any advertising sign that is not exempt shall be assessed in accordance with this Policy. Any application that does meet these Policy requirements will be submitted to Council for consideration.

The primary purpose of an advertising signs is to enable a business or organisation to effectively communicate a message to consumers about their products or services, business location, latest deals/specials, event etc. and comes in many forms. It can be printed, painted, projected or illuminated onto a wide variety of surfaces. Illuminated signs can include neon tubes, floodlights or back lights. Flags, bunting, awnings, tethered balloons, pylon signs, window signs, roof signs, hoardings, fibre optics, television, flashing and chasing signs and animated signs are all examples of the broad scope of advertising signs available.

Signs may be placed on buildings, facias, windows, walls or roofs. Freestanding signs may be on frames or on poles or affixed to street furniture. Most signs are permanent and only change when the business activity changes or ceases. Some signs are temporary and displayed to advertise a future event or on footpaths during the hours the business is open.

When considering a proposal for any new advertising sign, Council will have regard to:

- a) The approved land use and activities operating on the site and the need and purpose for the sign;
- b) The compatibility of the sign with any existing signs on the site and other approved signs for similar activities;
- c) Whether the sign complements or detracts from the dominant character of the surrounding landscape and the architectural style and character of the building, site or area;
- d) The impact of the sign on vehicular and pedestrian traffic and surrounding land uses and its size, design, location or the use of illumination or devices such as flashing or moving elements; and
- e) Whether rationalisation or reduction in the number of existing signs is appropriate and achievable.

Council will not approve any advertising sign that in its opinion will have an adverse visual impact on surrounding land and buildings, streetscape and/or the overall locality.

##### 2 Types of Permissible Signs

The Table below provides a simple checklist to assist persons applying for planning consent for an advertising sign or device and shows the types of signs that are allowed in the different zones in Town Planning Scheme No. 3. The types of advertising signs or devices referred to in the Table and their individual requirements are detailed in the following sections of the Policy.

Sign Type	Zones						
	Residential	Residential Development	Commercial	Industrial	Special Use	Special Rural	Rural
Roof	X	X	P	P	As determined by Council	X	P
Wall	X	X	P	P		X	P
Projecting	X	X	P	P		X	X
Window	X	X	P	P		X	X
Rural Business	X	X	X	X		P	P
Pylon	X	X	P	P		X	P
On Ground	X	X	P	P		P	P
Panel	X	X	P	P		X	X
Billboard/Hoarding*	X	X	X	X		X	X
Product Display	X	X	P	P		P	P
Real Estate Directional	P	P	P	P		P	P
Public Information	P	P	P	P		P	P
Business Direction	P	P	P	P		P	P

**Table Notes**

\* = Where a proposed advertising sign involves a billboard or hoarding type sign, Council will only support these signs within the Airport Reserve. Council does not support general advertising signs of this nature within the Shire and prefers that advertising signs are erected on the approved premises and directly relate to the property on which the business is operating and the goods/services are available.

P = Permitted subject to Council granting planning consent.

X = Not permitted.

**3 Standards for all Signs**

The following standards apply to all advertising signs and devices:

- a) No advertisement signs and devices shall extend beyond any boundary of a lot;
- b) If illuminated the advertising sign or device shall:
  - i. not cause a nuisance, by way of light spillage, flashing, running or intermittent lights into abutting sites or roadways;
  - ii. not interfere with or be likely to be confused with traffic control signals or create a traffic hazard;
  - iii. have any boxing or casing in which it is enclosed constructed of incombustible material;
  - iv. where comprising glass (other than fluorescent tubing) have the glass so protected as to prevent its falling into a public place in the event of breakage; and
  - v. have its electrical installation constructed and maintained to the satisfaction of Western Power or the appropriate electrical supply authority;
- c) All signs shall be securely fixed to their structure or supports and shall be maintained in a safe condition;
- d) Signs not attached to buildings shall be designed, constructed, installed and maintained to a standard compatible with their surroundings including buildings, landscaping and other signs;
- e) Signs attached to buildings shall reflect the architectural features of the building in placement, style and proportions;
- f) The sign shall relate to a business or activity operating on the property; and
- g) A person shall not erect a sign so as to obstruct access to or from a path, door, fire escape or window.

