

## EXHIBITION/DISPLAY HOMES

<b>Policy Type: Council Policy</b> <b>Policy Owner: Director Urban Planning</b>	<b>Policy No. CP - 045</b> <b>Last Review Date: 17 August 2010</b>
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### POLICY OBJECTIVES

To address specific standards and controls for the development of exhibition/display home(s).

### POLICY STATEMENT

#### 1. CONDITIONS FOR APPROVAL

The Council will permit the establishment of a single home or a group of homes as an exhibition/display home/s subject to the following conditions -

- a) The period of operation to be 12 months from the grant of approval and the right of option of extension to be available upon satisfaction of performance, with approval of the Manager Planning and Development Services.
- b) At the expiration of the approved period all advertising signs and equipment are to be removed regardless of whether the houses have been sold. The only sign to be permitted is a normal real estate "FOR SALE" notice.
- c) Parking is to be provided to the satisfaction of the Council, as follows:
  - i) For up to three exhibition/display homes, no off street parking is required beyond the scope of the Residential Design Codes.
  - ii) For more than three exhibition/display homes, the Council will consider the setting aside of one lot for parking. In such cases, landscaping will be permitted in front of the display home(s).
- d) Fencing is to be of usual residential standards except that a front 1.8m wire fence will be permitted provided no barbed wire is included.
- e) The owners of the lots adjoining the proposed exhibition/display home(s) are to be advised of the proposal.
- f) Any other conditions considered appropriate in the circumstance.

## 2. FLOODLIGHTING OF EXHIBITION/DISPLAY HOMES

- a) Maximum wattage - 400 watts.
- b) Lights shall be preferably ground-mounted but standard mountings up to 4.0m heights may be approved in specific instances.
- c) Distance between mountings – 15.0m minimum.
- d) Maximum number per lot - four.
- e) A time clock to be included in the lighting circuit to ensure that floodlights are extinguished no later than 10.15 pm.
- f) All luminaries to be orientated and hooded so the light source is not directly visible to the travelling public or abutting premises.

### Other References Applicable to this Policy

Delegated Authority No:

Procedure No:

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### ORIGIN/AUTHORITY

Planning and Development Services Committee  
Formerly Planning Policy (8) 22/04/92

### REVIEWS

Special Planning and Development Services Committee	27/06/00	Item No. P00/1004
Ordinary Meeting of Council	17/08/2010	Item No. P10/3152

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