



City of
Wanneroo

**BRIEFING PAPERS
FOR ELECTED MEMBERS'
BRIEFING SESSION**

Draft Only

to be held at
the Wanneroo Administration Centre, Dundobar Road, Wanneroo
on Tuesday 15 January, 2002, commencing at 7.00 pm.

PROCEDURE FOR FULL COUNCIL BRIEFING

PRINCIPLES

The full council briefing which occurs a week prior to the Council meeting provides an opportunity for elected members to ask questions and clarify issues relevant to the specific agenda items before council. The briefing is not a decision-making forum and the Council has no power to make decisions. The briefing session will not be used, except in an emergency, as a venue or forum through which to invoke the requirements of the Local Government Act 1995 and call a special meeting of council.

In order to ensure full transparency the meetings will be open to the public to observe the process. Where matters are of a confidential nature, they will be deferred to the conclusion of the briefing and at that point the briefing session closed to the public. The reports provided are the officers' professional opinions. While it is acknowledged that members may raise issues that have not been considered in the formulation of the report and recommendation, it is a basic principle that as part of the briefing sessions elected members cannot direct officers to change their reports or recommendations.

PROCESS

The briefing session will commence at 7.00 pm every third Tuesday. It will be chaired by the Mayor or in his/her absence the deputy mayor. In the absence of both, councillors will elect a chairperson from amongst those present. In general, Standing Orders will apply, EXCEPT THAT members may speak more than once on any item, there is no moving or seconding items, officers will address the members and the order of business will be as follows:-

Members of the public present may observe the process and there is an opportunity at the beginning of the briefing for a public question time where members may ask questions (no statements) relating only to the business on the agenda.

- Attendance and Apologies;
- Public Question Time
- Declarations of Interest;
- Reports for discussion;
- Tabled Items;
- Closure.

Where an interest is involved in relation to an item, the same procedure which applies to Full Council meetings will apply. It is a breach of the City's Code of Conduct for an interest to not be declared. The briefing will consider items on the agenda only and proceed to deal with each item as they appear. The process will be for the mayor to call each item number in sequence and ask for questions. Where there are no questions regarding the item, the briefing will proceed to the next item.

AGENDA CONTENTS

While every endeavour is made to ensure that all items to be presented to Council at the formal council meeting are included in the briefing papers, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the briefing session and will go straight to the Full Council agenda as a matter for decision. Further, there will be occasions when items are TABLED at the briefing rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the agenda as a late item, noting that a report will be tabled at the agenda briefing session.

AGENDA DISTRIBUTION

The briefing agenda will be distributed to elected members on the FRIDAY prior to the briefing session. Copies will be made available to the libraries and the Internet for interested members of the public. Spare briefing papers will be available at the briefing session for interested members of the public.

DEPUTATIONS

Deputations will generally not be heard prior to the agenda briefing session. These will be reserved for either the Policy forum sessions held the week following the Full Council meeting or as is currently the case, prior to the Full Council meeting.

RECORD OF BRIEFING

The formal record of the briefing session will be limited to notes regarding any agreed action to be taken by staff or elected members. No recommendations will be included and the notes will be retained for reference and not generally distributed to elected members or the public except on request.

LOCATION

The briefing session will take place in the Council Chamber in the new Civic Centre.

Recording of Council Meetings Policy

Objective

- To ensure that there is a process in place to outline access to the recorded proceedings of Council.
- To emphasise that the reason for tape recording of Council Meetings is to ensure the accuracy of Council Meetings.

Statement

Recoding of Proceedings

- (1) Proceedings for meetings of the Council, of electors and of the Audit Committee shall be recorded, by the City, on sound recording equipment except, in the case of meetings of the Council or the Audit Committee, where the Council or the Committee, as the case may be, closes the meeting to the public.
- (2) Notwithstanding sub clause (1), proceedings of a meeting of the Council or of the Audit Committee which is closed to the public shall be recorded where the Council or the Audit Committee, as the case requires, resolves to do so.
- (3) No member of the public is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a committee without the written permission of the Council.

Access to Recorded Tapes

- (4) Members of the public may purchase a copy of the taped proceedings or alternatively listen to recorded proceedings with the supervision of a City Officer.
- (5) Elected Members may listen to a recording of the Council proceedings upon request, free of charge. However, no transcript will be produced without the approval of the Chief Executive Officer.
- (6) Costs of providing taped proceedings to members of the public will be the cost of the tape plus staff time to make the copy of the proceedings. The cost of supervised listening to recordings will be the cost of the staff time. The cost of staff time will be set in the City's schedule of fees and charges each year.