**4 Standards for Permissible Signs**

**4.1 Business Direction Sign**



This form of advertising sign means a sign erected in a street or public place (generally on a pole) to indicate the direction to a particular approved business and are erected by Council or Main Roads WA.

Council will allow a maximum of 2 business direction signs per approved business from the nearest intersections to the premises.

A business direction sign shall:

- a) be a standard white lettering on blue background for a commercial business and white lettering on brown background for a tourist attraction (may require approval from Tourism WA);
- b) The cost of providing and erecting the sign (and any additions or modifications to the sign) shall be borne by the proponent; and
- c) be removed from display by the proponent should the business close or relocate.

#### 4.2 Rural Business Sign

A rural business sign means a sign erected on a property advertising the sale of produce grown or produced on the property.

Council will allow 1 rural business sign per property.

A rural business sign shall:

- a) be erected within the boundaries on the land on which the produce offered for sale was grown or made or alternatively on the adjoining road verge if in the opinion of Council, existing vegetation would otherwise obscure the sign;
- b) not exceed 3m<sup>2</sup> in area; and
- c) not exceed an overall height of 3m above the natural ground level.

#### 4.3 Real Estate Directional Sign

Real estate directional signs are those which direct potential purchasers to a particular property that is being offered for sale. They are generally not located on the property but in a prominent position in most instances within the road reserve with some form of indication of how to get to the property or how far away it is located.

A real estate directional sign shall:

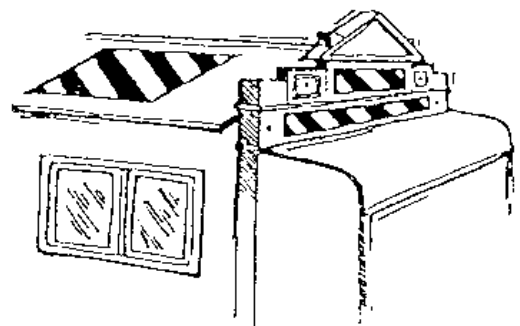
- a) only be displayed during the offer period; and
- b) be removed as soon as possible after settlement date of the property transaction or when the property is no longer for sale.

#### 4.4 Roof Sign

This is an advertising sign, which is fixed to a building facia or to the roof itself or which forms part of a projection above the eaves, or ceiling of the building (see picture).

A roof sign shall:

- a) be fixed parallel to the facia or portion of the building (including the roof) to which it is attached;
- b) have a maximum area of 5m<sup>2</sup>;
- c) it shall not project more than 300mm from the portion of the building to which it is attached; and
- d) shall not be within 500mm of either end of the facia, roof or parapet of the building to which it is attached.

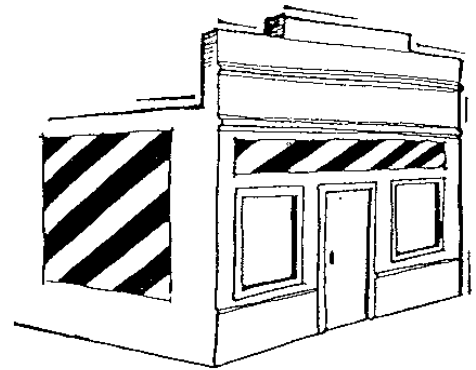


#### 4.5 Wall Sign

This is an advertising sign which is fixed to the external part of a wall of the building but does not project more than 300mm out from the wall, and no part of which is above the lowest point of the eaves or ceiling of the building (see picture).

