

Exhibition and Display Homes

This document outlines the assessment of exhibition and display homes in the City of Melville. This policy is applicable to residential, commercial and mixed use developments within the City of Melville.

If you are searching for general information in relation to planning requirements, please refer to the Planning Services page of our website <https://www.melvillecity.com.au/> or alternatively you can speak to one of our planning officers either on the phone, 9364 066 or in person at 10 Almondbury Road, Booragoon during business hours, 8.30am – 5:00pm Monday to Friday

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP 3.3 Last Review Date: 17 March 2026
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Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) and the City of Melville Local Planning Scheme No. 6 (LPS6). This Local Planning Policy may be cited as Local Planning Policy No. 3.3 –Exhibition and Display Homes (LPP3.3).

Policy Objectives

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

Policy Scope

An Exhibition or Display Home is not listed as a land use within the City's LPS6 and therefore is required to be assessed as a Use Not Listed as per the procedures within LPS6 and the Regulations.

This policy provides guidance as to the appropriateness of this land use as well as the operational and built form considerations in the development assessment.

This policy does not apply to sales suites but rather built form which is intended for future permanent residential use.

Definitions / Abbreviations Used in Policy

For the purposes of this policy an Exhibition / Display Home is defined generally as follows:

A building which is has been designed for future permanent residential use such as a single house, grouped dwelling or multiple dwelling and used for an initial display period for viewing by potential home builders/ apartment purchasers.

LPS6 City of Melville Local Planning Scheme No. 6
R-Codes Residential Design Codes Volume 1 and Volume 2 (as applicable)

Policy Statement

1 Assessment criteria

The Council will permit the establishment of a single residential dwelling or a group of dwellings as exhibition or display homes where:

1.1 Parking

Parking is to be provided as follows:

- i) For up to three exhibition/display homes, no off street parking is required beyond the requirements of the Residential Design Codes.
- ii) For more than three exhibition/display homes, one lot should be set aside for parking. In such cases, landscaping will be required to soften the appearance of the parking area from the street.

1.2 Fencing

Fencing is to be of usual residential standards and satisfy the requirements of Local Planning Policy LPP3.1 Residential Development and the Residential Design Codes of WA. A front 1.8m wire fence will be permitted, provided no barbed wire is included.

1.3 Flood Lighting

Security lighting may be provided as follows:

- i) Maximum wattage - 400 watts.
- ii) Lights shall be preferably ground-mounted but standard mountings up to 4m high may be approved in specific instances.
- iii) Distance between mountings – 15m minimum.
- iv) Maximum number per lot - four.
- v) A time clock to be included in the lighting circuit to ensure that floodlights are extinguished no later than 10.15 pm and remain off overnight.
- vi) All lighting to be orientated and hooded so the light source is not directly visible to the travelling public or abutting premises.

1.4 Signage

Any signage proposed to be displayed on site is to be included as part of the development application and assessed in accordance with the City's Outdoor Advertisements and Signage Policy (LPP 2.2).

2 Approval Period

2.1 The period of operation of the Exhibition/Display Home is to be 24 months from the issue of approval.

2.2 An extension to the approval period can be granted where the Exhibition/Display Home results in no significant adverse impact upon the amenity of the surrounding properties.

2.3 At the expiration of the approved period, the dwelling is to revert to Residential and 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 signage in accordance with the City's Outdoor Advertisements and Signage Policy (LPP 2.2).

3 Advertising

- 3.1 Advertising of the proposed use is to be undertaken in accordance with the minimum public consultation requirements specified in LPS 6, the Regulations and LPP 1.1.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 – Apartments Local Planning Scheme No. 6
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	LPP3.1 Residential Development
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY		Item No.
Planning and Development Services Committee	22/04/92	
Reviews		
Special Planning and Development Services Committee	27/06/00	P00/1004
Ordinary Meeting of Council	16/04/13	P13/3378
Ordinary Meeting of Council	18/08/15	P15/3649
Ordinary Meeting of Council	20/09/2016	P16/3718
Administrative Review (Council Resolution 18/6/19)	27/8/19	
Ordinary Council Meeting	17/03/2026	UP25/97