

## **1. Introduction**

The City of Rockingham Town Planning Scheme No.2 defines a 'Display Home Centre' as a group of two or more dwellings, which are intended to be open for public inspection as examples of dwelling design.

The 'City' recognises that Display Home Centres are an integral feature of most establishing residential estates. In anticipation of continued urban development in the City, it proposes to provide for the establishment of such centres within an orderly and safe environment.

The purpose of this Planning Policy is to set out the objectives and policy provisions which the City shall have due regard to in the assessment and determination of applications for Development Approval for the establishment of Display Home Centres. The Planning Policy also seeks to ensure the suitable transition of the land use from Display Home Centre to 'dwelling(s)', when the Display Home Centre has ceased operation.

In this regard, no person shall commence or carry out any development of a Display Home Centre without first having applied for and obtained the Development Approval of the City, pursuant to the provisions of Part 6 of Town Planning Scheme No.2.

## **2. Policy Application**

In Town Planning Scheme No.2, the Zoning Table (Table No.1) indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme Area in the various zones.

In this regard, a Display Home Centre is a permissible use in the Residential, Development<sup>1</sup> and Baldivis Town Centre zones, subject to the City exercising its discretion by granting Development Approval. A Display Home Centre is a use not permitted in all other zones.

## **3. Policy Objectives**

The objectives of this Planning Policy are as follows:

- (a) To promote the orderly and proper development of land by making suitable provisions relating to the location and design of Display Home Centres;
- (b) To secure the amenity of the locality by addressing various operational matters; and
- (c) To specify rehabilitation/reinstatement techniques once the Display Home Centre have ceased operation.
  1. In the Development Zone, provisions of use class permissibility shall be determined in accordance with the provisions of the relevant Local Structure Plan.

## **4. Policy Statement**

### **4.1 Location**

To minimise internal, non-residential traffic, the Council prefers the establishment of Display Home Centres at the dedicated entrance of a residential estate. All display homes pertinent to a particular residential stage should be grouped together and the Council will not generally support the ad hoc siting of display homes that readily interact with existing residences.

### **4.2 Parking**

Car parking should be provided at a minimum ratio of one (1) parking bay per display home (with a minimum of ten (10) bays per display village). In addition, one accessible car parking bay to be provided as per *Australian Standard AS 2890.6 Parking Facilities – Off-street parking for people with disabilities* and the Building Code of Australia. The Council will not consent to parking on the verge under any circumstances.

#### 4.3 Site Development

Prior to the commencement of operation of a Display Home Centre, the following will generally be required as conditions of Development Approval:-

- (a) All car parking areas are to be developed by the installation of hardstand materials (as a minimum standard) to the satisfaction of the Council's Manager, Engineering Services. In this regard, the minimum acceptable standard is 100mm of compacted crushed rock or road base. The carparking area should also be contoured in such a manner that it adequately drains.
- (b) All crossovers are to be designed and constructed to the satisfaction of the Manager, Engineering Services, at the applicant's cost.
- (c) Where a Display Home Centre does not directly abut a car parking area, a dedicated pedestrian access will be required, to the satisfaction of the Manager, Engineering Services, from the nearest car parking area to the site. Where a dual use path has been constructed, this may be acceptable as the dedicated pedestrian access.

#### 4.4 Operation of Display Centres

All signs and hoardings associated with the Display Home Centre will be required to be to the satisfaction of the Manager, Building Services and approved prior to erection or painting.

All signage for Display Home Centres must be in accordance with Planning Policy No.3.3.1 Control of Advertisements.

Floodlights shall not be illuminated after 10.00 pm, and all illumination will be confined to the limits of the development.

#### 4.5 Reinstatement and Rehabilitation

All hardstand material from the car parking areas shall be removed on the conclusion of operation of the Display Home Centre.

#### 4.6 Building Approval

A Building Permit for all buildings associated with the Display Home Centre will be required from the Council (in addition to Development Approval).

#### 4.7 Consultation

Where the Manager, Statutory Planning considers that an application for Development Approval for the establishment of a Display Home Centre is likely to have a significant potential impact upon the amenity of an area or affected neighbouring properties, the application will be the subject of a process of community consultation in accordance with clause 64 of the deemed provisions of Town Planning Scheme No.2 and Planning Procedure No.1.3 - Community Consultation.

### **5. Application Procedure**

Applications for Development Approval for the establishment of Display Home Centres shall be made on the form prescribed by the City, and shall be signed by the owner(s), and accompanied by the following information:-

- (a) A written submission describing the proposal, which should include confirmation that the requirements of this Planning Policy can be achieved;
- (b) Such plans and other information that the City may reasonably require to enable the application to be determined;

- (c) Any specialist studies that the City may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies;
- (d) Details of any proposed signage to be erected, together with a separate application for a sign permit to the City's Health and Building Services;
- (e) The payment of an Administration Fee as detailed in the City's Scale of Fees for Planning Services.

#### **6. Authority**

This Planning Policy has been adopted by the Council under clause 4 of the deemed provisions of Town Planning Scheme No.2 and whilst it is not part of the Scheme and does not bind the City in respect of any application for Development Approval, the City is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

#### **7. Interpretations**

For the purposes of this Planning Policy, the following terms shall have the same meaning as in Town Planning Scheme No.2:

*Council means the Council of the City of Rockingham.*

*Dwelling means a building or portion of a building being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by:-*

- (a) a single person;
- (b) a single family; or
- (c) no more than six persons who do not comprise a single family.

#### **8. Delegation**

Applications for Development Approval that comply in all respects with the objectives and provisions of this Planning Policy will be determined under delegated authority, pursuant to clause 83 of the deemed provisions of Town Planning Scheme No.2 and Planning Procedure 1.1 – Delegated Authority.

Where an application for Development Approval has been the subject of a process of community consultation and substantiated objections are received, the application for Development Approval will be referred to the Council for determination.

#### **9. Adoption**

This Planning Policy was adopted by the Council at its Ordinary meeting held on 24 July 2018.

#### **10. Revocation**

This Planning Policy supersedes the City's Statement of Planning Policy No.2.5 - Display Homes and Sales Offices.