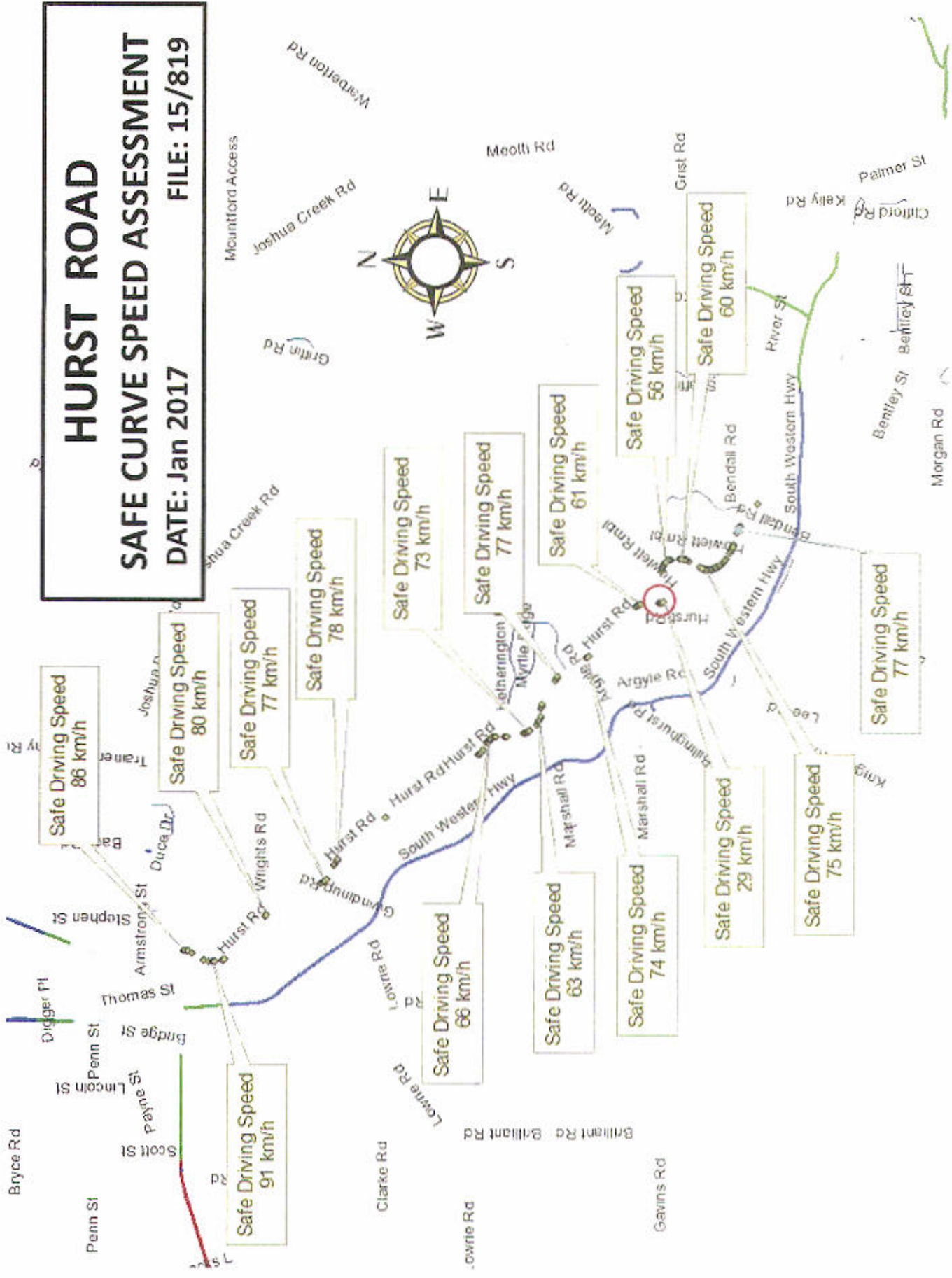
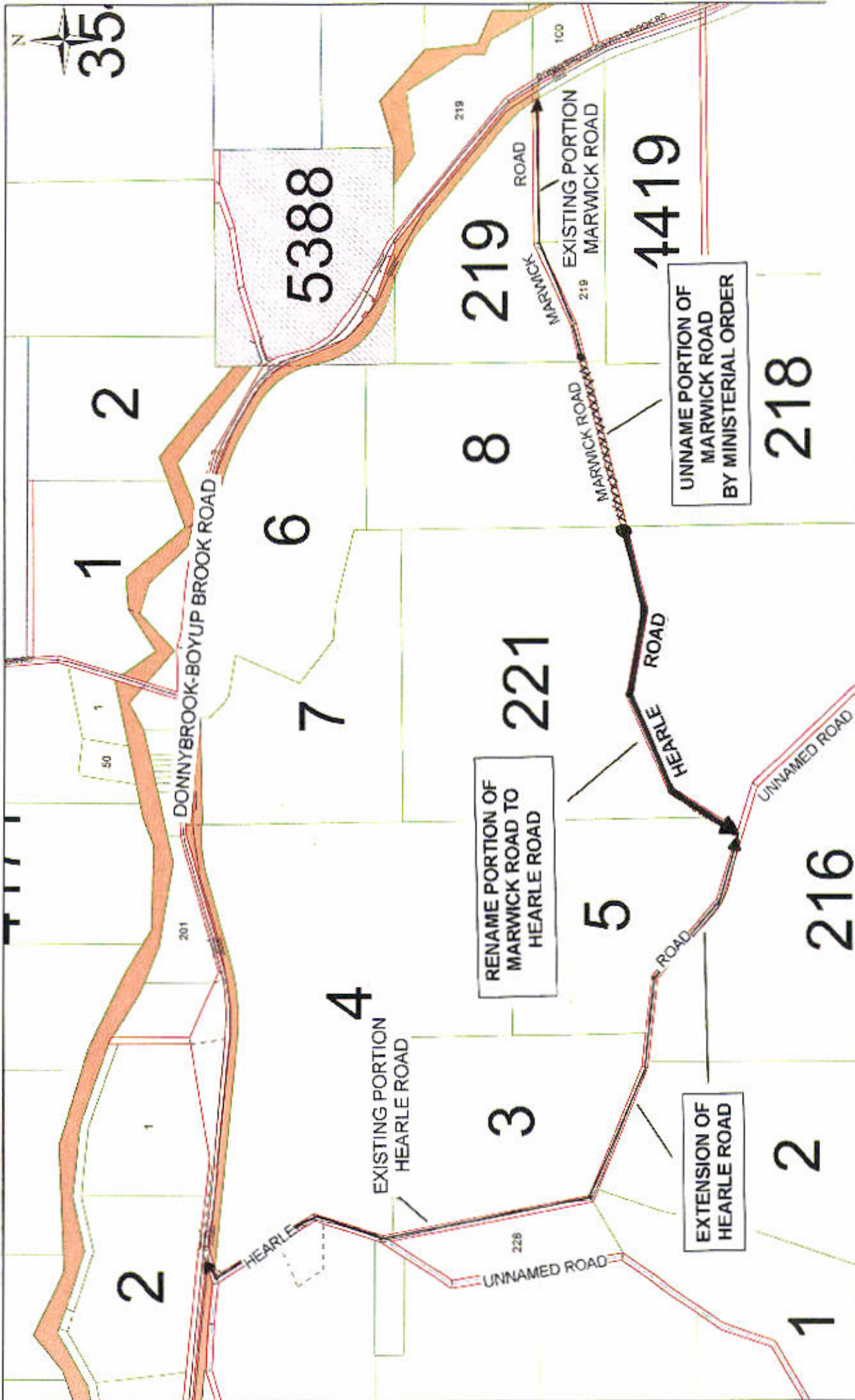