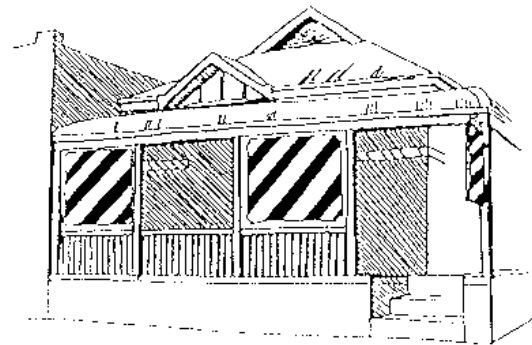
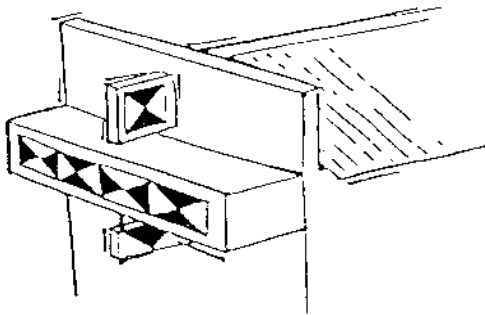
A wall sign shall:

- a) have a maximum area of 10m<sup>2</sup> in area in aggregate on any one wall or 25% of that wall area; and
- b) if placed directly over door openings, shall not project below the top of that door.



#### 4.6 Projecting Signs

This is an advertising sign which is attached to a projection (including a verandah) from a building which projects more than 300mm from a wall of the building below the eaves or ceiling height (see pictures below).



A projecting sign shall:

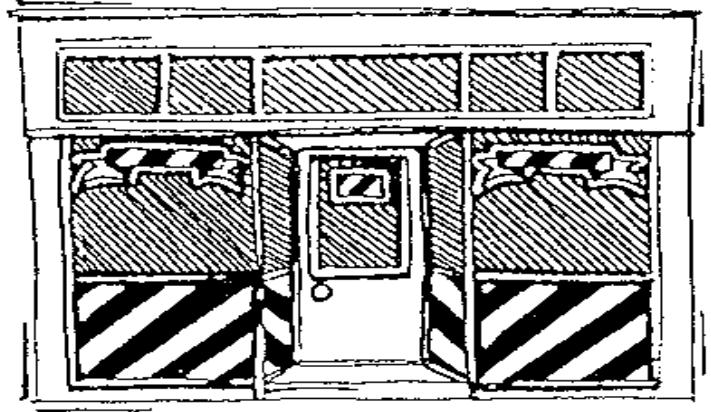
- a) be limited to 1 sign per tenancy/lot;
- b) have a minimum clearance of 2.4m from the ground;
- c) when attached on the fascia of a verandah, shall not project beyond the outer frame or surrounds of the fascia;
- d) where erected over public land such as a road reserve or footpath, the applicant must provide written confirmation at the time of application that they accept responsibility for its maintenance and have obtained public liability insurance to cover any claim should an accident involving the approved sign occur;
- e) when attached on the underside of a verandah shall:
  - i. not exceed 2.4m in length or exceed 600mm in a vertical dimension;
  - ii. not project beyond the outer frame or surround of the verandah; and
  - iii. be at right angles to the front street boundary except on a corner lot where the signs may be placed so as to be visible from both streets;
- f) when attached directly to the building shall:
  - i. not project more than 1m from the outer wall and not exceed 2m<sup>2</sup> in area;
  - ii. not be placed within 2m of either end of the wall to which they are attached (in exceptional circumstances such as a narrow shop front Council may allow a reduction), and
  - iii. not project above the top of the wall to which they are attached;
- g) where the sign utilises blinds or screens dropped vertically down from the fascia of a verandah, awning or canopy to provide protection from the sun, rain or wind and contains advertising, these blinds or screens shall:
  - i. be fixed securely into position and not create a hazard for vehicles or pedestrians;

- ii. be limited to the name of the business or the form of activity taking place within the building (i.e. Chemist, Bakery etc.);
- iii. all blinds or screens must be kept in good repair and condition.