Retention of Tapes

- (7) Recordings pertaining to the proceedings of Council Meetings shall be retained in accordance with the Library Board of Western Australia Act (1951-83), General Disposal Authority for Local Government Records. The current requirement for the retention of recorded proceedings is thirty (30) years.

Disclosure of Policy

- (8) This policy shall be printed within the agenda of all Council, Special Council, Electors and Special Electors and the Audit Committee meetings to advise the public that the proceedings of the meeting are recorded.



Briefing Papers for 15 January, 2002

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A G E N D A

Item 1 Attendance

Item 2 Apologies and Leave of Absence

Item 3 Reports

Planning and Development

Policies & Studies

1. CONSIDERATION OF A DRAFT PRIVATE ADVERTISING SIGNAGE POLICY

File Ref: 97169
Responsible Officer: Acting Director Planning and Development
Disclosure of Interest: Nil
Attachments: 1

Issue

Consideration of a Draft Private Advertising Signage Policy (DPASP).

Background

Signs Local Law

The current Local Law provides for the regulation, control and management of signs within the district and is supported by the City's District Planning Scheme No 2 (DPS 2) sign provisions. The effect of the Local Law is to establish the requirements with which any person seeking to erect a sign within the district must comply and the means of enforcing those requirements.

Scheme Provisions

Under DPS 2 Advertisements are classed as "development" and consequently require the planning approval of Council unless specifically exempt.

Part 5 of the Scheme outlines the special controls with regard to the control of advertising signs. The objectives include:

- To ensure that the visual quality and character of particular localities and transport corridors are not eroded.
- To achieve signs that are not misleading or dangerous to vehicles or pedestrians
- To minimise the total area of impact of out door advertising commensurate with the realistic needs of commerce for such advertising
- To prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colour, height, prominence, visual impact, size, relevance to the premises on which they are located, number and content
- Reduce and minimise clutter and
- Promote a high standard of design.

Schedule 4 of the Scheme outlines exempted advertisements. These provisions are currently considered acceptable and are not subject to change as part of the review.

Review of Signage Provisions

The City has undertaken a review of its Planning Scheme provisions and Local Law relating to private advertising signage. The review identified several areas that were considered to be inadequately covered. Accordingly it was considered that a DPASP should be prepared in conjunction with a design manual to better address signage and private advertising requirements in the City of Wanneroo.

The project brief for the preparation of this policy included the need for a review of signage provisions of District Planning Scheme No 2 recommending relevant amendments and a review of the current local law on signage, also including recommended amendments. The project brief also required the control of offensive advertising, third party advertising, identification of obsolete signage standards and appropriate signage for land and estate development.

Chris Antill, Planning and Urban Design Consultant, was appointed to undertake the project.

Detail

A DPASP has now been drafted with a view to improving the standard and requirements for signs within the City of Wanneroo (refer **Attachment 1**). The policy recognises the legitimate need for signs to give direction and to identify and promote businesses and buildings. There is an awareness of the responsibility to prevent the proliferation of advertising signage, to ensure that the visual impact of signage is properly assessed and managed, that significant characteristics of buildings, streetscapes, views, vistas and natural features are protected, and to ensure that signs are not hazardous to pedestrians or motorists.

The DPASP details the aims and objectives of the policy, and specifies criteria and performance standards.

Considerations relevant to the determination of an application for Planning Approval include:

- The category or type of advertisement
- The zoning of the land where the advertisement is to be located
- The standard specifications for the category or type of advertisement
- The acceptable deviation from the standard specification
- The matters which Council is directed to have regard to under the scheme

- In some specific cases (such as signs considered to be third party advertising) the content of a sign; and
- The manner of and position in which, the advertisement is to be displayed.

The DPASP also includes a signs/zoning table which describes the sign types that may be permitted in each zone.

In some instances signage strategies may also be required for a site showing the proposed location and size of all existing and proposed advertising signs. All subsequent applications for advertising signs on the site must be in accordance with the approved strategy.

Standards common to all signs include:

- They should not pose a threat to public safety or health
- They should not extend beyond any boundary of a lot except with the approval of Council
- If illuminated, they should not cause a nuisance by way of light spillage, not interfere with traffic signals and have a minimum clearance or headroom of 2.75m above natural ground level.

Comment

An increase in the number of applications for signs, changes in sign technology and design types has prompted the City to review its Planning Scheme Provisions and Local Laws relating to private advertising signage. The review identified various changes that were required and the need for a policy and guidelines to be prepared to address those areas that are not currently covered.