HURST ROAD
SAFE CURVE SPEED ASSESSMENT
DATE: Jan 2017 **FILE: 15/819**





LG: DONNYBROOK-BALINGUP
LOCALITY: MUMBALLUP
MAP REF: 2130 4 NW

Scale : 1:14368 (Geographical)
 MGA : SW=415658.1E,6287378.7N Zone 50 / NE=419747.5E,6290429.9N Zone 50
 1.a:1.ong : 116°05'29.298", -33°32'59.644" / 116°08'08.851", -33°31'21.715" H 176mm by W 287mm

This product is for information purposes only and is not guaranteed. The information may be out of date and should not be relied upon without further verification from the purposes then the original documents must be searched for all legal requirements.



Town Planning Policy

9.4(1) Outbuilding Zoning Controls

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

a) Rural Residential and Rural Small Holding Zones

No outbuildings shall be approved unless:

- There is an existing dwelling constructed; or
- A building license has been issued for a dwelling.

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.

c) Agricultural Zones

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

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	3.5m
Rural Small Holdings	180	3.5m
General Agriculture	No Maximum Area	
Priority Agriculture	No Maximum Area	

- b) Any proposed outbuilding within the Rural Residential zone shall not be located forward of the building line of a dwelling on a primary street frontage.
- c) Notwithstanding a) above, the Shire may consider an increase in floor area of up to 220m² and a wall height of up to 4m in the Rural Residential zone or the location of a shed forward of the dwelling building line subject to the submission of an application for planning consent and satisfying the following criteria:

For outbuildings with floor areas between 180m² and up to 220m² and or wall heights up to 4m :

- The lot being greater than 1.5ha;
- At least 50% of the structure being screened from the primary street frontage;
- being located behind the dwelling;
- the elevation facing the street frontage is the narrowest elevation.

For outbuildings forward of the building line:

- there are site constraints that reasonably limit an alternative location;
- landscaping being provided to screen at least 50% of the elevation from the primary street frontage;
- the colour of materials to match with elements of the dwelling.

- 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

- d) 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 planning approval.

The maximum floor area does not include unenclosed structures such as car ports or lean to additions.

- e) A primary street frontage is defined for the purpose of this policy as being the frontage in which the front door of the dwelling and at least one habitable room faces and/or the frontage where access is obtained from.

Adopted: 25 July 2001

Last Amended:

Last Reviewed:

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Adopted: 25 July 2001

Last Amended:

Last Reviewed:



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 maneuvering 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.