#### 4.7 Window Signs

This is an advertising sign, which is either painted onto the window directly or fixed either to the interior or exterior of the glazed area of a window and visible from outside the building (see picture).

All window signs shall not exceed 10m<sup>2</sup> in area in aggregate.



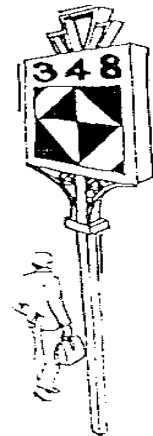
#### 4.8 Pylon Signs

This is an advertising sign, which is fixed to a structure which has one or more supports and the overall height (including supports) is greater than the sign's width (see picture).

Council shall allow 1 pylon sign per tenancy/business. Where separate tenancies exist on a property, a combined pylon sign is permitted.

A pylon sign shall:

- a) have a minimum clearance of 2.4m from ground level;
- b) not be more than 4m above ground level;
- c) not exceed 2m measured either vertically or horizontally across the face of the sign; and
- d) not be greater than 4m<sup>2</sup> in area.



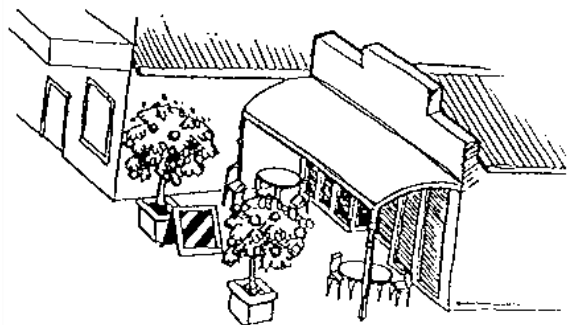
#### 4.9 On Ground Signs

This is a portable temporary advertising sign, which is not attached to a building and generally no higher than 1.2m above ground level. These include those commonly known as sandwich board or 'A' frame signs (see picture).

Council shall allow 1 sign per tenancy/business.

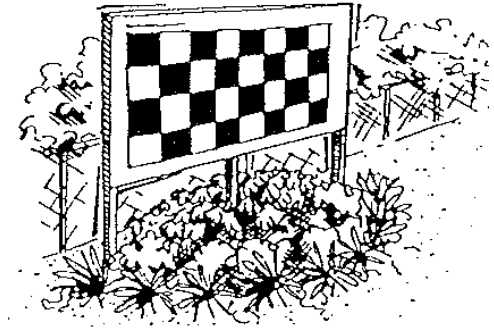
An on ground sign shall:

- a) be portable and only be displayed only during normal business hours of the business;
- b) display the word "open";
- c) where erected over public land such as a road reserve or footpath, the applicant must provide written confirmation at the time of application that they are responsible for its placement/display and have obtained public liability insurance to cover any claim should an accident involving the approved sign occur; and
- d) have a maximum vertical or horizontal dimension of 1.2m.



#### 4.10 Billboard/Hoarding Sign

This is a generally large advertising sign which usually has two supports and a frame. The overall height (including supports) is less than the sign's width. The advert is regularly changed from time to time as the campaign/message changes. They can display either general commercial advertising or public/community messages such as road safety campaigns etc.

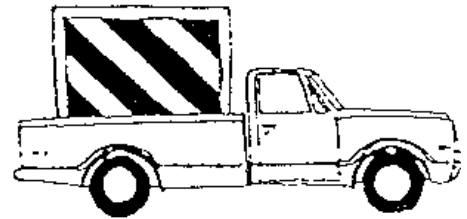


A billboard or hoarding sign shall:

- a) have a maximum area of 10m<sup>2</sup>;
- b) be located within the Airport Reserve (North-facing billboard or hoarding signs may only be used for the promotion of Kojonup or Kojonup enterprises as approved by Council);
- c) not be closer than 1m or more than 10m from the boundary along Albany Highway;
- d) not be erected to expose an unsightly back view of the sign;
- e) not be closer than 100m to another such sign; and
- f) not be less than 1.2m or greater than 7m above ground level.

