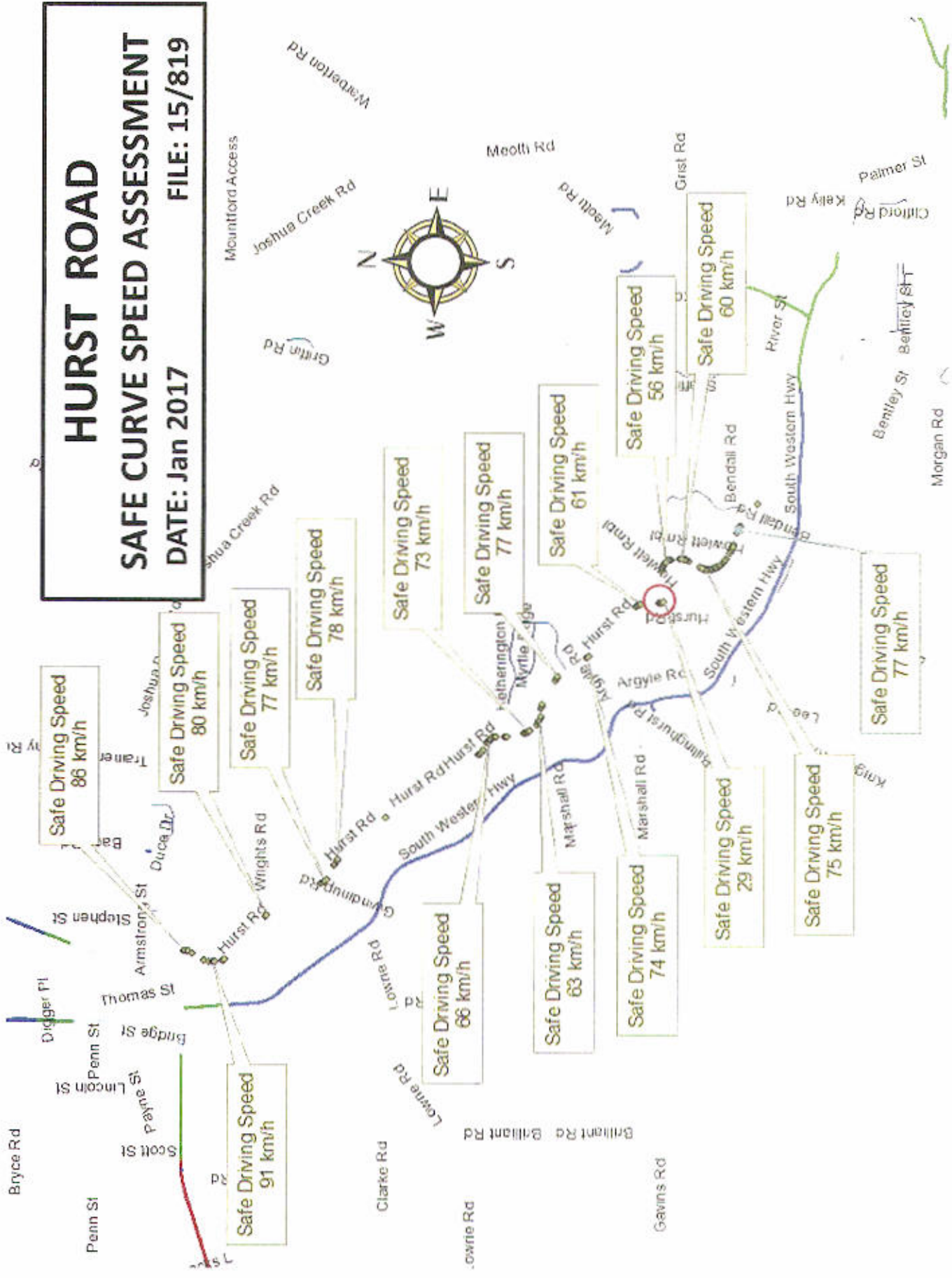
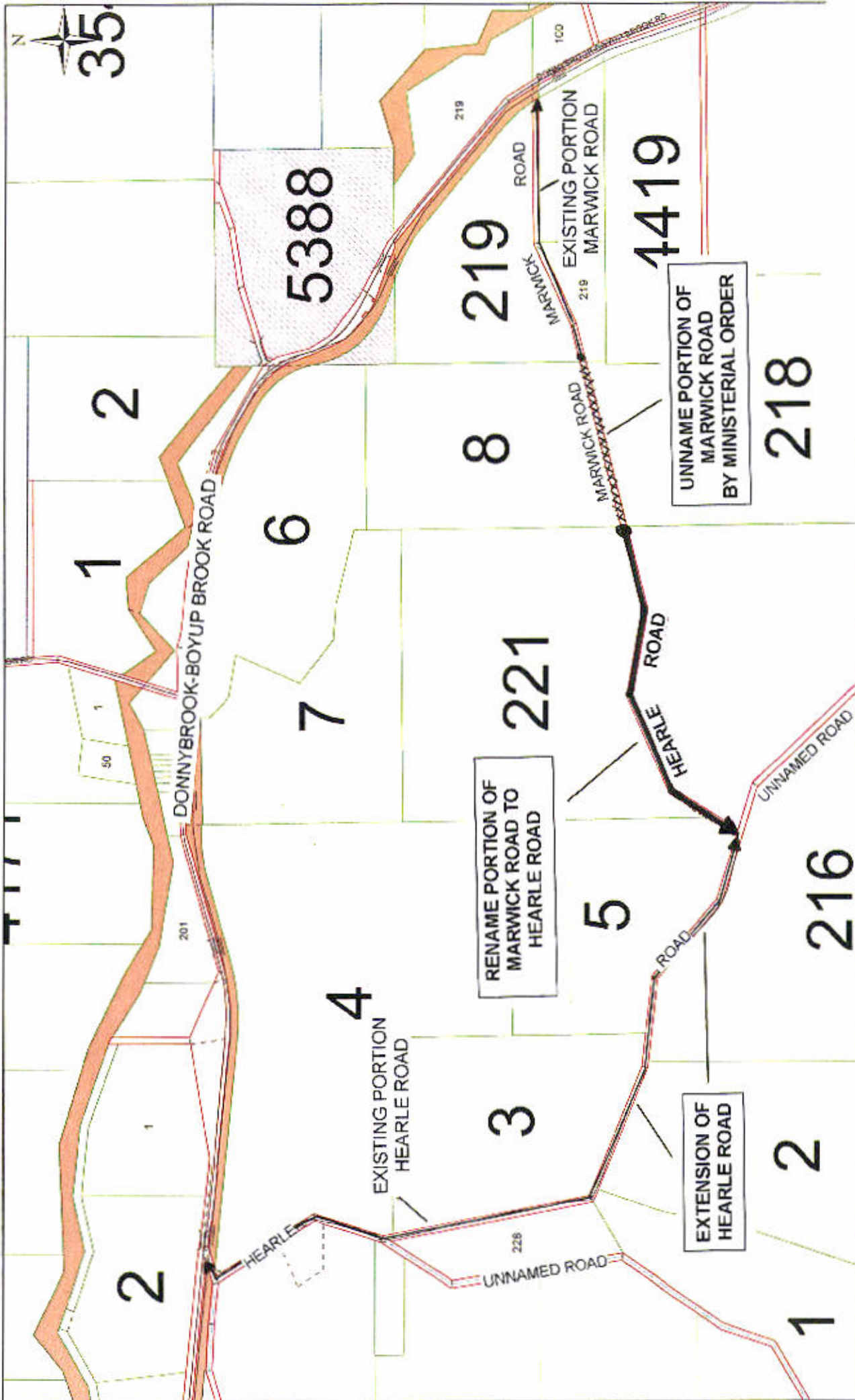


