

Exhibition / Display Homes

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP 3.3 Last Review Date: 25 October 2019
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Policy Objectives

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

Policy Statement

1 Assessment criteria

The Council will permit the establishment of a single home or a group of homes as exhibition/display home/s 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 State Planning Policy 7.3 Residential Design Codes Volume 1.
- 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.
- vi) All luminaries 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 Signage Policy.



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 "FOR SALE" notice.

3 Advertising

- 3.1 The owners of the lots adjoining the proposed exhibition/display home(s) are to be advised of the proposal.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 State Planning Policy 7.3 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

Planning and Development Services Committee

22/04/92

Item No.

Reviews

Special Planning and Development Services Committee
Ordinary Meeting of Council
Ordinary Meeting of Council
Ordinary Meeting of Council
Administrative Review
(Council Resolution 18/6/19)

27/06/00
16/04/13
18/08/15
20/09/2016
27/8/19

P00/1004
P13/3378
P15/3649
P16/3718