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Section 7 - Planning

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PLANNING

POLICY NO.	P.1
POLICY SUBJECT	Directional Signs Policy
ADOPTION DATE	17 December 1998
LAST REVIEW DATE	29 November 2018 (C.04/1118)

In defining the objectives of this Policy, it should be noted that directional signs are primarily used by tourist operators, commercial business and community services to attract visitors and passing travellers to their business.

1. Objectives of Directional Signs Policy

- i) To maintain a uniform appearance of directional signs to a high standard to ensure the relation of the amenity and appearance of the townsite and district.
- ii) To attempt to ensure that residents and tourists are encouraged to visit local tourist operations, attractions, businesses and community services by means of a suitable network of directional signs.
- iii) To provide an equitable allowance of directional signs per tourist, business or community service operator in order to avoid a proliferation of signs that may reduce the amenity and appearance of the district.
- iv) To recognise that in order to maintain road safety and avoid proliferation of signage that some strategic intersections or locations be restricted in signage.
- v) To acknowledge that directional signs should not replace the need for suitable tourist brochures containing guide maps and that local tourist operators to be encouraged to distribute such brochures in lieu of additional signage.

2. Road Sign Standards

All directional signs to be erected on road reserves must be manufactured and erected in accordance with Main Roads WA Standards, Policy and Codes, and applicable Australian Standard AS1742-5. These are standards for the whole of Western Australia and ensure continuity in road signage and tourist guidance.

3. Types of Signs Permitted

Signs at road intersections to be “fingerboard” signs only, unless otherwise approved by the Shire. No “private directional advanced warning” signs will be permitted, apart from those required for safety requirements, unless otherwise approved by the Shire.

4. Number of Signs allowed per Business

The maximum number of signs permitted to be erected on road reserves within the residential area of Bridgetown townsite is three per business. The number of signs outside Bridgetown townsite to be at the discretion of the Shire. All signs to be attached to existing street sign poles if possible.

5. Restricted Locations

Directional signs will be permitted to be located at the corner Hampton/Steere Streets intersection only if they are related to significant tourist attractions (note not accommodation outlets or subdivision estates).

A maximum of five directional signs are permitted on any post or corner of an intersection (unless a proper stack board exists). Where a pole or intersection has five or more existing directional signs, including road name or route signage, any applications for the erection of additional directional signs will be refused.

6. Costs of Signs

Applicants will be responsible for all costs associated with planning approval, ordering, manufacture, delivery and erection of directional signs. The fees and charges for planning assessment and the manufacture/installation are listed in the Shire's Schedule of Fees & Charges.

The planning application fee is to be paid by the Applicant at the time of application for the directional sign. Upon approval of the sign, the installation fee is to be paid by the Applicant prior to the sign being ordered, manufactured, delivered and erected by the Shire. Should an approved sign exceed the general size, additional fees may be required

7. Replacement or Maintenance of Signs

No responsibility will be taken for replacement or maintenance to missing or damaged signs by the Shire. This responsibility rests with the permit holder.

In the event of the standards or specifications (including change of colour scheme in future townscape, heritage or marketing policy) being changed, all existing directional signs will be removed. The costs of replacing these signs in the new specification, standard or colour scheme will be the responsibility of the permit holder.

Planning approval will not be required for the replacement of damaged or lost signs that were previously approved.

POLICY NO.	P.2
POLICY SUBJECT	Holiday Accommodation
ADOPTION DATE	30 September 1999
LAST REVIEW DATE	29 November 2018 (C.04/1118)

1. Interpretation

In this policy, unless the context otherwise requires –

“Business” means the operation of Holiday Accommodation.

“Council” means the Council of the Shire of Bridgetown-Greenbushes.

“Holiday Accommodation” means accommodation which, by way of trade of business or for the purposes of any trade or business, is held out as being available or is made available for holiday purposes for occupation by persons other than the proprietor.

“Proprietor” means the owner or occupier of the land on which holiday accommodation/business is situated.

“Unit” means a cabin or chalet.

2. Policy Objective

Holiday Accommodation development needs to be compatible and integrated with surrounding land use and the natural and built environment. The challenge for the Shire, developers and holiday accommodation operators is to achieve (and maintain) a delicate balance between tourism, the environment, and protecting the amenity of surrounding residents and holiday accommodation occupants.

3. Site Requirements

Development for Holiday Accommodation shall conform to the following site requirements:

- (a) A site area of not less than 2 hectares;
- (b) The site shall in the opinion of the Shire contain tree cover adequate to provide visual screening and privacy and the Shire may require as a condition of Planning Approval additional planting in order to provide increased screening of the proposed development from surrounding properties;
- (c) Public road access shall in the opinion of the Shire be adequate for the use which may be reasonably anticipated. Unless otherwise determined by Council all public road access to Holiday Accommodation within the Bridgetown Townsite shall be constructed to a sealed standard;
- (d) Site conditions of topography and soil shall be such as to ensure in the opinion of the Shire adequate effluent disposal and site drainage as a result of the development, and that the site is not susceptible to erosion;

- (e) Sites shall be located to avoid potential conflict with normal farming operations on adjoining or nearby properties; and
- (f) Developments should not contribute to a concentration of similar land use activities that would alter the established character of the surrounding area.