HURST ROAD
SAFE CURVE SPEED ASSESSMENT
DATE: Jan 2017 **FILE: 15/819**





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 The information may be out of date and should not be relied upon without further verification from the purposes then the original documents must be searched for all legal requirements.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

- 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:

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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:

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.

- 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.

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:	
Last Reviewed:	
Next Review Date:	
Responsible Department:	Town Planning

Schedule of Submissions – Review of Town Planning Policies 9.4 and 9.17

No.	Name & address	Description of affected property	Summary of submission	comments	Suggested Council recommendation
1	Ms June Scott	Local Resident	<p>Raise some concerns and object to policy 9.4 Outbuilding Control on the basis that:</p> <p>This policy is another blanket control when the environment of Donnybrook is very diverse in both landscape, land size and land use</p> <p>Not all Rural Residential is a small 1ha land holding</p> <p>Donnybrook's growth plan seeks outcomes of growth. This policy hinders growth. Static planning lacks flexibility and makes the Shire less attractive than can be entertained to encourage growth.</p> <p>Many purchase into the area are looking to relocate from outside the Shire. They often have to work towards relocation while maintaining a home elsewhere. When a purchaser visits their future site while planning development, undertaking earth works, it increases local spending. To restrict this restricts growth and investment in the Shire.</p>	<p>Agree in part. The intent of the policy is to provide some flexibility for low density living while providing a level of control to ensure that the landscape is not dominated by large oversize sheds.</p> <p>Agree</p> <p>Agree in part. The policy relates to providing some controls of outbuildings on non-residential zoned land. This ensures that the local amenity is preserved and that the area will be attractive for future purchasers and that existing residents know that their amenity is protected. This approach seeks to encourage growth by maintaining minimum standards.</p> <p>Agree in part. The requirement to have an approved building license in place for a dwelling prior to building an outbuilding is consistent with surrounding shires. The purpose is to ensure that the landscape is not dominated by sheds. The approach provides some flexibility. When combined with the Shire's practice to allow owners to live in the shed on a temporary basis while building a dwelling, the Shire is applying a</p>	<p>Agree in part</p> <p>Agree</p> <p>Agree in part</p> <p>Agree in part</p>