#### 4.12 Product Display Sign

This is an advertising sign applied to or placed on a vehicle (the vehicle might be a car, truck, boat, trailer, caravan, machinery or similar whether moveable or not). It can be a product or object, which is displayed for the purpose of advertising. It does not include sign writing painted onto vehicles.



Council will allow a maximum of 1 product display sign per lot.

A product display sign shall be located wholly within the boundaries of the lot and placed so as to not cause any interference to vehicular traffic or pedestrians.

#### 4.13 Public Information Signs

Council will allow the temporary display of advertisements of meetings, charitable functions, art or cultural activities or other events of public interest or the display of advertisements at theatres and other places of public entertainment.

A person shall not erect or maintain a sign more than 2 weeks before the meeting, function event or activity to which it relates and the person by whom it was erected shall remove it no later than 72-hours after the conclusion of the meeting, function, event or activity.

### 5 Existing Signs

Existing signs are those which were erected, placed or displayed lawfully prior to the adoption of this Policy and no provision of this Policy shall prevent the continued use of a sign for which, immediately prior to this Policy coming into operation, all licences and approvals required to authorise the erection of the sign, were duly obtained and are current.

## TOWN PLANNING SCHEME POLICY No. 4

### ROAD CONSTRUCTION STANDARDS

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

To set general civil engineering standards for the construction of roads.

#### Policy

The Council shall utilise the Institute of Public Works Engineering Australia (WA Division) (IPWEA) 'Local Government Guidelines for Subdivisional Development, 2011' and any approved updates when assessing new road construction projects within the Shire.

Upon approval of subdivision by the WA Planning Commission, any person proposing to subdivide land into lots for disposal where the subdivision includes a street or streets for use by the public shall construct the street in accordance with the requirements of the *Local Government Act 1995* as determined by Council. This shall also apply to landowners that request Council construct an unmade road within the Shire.

The Council may vary the standards in the Guidelines to suit local conditions.

## TOWN PLANNING SCHEME POLICY No. 5

### OUTBUILDINGS IN THE RESIDENTIAL, RESIDENTIAL DEVELOPMENT AND SPECIAL RURAL ZONES

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

- a) To set controls on the size of outbuildings permitted within the Residential, Residential Development and Special Rural zoned areas of the Shire.
- b) To achieve a balance between providing for the various legitimate needs of residents for outbuildings for storage and minimising any adverse impacts outbuildings may have on neighbours or a street/neighbourhood.

#### Policy

##### 1 Introduction and Background

Outbuildings are Class 10a non-habitable buildings under the Building Code of Australia. The Council acknowledges that landowners have varying needs for outbuildings for garaging of vehicles, storage of boats, caravans and other items, domestic workshops, games rooms, studios, stables, etc. Council accepts that as a general principle, people expect to be able to have larger outbuildings on larger lots.

The Council is also aware that in some instances outbuildings may result in problems including:

- the use of outbuildings for unapproved commercial or industrial purposes, which can result in adverse impacts from noise and traffic for neighbours and the locality; and
- the illegal use of outbuildings as residences, which often incorporate inadequate health and building standards.

Unlike dwellings, outbuildings are usually very bland metal clad structures and construction of large and/or high structures may have adverse impacts on visual character of streets and neighbourhoods. When outbuildings incorporate reflective materials such as light coloured metal sheeting such as white and off-white or zincalume and are sited in visually prominent locations, there is potential for adverse impacts on the landscape and in some instances reflection can cause a nuisance for surrounding/nearby residents.

With the exception of those approved for other purposes, outbuildings shall be used for domestic storage or hobby purposes.

##### 2 Policy Requirements

###### Definitions

For the purposes of this policy, the following definitions shall apply:

Outbuilding means any Class 10a building under the Building Code of Australia and which is not connected to a dwelling.

