

Policy 9.4



9.4(1) Outbuilding Zoning Controls

The following zone-specific provisions shall apply to the approval of outbuildings:

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a) Residential, Rural Residential and Rural Small Holding Zones

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No outbuildings shall be approved unless

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1. There is an existing dwelling constructed; or
2. A building licence has been issued for a dwelling.

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b) Commercial/Industrial/Tourist/Special Use Zones

Any proposed outbuilding in the Commercial, Light Industry, General Industry, Tourist, Caravan Park, Clubs and Institutions and Special Use zones shall require the submission of an application for planning consent to the Shire for consideration.

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c) Rural Zones

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Any proposed outbuilding in the General Agriculture and Priority Agriculture zones shall be considered through the building licence application process.

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9.4(2) Outbuilding Area Controls

- a) The maximum outbuilding areas permissible are as follows:-

ZONE	MAXIMUM OUTBUILDING AREA (m ²)	MAXIMUM WALL HEIGHT (m)
Residential		
As defined in Local Planning Scheme 7		
Rural Residential	180	
Rural Small Holdings	180	
General Agriculture	No Maximum Area	
Priority Agriculture	No Maximum Area	

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- b) Any proposed outbuilding within the Rural Residential zone shall be limited to 180m².
- 1) located behind the building line of a dwelling; and/or
 - 2) limited in floor area to 180m².
- c) Council may consider an increase of 10% beyond 180m² and/or the location of a shed forward of the dwelling building line subject to the submission of an application for planning consent which addresses the following
- Impact on vistas;
 - Impact on existing vegetation;
 - Location and density of development;
 - Stormwater disposal, and
 - Purpose of shed size.
- d) Any proposed outbuildings within the Tourist, Caravan Park and Clubs and Institutions zones will need to address the following-
- Impact on vistas
 - Impact on landscape from public realm
 - Impact on existing vegetation
 - Relationship to existing development on-site
 - Purpose of outbuilding
- e) The maximum outbuilding area shall be interpreted as the maximum total floor space of all outbuildings (as defined in the Residential Design Codes) permitted on any one site. Any variation to the maximum outbuilding area will require consideration by Council.
- The maximum floor area does not include unenclosed structures such as car ports or lean to additions.

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Adopted:	25 July 2001
Last Amended:	17 December 2014
Last Reviewed:	1 May 2016

Policy 9.17



Town Planning Policy

9.17 Industrial & Commercial Development Control

1. Purpose

To provide developers and the general public with a guide to Council's objectives for the development of industrial and commercial areas and buildings in the Shire of Donnybrook-Balingup.

2. Aims

- a) To improve the quality of industrial and commercial development within the Shire of Donnybrook-Balingup; and
- b) Encourage aesthetically attractive built form and streetscapes.

3. Objectives

To establish guidelines which will

- a) Result in the construction of industrial and commercial development which is attractive in appearance and provides a safe, pleasant and efficient working environment.
- b) Conserve and enhance the amenity of the locality and neighbouring developments
- c) Ensure the orderly development of industrial and commercial sites to minimise their environmental impact.

4. Application

- a) This Policy applies to any development of land within the Shire of Donnybrook-Balingup zoned Commercial, Light Industry, General Industry and Tourist.
- b) This Policy is to be read in conjunction with and is in addition to the Shire of Donnybrook-Balingup Local Planning Scheme No. 7. Where there is found to be a discrepancy between the Scheme and this Policy in relation to specific development control requirements, the Scheme shall prevail.

- c) For land zoned Commercial within the Balingup Townsite that is included in the Balingup Village Centre Special Character Area Policy & Design Guidelines (Balingup Village Centre Policy), the provisions of the Balingup Village Centre Policy shall take precedent.

5. Approval Requirements

5.1 All proposals for development on land zoned Commercial, Light Industry, General Industry and Tourist require Planning Approval.