It should be noted that the current DPASP is considered to be a working draft only. There are still various aspects of the document that require further consideration and consequently have been left out of this working draft. These include estate signs and entry statements, signs along scenic routes, signs in special areas, etc. Despite its preliminary nature, it is important to undertake consultation with key stakeholders (including the public) at an early stage to ensure that all relevant policy considerations are addressed.

When the DPASP has been finalised it should be noted that a revision of the Local Law and Scheme will be undertaken to bring them into line with the policy. A user manual will also be prepared to assist those in the preparation of signage applications.

Proposed Programme and Consultation Strategy

The following programme is proposed for progressing this matter:

- 18 December 2001:
Council decision to undertake consultation with key stakeholders eg development industry, REIWA, Wanneroo Small Business Association etc. (Letters, including copy of working draft sent to key stakeholders).
- Early February 2002:
Consultation with key stakeholders completed.
- March 2002:

Report to Council on outcome of consultations and including draft Policy for adoption under DPS 2.

- Late March 2002:
Release of draft Policy for public comments period.
- Late April 2002:
Finish of public comment period.
- June 2002:
Report to Council on outcome of public comment period; includes proposed final Policy for adoption. Amendments initiated to DPS 2 and Signs Local Law to align these to new Policy. Prepare manual/guidelines document.
- July 2002:
WAPC approval to advertise DPS 2 amendments. Scheme amendments and Local Law changes advertised for public comment.
- August 2002:
Close of public comment period.
- October 2002:
Report to Council regarding public comments received. DPS 2 amendment forwarded to WAPC; Local Law change finalised.
- December 2002:
DPS 2 amendment gazetted.
- December 2002 to January 2003:
Updated manual/guidelines document if necessary.

It should be noted that this programme makes some allowance for the Christmas/New Year break. It should also be noted that it is possible that, rather than undertaking the changes to DPS 2 and the Local Law following adoption of the final Policy, it may be decided that it may be preferable to undertake those changes concurrent with the preparation of the Policy, eg to have a 'package' advertised which comprises the draft Policy, the proposed DPS 2 amendment and the proposed Local Law change. This can be considered further in due course.

Statutory Compliance

Clause 8.11 of the Scheme grants Council the power to make local planning policies relating to the whole or any part of the Scheme area. Subclause 8.11.3 details the review procedures to be observed prior to the final adoption of a planning policy, which includes a 21 day public comment period, following which Council must give further consideration to the proposed policy. At this stage, the DPASP should be regarded as a working draft and should be developed further after consultation with industry and other key stakeholders.

Strategic Implications

Nil

Policy Implications

Preparation of a new private advertising signage policy.

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council:

- 1. NOTES the Draft Private Advertising Signage Policy prepared by Chris Antill Planning and Urban Design Consultant and adopts it as a Working Draft for the purpose of consulting with industry and other key stakeholders in the preparation of a final draft policy.**
- 2. Requires that a further report on this matter be presented to it once the matters requiring further investigation have been assessed, and consultation with industry and other key stakeholders has been undertaken.**

ATTACHMENT 1

***DRAFT City of Wanneroo
Private Advertising / Signage Policy***

Purpose of the Policy

The principle purpose of this Policy is to set out the approach of the City of Wanneroo to the management of private outdoor advertising within the municipality, and to provide assistance to the Council when determining an application for Planning Approval to erect, place or display an advertisement on private land under the City of Wanneroo District Planning Scheme No. 2 (“the Scheme”).

Advertisements are classed as “development” under the Scheme, and require the Planning Approval of the Council unless specifically exempted.

Signage is an important element of Wanneroo’s built environment. This Policy provides assistance to applicants and the Council by setting out the standards which apply to different types of advertisement, the considerations which the Council should have regard to in determining an application for Planning Approval for an advertisement on private land, and the conditions which may be appropriately imposed on the approval of an application for Planning Approval for an advertisement.

The City recognises the legitimate need for signs to give direction, and to identify and promote businesses and buildings. It is also aware of its responsibility to the wider community to prevent the proliferation of advertising signage, to ensure that the visual impact of signage is properly assessed and managed, that significant characteristics of buildings, streetscapes, views, vistas and natural features are protected, and to ensure that signs are not hazardous to pedestrians or motorists.

Outdoor advertising is about communicating messages to consumers, and it comes in many forms. It can be printed, painted, projected or illuminated onto a wide variety of surfaces. Illuminated signs can include neon tubes, floodlights, or back lights. Flags, bunting, awnings, tethered balloons, pylon signs, window signs, roof signs, hoardings, fibre optics, video, flashing and chasing signs and animated signs are all examples of the broad scope of advertising that we encounter every day of our lives.