Reflective materials include colours/finishes such as zincalume, galvabond and light colorbond colours such as white, off-white and smooth/classic cream.

The height of the outbuilding is to be measured vertically from the natural ground level.

### Vacant Lots

An outbuilding is not permitted to be constructed on vacant lots. If there is no habitable residence existing on the lot that a person wishes to erect an outbuilding on and no house plans are submitted with the outbuilding plans, the application will be treated as a 'use not listed' for storage purposes.

If house plans are submitted for approval with the outbuilding plans, the outbuilding may be approved prior to the construction of the dwelling.

### Development Standards

The outbuilding shall comply with the standards in the following Table:

<b>Zone</b>	<b>Max. Wall Height (m)</b>	<b>Max. Ridge Height (m)</b>	<b>Max. Floor Area (gross floor area of all outbuildings on lot)</b>
Residential	3.6	4.2	100m <sup>2</sup>
Residential Development	4.0	4.6	120m <sup>2</sup>
Special Rural	4.5	6.0	200m <sup>2</sup>

Applications for outbuildings that exceed the standards in the Table must be submitted to Council for consideration.

When considering a proposal for an outbuilding, Council will have regard to:

- a) Any approved land use and activities operating on the site and the need and purpose for the outbuilding;
- b) The compatibility of the outbuilding with its surroundings and any other existing approved outbuildings in the street/area;
- c) Whether the outbuilding complements or detracts from the dominant character of the surrounding landscape and the architectural style and character of the building, site or area; and
- d) Whether rationalisation or reduction in the number of existing outbuildings can be achieved.

Council will not approve any outbuilding that in its opinion will have an adverse visual or social impact on surrounding land and buildings, streetscape and/or overall locality.

## TOWN PLANNING SCHEME POLICY No. 6

### SUBDIVISION/AMALGAMATION APPLICATIONS

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

To support subdivision and/or amalgamation proposals that will in Council's opinion allow for the retention and/or development of proposals continued economic growth and development of Kojonup and the district.

#### Policy

##### 1 Introduction and Background

The Council has a flexible attitude to the subdivision of land generally and in particular rural land whilst recognising the WA Planning Commission's statements in Development Control Policy 3.4 'Subdivision of Rural Land' that the WAPC will consider rural subdivision in the following exceptional circumstances:

- a) to realign lot boundaries with no increase in the number of lots, where the resultant lots will not adversely affect rural land uses;
- b) to protect and actively conserve places of cultural and natural heritage;
- c) to allow for the efficient provision of utilities and infrastructure and/or for access to natural resources;
- d) to allow for the continued occupation of existing homesteads when they are no longer used as part of a farming operation; and
- e) for other unusual or unanticipated purposes which, in the opinion of the WAPC, do not conflict with this and other relevant policies and are necessary in the public interest.

##### 2 Policy Requirements

The Council will support referrals from the WA Planning Commission for subdivision and/or amalgamations where the application achieves the following requirements:

#### For subdivisions:

In rural areas – the lot size is no smaller than the prevailing lot sizes in the vicinity, and that each lot has constructed road access to it.

For townsite areas – the lot size complies with the WA Planning Commission Residential Planning Codes, Department of Health draft Country Town Sewerage Policy, Scheme provisions and any adopted Town Planning Scheme Policy.

#### For amalgamations:

The amenity of the area is not adversely affected.



## TOWN PLANNING SCHEME POLICY No. 7

### LOTS SUBJECT TO STORMWATER FLOODING AND/OR INUNDATION

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

- a) To limit the potential damage to private property and buildings caused by temporary flooding and/or inundation in low-lying areas in Kojonup.
- b) To require specific minimum floor height levels for any acceptable building development within the low-lying areas in Kojonup.

#### Policy

##### 1 Introduction

There are small areas in the Kojonup townsite adjoining the local drainage and creekline such as Kojonup Brook that have been periodically flooded during large rainfall events in the past.