4. Scale of Development

- (a) The Shire may permit up to five units per lot. Developments proposing greater than five units will require rezoning to the Special Use Zone under the relevant Town Planning Scheme.
- (b) It should not be anticipated that Planning Approval will automatically be granted to all applications to develop holiday accommodation.
- (c) Notwithstanding sub-clause 4(a), Council may refuse an application to develop up to five units of holiday accommodation and direct the applicant to initiate a rezoning to the relevant Town Planning Scheme. The basis of such a decision by the Council would be that the proposed development may raise significant environmental or social issues requiring specialist input from government agencies, greater community consultation, binding conditions of development under the Town Planning Scheme, and assessment with regard to the strategic planning of the locality.

5. Development Approval

Planning Approval under the relevant Town Planning Scheme will be required prior to any development of holiday accommodation being commenced. The Shire, in considering the granting of Planning Approval, may seek public comments from adjoining or nearby land owners/residents.

6. Development Requirements

- i) The minimum distance between the external walls of any building and another on the land shall be 10 metres for the purposes of privacy and amenity.
- ii) Suitable car parking facilities (minimum 2 bays per unit) shall be provided in close proximity to each unit.
- iii) Sufficient area for on-site manoeuvring of vehicles is to be provided to ensure all vehicles exit the property in forward gear.
- iv) Every habitable room intended for sleeping purposes contains not less than 14m³ of air space for every person to be accommodated within.
- v) Developers are encouraged to design and construct units having regard to disability access and mobility.
- vi) All development is to be designed and finished to blend into the landscape of the area.
- vii) All units must be provided with a source of potable water suitable for habitable purposes.

- viii) Where the proposed development accommodates more than six persons, annual registration as a lodging house will be required.

7. Classification of Units

A person shall not construct a unit of holiday accommodation unless it conforms to one of the following types:

- (a) A cabin – a unit constructed with cooking, toilet, ablution or laundry facilities provided as a communal facility and having a minimum floor area of 9.2m² and a maximum of 40m². [Amended 24.11.05]
- i) the communal toilets, ablutionary, laundry and other facilities required for the abovementioned unit are to be to the number and nature prescribed by the Caravan Parks and Camping Grounds Act 1995.
- (b) A chalet – a detached self-contained unit including cooking, toilet and ablution facilities, with optional self contained laundry facilities, and having a minimum floor area of 40m² and a maximum of 120m². [Amended 24.11.05]
- i) the abovementioned unit must be provided with –
1. a kitchen sink and facilities for the preparation and cooking of food;
 2. a bath or shower;
 3. a closet pan and washbasin; and
 4. clothes washing facilities, comprising at least one washing machine and wash tub (if this facility is detached from the main building, it must be set aside for the shared use of the occupants of the units only).

8. Fire Safety

- (a) The proprietor shall provide not less than one dry chemical powder type fire extinguisher and one fire blanket in accordance with Australian Standard A2444, within each unit. In this regard a fire blanket is only required where cooking facilities are provided (excluding microwave oven).
- (b) The proprietor shall maintain in proper working order and condition, all fire extinguishers in accordance with the requirements of the Australian Standards AS1851 “Maintenance of fire protection equipment – Portable fire extinguishers and fire blankets”, and shall arrange with FESA, or any person approved by that agency for the periodical inspection and testing of all extinguishers.
- (c) Smoke alarms and emergency lighting activated by required smoke alarms must be located as marked in red on the approved plan, and installed in accordance with Building Codes of Australia (BCA) Part 3.7.2 and AS 3786 for Class 1b buildings, to the satisfaction of the Shire of Bridgetown-Greenbushes. Smoke alarms are required to be connected to the consumer mains power and installed by licensed electrical contractors. A sticker developed by FESA in conjunction with the National Electrical Communications association (NECA) must be placed in the meter box or

switchboard servicing the dwelling by the licensed electrical contractor to record the date the mains powered smoke alarms were installed.

- (d) The proprietor shall at all times maintain the land free of debris and material that is a fire hazard, and shall not permit the lighting of outdoor fires other than in appropriate barbecues and in accordance with the Shire of Bridgetown-Greenbushes Firebreak Order and approved Fire Management Plan where applicable.

9. Water Supply

- (a) Where the reticulated water supply fronts a development site connection to all units will be required.
- (b) Where reticulated water supply is not available to the development site, rain water storage tanks may be used, with a minimum size of 45,000 Litres per unit, with the sharing of water tanks between units permitted subject to 45,000 Litres per unit being maintained.

Note: It is recommended that stored rain water be treated (eg. chlorination) in line with the “Guidelines for Drinking Water Quality (NHMRC) and tested annually to ensure a safe potable water supply.

10. Maximum Length of Occupancy

Except with the prior approval in writing of the Council:

- (a) A person shall not occupy a unit of holiday accommodation, or more than one unit in the same approved development; and
- (b) The proprietor shall not permit any one unit, or units of holiday accommodation to be occupied by the same person;

for an aggregate period of more than three months in any consecutive twelve months.