No.	Name & address	Description of affected property	Summary of submission	comments	Suggested Council recommendation
			<p>Storage sheds are for safety purposes, for storage of mowers, tractors, tools etc.</p> <p>Investors should not be driven out of the market as they are not yet</p> <p>Some investors can be driven out of the market because they are not yet financially able to maintain two dwellings, one here and one elsewhere when their intent is to build at a later date.</p> <p>Investors may not want to build a dwelling on their property, but do require outbuildings for the everyday running of their property without the need for a dwelling.</p> <p>Rendering such a large parcel of land with a blanket control, creates a large negative. The policy will stagnates development.</p> <p>Landowners being stopped from having peaceful enjoyment of their land prior to applying for planning consent is contentious.</p>	<p>reasonable and balance between amenity and flexibility.</p> <p>Note.</p> <p>Note.</p> <p>Note in part. There is difference between wanting to store some building equipment and a large shed being placed on a property. The policy seeks to ensure that outbuildings are controlled and do not dominate the local landscape.</p> <p>Disagree. The policy seeks to protect the local amenity and feel of the area. This enables investors to have level of comfort knowing that neighbours cannot construct oversized sheds and negatively impact on local amenity.</p> <p>Disagree. The policy seeks to protect local amenity standards. This promotes and protects investments made in the Shire by landowners.</p> <p>Disagree. The quiet enjoyment of the land is maintained through the consistent application of the policy. The need for a planning approval for a dwelling is not unreasonable in non-residential zoned areas.</p>	<p>Note</p> <p>Note</p> <p>Note in part</p> <p>Disagree</p> <p>Disagree</p> <p>Disagree</p>

No.	Name & address	Description of affected property	Summary of submission	comments	Suggested Council recommendation
			<p>Concerns over the blanket control over so much land. The policy does not take into account the diversity of the rural community.</p> <p>Overall, believe an overall floor area of 180m² with a 10% variation is too Restrictive. A more productive way to administer variations would be welcome.</p> <p>Restricting all outbuildings to behind the building line is too restrictive when many existing dwellings are setback to the rear of the property and can be handled more effectively by administration (not elected members)</p>	<p>Disagree. This statement is combining distinct and unrelated elements. Diversity of the rural community is noted. This does not imply that no outbuilding control is required. Outbuilding control ensures that the landscape is not dominated by oversized sheds. Diversity of the community can still occur with the policy.</p> <p>Agree in part. A review of policies in surrounding shires has shown a variety of sizes are supported. The majority are within the general vicinity of 180m² (ranging between 100m² for non-colourbond sheds in Shire of Capel, 190m² in Harvey to 300m² in Dardanup for lots under 3ha). A modification is proposed to enable sheds up to 220m² and a wall height of 4m to be considered through a planning approval process subject to complying with specified criteria.</p> <p>Agree. It is suggested that the policy be modified to enable sheds forward of the building line to be considered as a planning application when it can be demonstrated that applicable criteria can be satisfied.</p>	<p>Disagree</p> <p>Agree in part</p> <p>Agree</p>



Department of
Local Government, Sport
and Cultural Industries

**AUSTRALIAN INSTITUTE
of COMPANY DIRECTORS**

Governance Review Program

The Department of Local Government, Sport and Cultural Industries (DLGSC) is pleased to be working with the Australian Institute of Company Directors (AICD) to deliver a Governance Review Program for country local governments across the State in 2017-18.

The Governance Review Program is one of various initiatives made available through DLGSC's Local Government Capacity Building Program funded by the Department of Primary Industries and Regional Development's Country Local Government Fund (CLGF).

All initiatives build on previous and ongoing CLGF funded programs including Elected Member training, Better Practice Reviews and the National Asset Management Assessment Framework and Asset Condition Rating Project.

Governance Review Program

The Governance Review Program is an initiative to assist local government councils to make improvements in their governance policies, strategic planning procedures and processes.

A series of first round Governance Reviews have already been completed with fifteen country local governments. Those local governments identified the value of participating in the program, noting that as a result of their participation they now have a better understanding of how to assess their level and quality of governance, as well an increased awareness of how to improve their governance practices (attached are testimonials from two of those local governments).

A second round of sixteen Governance Reviews for 2017-18 will focus on governance probity, transparency and accountability, and consolidation of procedures and processes, particularly in the areas of financial performance, resources, risk mitigation and efficiency in the performance of the local governments' functions. These are important elements for informed decision making, especially by elected members.