##### 2 Policy Requirements

In considering any application for development within any area likely to be flood prone or low-lying, Council shall have regard to:

- a) The position of the proposed building and site within the low-lying area and its proximity to creeklines, drains etc.;
- b) Any proposed filling and/or drainage works proposed for the site;
- c) The proposed finished floor level of the building; and
- d) The recommendations of any flood study prepared for the area.

All approved buildings to be constructed on land considered to be susceptible to temporary flooding or in a low-lying area shall be subject to the following requirements as determined by Council:

- a) The building to be constructed at a finished floor level of no less than 500mm above the height of the designated 100 year ARI flood level or low-lying area;
- b) The subsoil to be effectively drained;
- c) The surface of the ground beneath the building to be regraded or filled and provided with adequate outlets to prevent any accumulation of water beneath the building;
- d) The surface of the ground beneath the building to be covered with an approved damp-resisting material; or
- e) The landowner acknowledges in writing that the building is to be located within an area that is low-lying and the property may be affected by temporary flooding events.

Council will not approve any development and/or building construction of habitable buildings on land below the 100 year ARI flood level.

## TOWN PLANNING SCHEME POLICY No. 8

### KOJONUP INDUSTRIAL BUFFER AREA

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

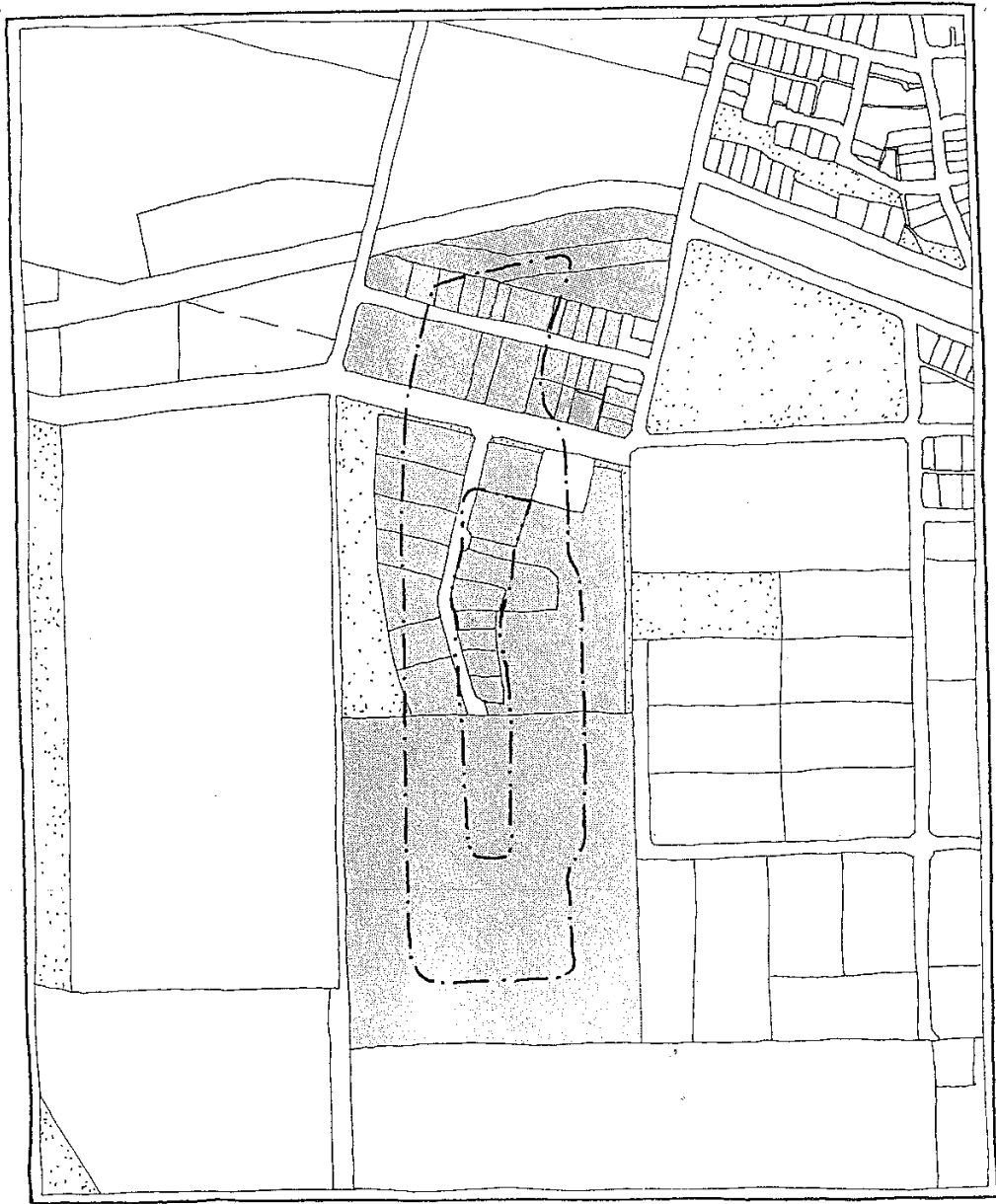
To set a buffer area around the Kojonup Industrial area and control land use and development within the buffer area.