5.2 Application is to be made on Council's standard Application for Planning Consent form together with the following information:

- a) A site plan or plans at a suitable scale (1:100 or 1:200 preferred) showing:
- i. The boundaries of the site, with dimensions and direction of grid north indicated accurately.
 - ii. The outline of proposed buildings on the site and distances from the boundaries. The purposes for which areas are proposed to be used shall be indicated. The site plan shall also show the location of buildings on adjacent sites and crossovers adjoining or adjacent to the site.
 - iii. Where a building will form part of a future complex of buildings, a staging plan to indicate the location, orientation and proposed use of future buildings and their relationships one to another.
 - iv. Refuse and waste disposal areas and the treatment thereof.
 - v. The location of individual car parking spaces and access driveways, including manoeuvring areas with all dimensions.
 - vi. The location and dimensions of all loading and unloading areas, the means of access, and the screening and landscaping thereof.
 - vii. The location of any adjoining kerb and gutter, concrete footpath, electricity supply, telephone conduit, etc. and street trees.
 - viii. Details of existing ground levels and proposed finished levels of the site.
 - ix. The location of all proposed paving of hard standing areas and driveways, specifying the materials to be used for the surface finishes.

- x. Proposed methods of stormwater disposal, including all proposed drainage lines and existing drainage.
 - xi. The location and type of signage.
- b) Floor plans and elevations of proposed buildings at a scale of 1:100 or other acceptable scale. The floor plan is to contain a concise description of the uses to which each section of each building is to be put.
- c) Full details of the construction material and colour of external walls and roof materials. Submission of samples of materials may also be required.

5.3 An application for a building licence will not be processed until the development approval of the Council has been granted.

6. Development Guidelines

6.1 Building Appearance

In keeping with the Council's aim of achieving an attractive and quality environment for commercial and industrial areas, every encouragement will be given to applicants who produce innovative and attractive building designs that are sensitive to the existing and intended surroundings and adjoining development.

The facades of buildings visible from public roads are to maintain a high standard of visual amenity. Facades addressing public areas shall include at least 2 of the following features:

- A variety of materials, colours and treatments;
- Incorporation of architectural features including gables, porticos, verandahs, windows doors;
- A roof form that includes points of interest; and
- Stepping of vertical and horizontal elevations.

For development within the Commercial zone, the following requirements shall apply

- A minimum enclosed floor area of 40m² for the primary building on the site.
- Transportable or "donger" style structures will only be supported where they are ancillary to an established main building and where they are not visible or have very limited visibility from a public road or public place.
- Metal sheeting or other cladding that can reasonably be associated with shed style development being

limited to a maximum surface area of 20% on any elevation fronting a street or public realm.

- Sheds and other ancillary structures only being supported where they are not visible or have limited visibility from the street or public realm.

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6.2 Landscaping

Landscaped areas are to be provided to enhance the appearance of the development from adjoining land uses and public areas. A landscape plan or working drawing will be required to be submitted with the Planning Application and should show the following detail.

- (a) General site layout.
- (b) Species or plant type.
- (c) Earthworks and contours:
- (d) Paved and grassed areas;
- (e) Non-plant landscape elements: and
- (f) Areas to be landscaped, including verges.

The landscape plan will be assessed as an element of the Planning Application.

6.3 Energy Efficiency

The development of ecologically sustainable commercial and industrial environments which maximise energy efficiency and conservation of resources through building design and construction is encouraged by Council in the following ways:

- (a) Passive solar design measures are encouraged to be incorporated into a building's design where practicable.
- (b) Ceiling insulation should be provided.
- (c) Buildings are to have windows that are appropriately sized and shaded to reduce summer heat load while permitting entry of winter sun.
- (d) The use of solar collectors for hot water heating and power is encouraged to reduce energy consumption.
- (e) The provision of rainwater tanks for non-potable use.

- (f) The use of grey-water recycling systems to conserve water.