The department has again engaged AICD to conduct the second round of Governance Reviews for local government councils. The approach taken with councils will be one of self-assessment.

AICD's role

AICD will design a governance benchmark which local government councils can assess their performance against; gather participant feedback through an online survey, and report results back to participating local governments. In addition, an AICD accredited specialist will conduct face-to-face sessions with local governments based on report findings.

Local Government's role

Although specifically aimed at the elected member level some survey questions will be asked of senior staff. As part of AICD's online survey, local governments will be requested to reflect on, and assess the maturity of their council's governance arrangements in a number of areas including:

- the role of the council
- the council's role in strategy and risk
- council size, composition and skills
- the role of the Mayor - President
- the relationship between the council and management
- council culture and dynamics
- effective use of council meetings
- council meeting papers.

Individual responses will be treated confidentially by AICD and only reported in aggregated, non-attributable or 'masked' form.

Local governments will also have the opportunity to participate in a facilitated workshop to discuss the findings of the Governance Review and associated review report. The aim of the workshop is to identify key action items which will help drive improvement.

Who should participate?

The Governance Review Program is provided free of charge to those local governments that are interested in assessing their current governance structures and wish to improve their governance practices and processes.

Why participate in the program?

The Governance Review Program will help local governments gain insight into:

- good governance practices
- areas that represent governance strengths
- areas that present opportunities for improvement

Outcomes for participating local governments

Key outcomes for local governments that participate in the program include:

- benchmarking their governance performance, both in terms of contemporary good practice, but also in terms of other local government councils, and
- the provision of action plans identifying areas that require further attention and improvement

How to register

For more information about the program or to register your intention to participate, please complete the attached registration form and forward to:

Stuart Fraser, Principal Advisory Officer

E: stuart.fraser@dlqsc.wa.gov.au

T: (08) 6552 1586

Registration closes 21 days from the receipt of this advice

All registrations will be confirmed.

**WASTE AVOIDANCE AND RESOURCE RECOVERY ACT 2007
LOCAL GOVERNMENT ACT 1995**

Shire of Donnybrook-Balingup
WASTE AMENDMENT LOCAL LAW 2018

Under the powers conferred on it by the *Waste Avoidance and Resource Recovery Act 2007* and the *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Donnybrook-Balingup resolved on (DATE) to make the following local law.

1 Citation

This local law may be cited as the *Shire of Donnybrook-Balingup Waste Amendment Local Law 2018*.

2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

3 Principal Local Law

This local law amends the *Shire of Donnybrook-Balingup Waste Local Law* as published in the *Government Gazette* on 14 June 2017.

4 Preliminary

In construing the following modifications, where a modification requires the renumbering of a division, clause, subclause or paragraph, subsequent modifications have been drafted on the basis that the renumbering has been effected.

5 Clause 2.1 amended

Clause 2.1 is deleted and replaced with:

“The local government is to supply, for the use of each premises situated within the area covered by the kerbside collection service, one or more receptacles for the collection and removal, from those premises, of collectable waste.”

6 Clause 5.1 added

A new Clause 5.1 is inserted as follows:

5.1 Objection and appeal rights

Division 1 of Part 9 of the LG Act applies to a decision under this local law to grant, renew, vary or cancel –

- (a) an approval under clause 2.7(b);
- (b) an exemption under clause 2.8(2);
- (c) an approval under clause 2.10(1);
- (d) an authorisation under clause 3.2(1)(c);
- (e) an approval under clause 3.2(2); and
- (f) an approval under clause 3.3.

Dated this _____ 2017

The Common Seal of the Shire of Donnybrook-Balingup was affixed by authority of a resolution of the Council in the presence of-

B. H. PIESSE
Shire President

B. G. ROSE
Chief Executive Officer

LOCAL GOVERNMENT ACT 1995*Shire of Donnybrook-Balingup*

ANIMALS, ENVIRONMENT AND NUISANCE AMENDMENT LOCAL LAW 2018

Under the powers conferred on it by *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Donnybrook-Balingup resolved on (DATE) to make the following local law.

1 Citation

This local law may be cited as the *Shire of Donnybrook-Balingup Animals, Environment and Nuisance Amendment Local Law 2018*.

2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

3 Principal Local Law

This local law amends the *Shire of Donnybrook-Balingup Animals, Environment and Nuisance Local Law* as published in the *Government Gazette* on 14 June 2017.

4 Clause 2.2(b) amended

In clause 2.2(b) delete "or is" and substitute "and is not".

5 Clause 3.10 amended

Subclause 3.10(b) is deleted.

Dated this _____ 2018

The Common Seal of the Shire of Donnybrook-Balingup was affixed by authority of a resolution of the Council in the presence of-

B. H. PIESSE
Shire President

B. G. ROSE
Chief Executive Officer