#### Policy

Council will be guided by the buffer areas shown on the attached drawing (Kojonup Industrial Area – Buffer Areas) when considering proposals for Development Guide Plans as required under c.5.10 of Town Planning Scheme No. 3.

Council will generally require heavier type industries, that is those discharging emissions, to be located within the centre of the zone to reduce their impacts on surrounding lands. Council may require a proponent of an industry that produces emissions to provide a suitable buffer study and/or site management plan to support the application.

The buffer areas shown are indicative only and act as a guide to the location of industries requiring specific buffer areas for cumulative impacts as required by the Environmental Protection Authority.



INDUSTRIAL ZONE AREA

— · — 100 METRE BUFFER AREA



RECREATION

— · — 200 METRE BUFFER AREA

### **Kojonup Industrial Area – Buffer Areas**

## TOWN PLANNING SCHEME POLICY No. 9

### ANCILLARY ACCOMMODATION UNITS

Adopted or Reviewed by Council:	<i>Draft Policy adopted</i>	Council Reference:	196/14
Reviewer:	Chief Executive Officer & Town Planner		
Local Law:	n/a		
Procedure:	n/a		
Delegation:	Chief Executive Officer		

#### Objective

To accommodate the housing demands of large or extended families in conjunction with an established dwelling, whilst minimising any adverse impacts on neighbours.

#### Policy

##### 1 Background

The development of ancillary accommodation has allowed for the housing needs of large or extended families to be catered for within residential areas. The use has generally in the past been restricted to family members of the main residence although this is no longer a requirement under the WA Planning Commission's Residential Design Codes and the dwelling maybe occupied independently of the main dwelling.

##### 2 Development Standards

Any approved ancillary accommodation unit shall be subject to the following requirements:

- a) The unit shall not exceed 100m<sup>2</sup> in internal floor area (excluding carports/garages and verandahs/patios etc.);
- b) The unit shall contain a maximum of 2 bedrooms; but a dual function of lounge/bed-sitting room would not be precluded by this requirement;
- c) The principal dwelling and the additional unit shall exhibit architectural sympathy and consistency in terms of design, textures and colours or if the proposed dwelling unit is a new purpose-built transportable nature it does not adversely affect the amenity of the area;
- d) The units are permitted in all zones that permit the development of a single house;
- e) The unit can be connected to the existing on-site effluent disposal system/deep sewer;
- f) Unless approved by Council, the unit shall be located behind the main residence or at the rear of the lot; and
- g) Council will not support the subdivision of land that would enable an ancillary accommodation unit/lot to be sold separately from the parent lot.