Adopted:	24 October 2007
Last Amended:	17 December 2014
Last Reviewed:	1-May 2016
Next Review Date:	2017
Responsible Department:	Town Planning

2017 WA Local Government Convention

Wednesday 2 - Friday 4
August 2017

Perth Convention and Exhibition Centre
21 Mounts Bay Road, Perth



Information
and Registration

Members *first*

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Western Australian Local Government Association

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Event partners



Founding Corporate Partner

LGIS is proud to partner with WALGA at the WA Local Government Convention. We understand the importance of this major annual event and the exceptional opportunities it delivers for the WA Local Government sector.

LGIS ensures the long term protection of Western Australian Local Government through a member-owned industry based self-insurance scheme. Local Governments across WA combine their resources to self-insure their property, civil liability exposures, bushfire volunteer personal accident, workers compensation, and bulk purchase external insurance for excess coverage. With this, risk management underpins the success of the Scheme, good governance as well as ensuring a safer workplace and community. A comprehensive risk management support program tailored to the individual needs of the sector is provided as a complimentary benefit of LGIS membership.

The local LGIS team look forward to meeting with you at the Convention to talk about how we might be able to support the WA Local Government sector in delivering services and protecting communities; with a range of protection solutions that go beyond insurance.



Principal Sponsor

Civic Legal is pleased to be the Principal Sponsor of the WALGA Convention once again, continuing our commitment to the WA Local Government sector. When you work with us, you will receive clear advice and strong representation. We are responsive and easy to work with. Our lawyers regularly deal with the latest and most confusing issues that face Local Governments, so they are equipped to assist you with whatever legal problem your Local Government may face. Whether you need to comply with the disclosure regime on gifts and travel contributions, determine which industrial relations scheme your Local Government fits into or simply manage day-to-day issues, we have the capability to assist. Come past our booth during Convention to ask us any of your burning questions, or just to say hello!

Supporting Sponsors



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An invitation

It is again my pleasure to invite all Elected Members, CEOs and Senior Managers to attend the 2017 WA Local Government Convention, scheduled for Wednesday, 2 to Friday, 4 August at the Perth Convention & Exhibition Centre (PCEC).

Themed *Members First*, the program reflects WALGA's fresh perspective on how to better understand and respond to the needs of Local Government by focusing on improving Member engagement and service. We have a renewed emphasis on practical sessions and this year's program incorporates three concurrent sessions covering topics such as Emergency Management, community engagement, waste and recycling, and implications of the new NDIS, to name a few. There is also an opportunity to participate in field trips to view the new Perth Stadium and visit the Cockburn ARC, the City of Cockburn's new major recreation and aquatic centre, as well as the City of Stirling's Balcatta Recycling Centre.

WALGA's annual Convention provides an outstanding opportunity to explore Local Government issues, share experiences, and exchange views and ideas to take back to your Council. The event gets underway with WALGA's AGM, followed by two days of plenary and concurrent sessions. Known as a community iron man and one of the world's leading authorities on local economic development, Ernesto Siroli will open the conference and also lead one of our many concurrent sessions. Other keynote speakers include Stephen Yarwood, former Lord Mayor of the City of Adelaide and Urban Futurist at city2050, and Idris Mootee, a highly acclaimed strategic innovation expert, who provides counsel to CEOs and management boards on critical matters in strategy and innovation. The conference will close with the annual Gala Dinner and I'm thrilled to announce Australian comedian Dave Hughes as the After-Dinner Entertainment.



A significant contingent of industry suppliers will make up the trade exhibition to show off their latest offerings to the Local Government sector. I encourage you to take this once a year opportunity to meet with these valuable suppliers and be updated on what is currently available.

I would like to express appreciation for the valuable support provided by the Convention Founding Partner LGIS and Principal Sponsor Civic Legal. I also wish to thank our Supporting Sponsors, RAC and Synergy, as well as the City of Perth for their continuing support for the popular Banners in the Terrace competition.

I look forward to seeing you in August.

Cr Lynne Craigie

President