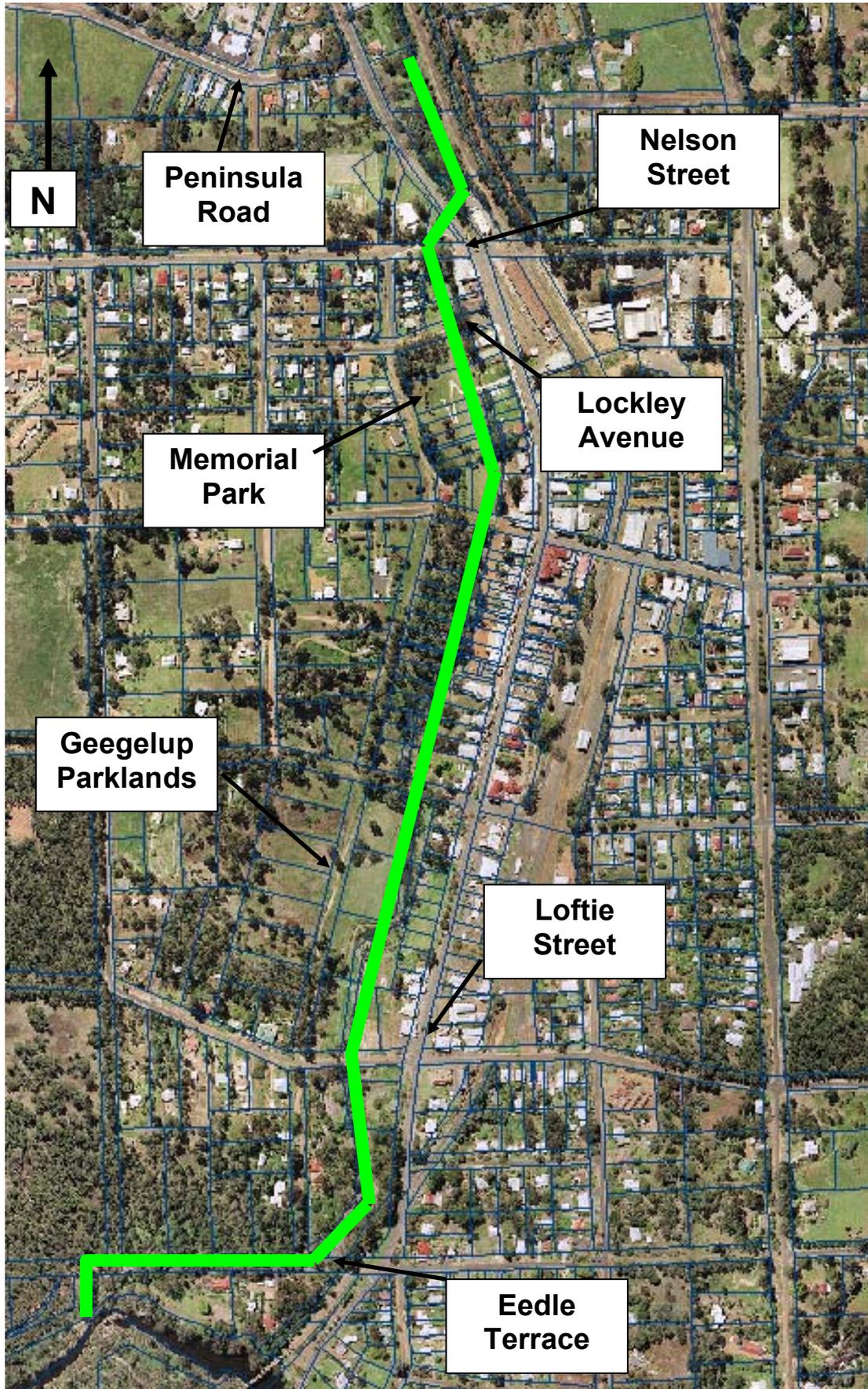
11. Short Term Rental of Residential Dwellings

The short term rental of residential dwellings to single parties shall not be classified as Holiday Accommodation. Council considers such a use as merely another form of landlord – tenant rental.

POLICY NO.	P.3
POLICY SUBJECT	Geegelup Brook Land Acquisition
ADOPTION DATE	20 December 2001
LAST REVIEW DATE	29 November 2018 (C.04/1118)

A number of properties along the Geegelup Brook are in private ownership and unless purchased by the Council, the development of a “green-belt” along Geegelup Brook would not be able to occur. The purchase of land for development of this “green belt” should be viewed as a long-term project, and should be done in cooperation with land owners rather than be seen as a form of resumption.

As funds generated from the sale of Council land are deposited in the Land and Buildings Reserve, the CEO acting under delegated authority, is authorised to negotiate with the owners of land along Geegelup Brook between the Blackwood River and Peninsula Road, for consideration by Council of its purchase.



Geegilup Brook Land Acquisition Policy Subject Area