This Policy has been made in accordance with Clause 8.11 of the Scheme. The Policy does not bind the Council in respect of any application for Planning Approval but the Council 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.

In this Policy, the term “sign” refers to “advertisement”, whether associated with a structure or not.

Policy Objectives

This Policy has the following objectives:

- To encourage signs that are well designed and positioned, proportionate and appropriate to their location, and which enhance the visual quality, amenity and safety of the City;
- To encourage wherever possible signage to be integrated with the architecture and structure of the supporting building;
- To encourage signs that complement, and are compatible with, both the development on which they are displayed, the architectural style and use of the building, and the character of the surrounding locality;

- To ensure signs do not adversely affect the area with their appearance, size, illumination, overshadowing or in any other way;
- To encourage / allow signs that are adequate and effective, recognising the legitimate need for signs to give direction, and to identify and promote businesses;
- To encourage innovation, uniqueness and creativity in signage in appropriate areas of the City;
- To regulate to minimise the extent of visual clutter caused by the unnecessary proliferation of signs, and to encourage the rationalisation of existing and proposed signs;
- To ensure that signs are not designed or located so as to cause a danger or unnecessary distraction to passing motorists; and
- To ensure that the location and design of signs are consistent with road safety principles.

General Policy

- Signs erected on or adjacent to a building shall be for the purpose of the identification of the building, its ownership or the other major activities carried on within it. Signs for general advertising purposes may only be permitted where it can be demonstrated that the visual quality, amenity and safety of the City will be enhanced, or at the very least, not diminished;
- Signs should be visually interesting and exhibit a high level of design quality;
- When assessing the visual quality of a sign, consideration will be given to the appropriateness of its position, location, design, shape, colour(s), materials, illumination / lighting and any articulated or moving components;
- Signs erected on or adjacent to buildings shall generally be an integral part of the design and scale of the building and shall have regard to the materials, finishes, colours and fenestration of the building, and ensure that architectural features of the building are not obscured;
- Signs on buildings or on building sites which indicate the street number, and if applicable, the building name, are encouraged;
- Signs shall be located and designed so that they do not become a danger to motorists through creating a distraction;
- Signs shall be compatible with the style, scale and character of the surrounding streetscape, and the predominant uses within the locality. Signs should be located and designed so that sightlines, existing signs and architectural features of buildings are not obstructed. Consideration shall be given to the number and type of existing signs in the locality so as to avoid visual clutter;
- In considering innovative design proposals for signs not envisaged by this Policy, or where there are issues of interpretation, the City of Wanneroo will have regard to the design excellence of the proposed sign and its compliance with all the relevant objectives of this Policy; and
- Signs on buildings of heritage and cultural significance shall respect the building's architectural style, character and integrity. Any documentation regarding the building's heritage significance shall be used as a guide to assess the suitability of the proposed sign. Particular regard shall be given to the sign's design, materials, style and method of attachment to the building.

Considerations relevant to the determination of an application for Planning Approval for an advertisement include :

- **The category or type of advertisement;**
- **The zoning of the land where the advertisement is to be located;**
- **The standard specifications for the category or type of advertisement;**
- **The acceptable deviation from the standard specification;**
- **The matters which Council is directed to have regard to under the Scheme;**
- **In some specific cases (such as signs considered to be offensive and third party advertising) the content of a sign; and**
- **The manner of, and position in which, the advertisement is to be displayed.**

Signs / Zoning Table

The following "Signs / Zoning Table" (Table 1) prescribes the sign types which may be permitted in each zone. The applicability is determined by cross reference between the list of "Sign Types" shown on the left hand side of the Table and the list of "Zones" shown at the top of the Table. The symbols used in the Table have the following meanings:

- "x" means that the sign type is not permitted by the Scheme. A Sign Type Not Listed is not permitted by the Scheme. However, the Council may determine in which zone(s), if any, the Sign Type Not Listed may be considered. In such cases, the Sign Type Not Listed shall be treated as an "ss" symbol under Table 1.
- "a" means that the sign type is permitted by the Scheme subject to the sign type complying with the standards and provisions set out in this Policy, and Local Law XX. Planning Approval is nevertheless required.
- "e" Exempted Advertising Sign, and means that the sign type is permitted by the Scheme subject to the sign type complying with the standards and provisions set out in this Policy, and Local Law XX. No application for Planning Approval is required.
- "ss" means that the sign type is not permitted by the Scheme unless a Signage Strategy for the whole site, acceptable to the Council, is submitted.
- "na" Not Applicable, and means that the particular sign type is not relevant to the associated land use.

Prohibited Signs

The following sign types are prohibited within the City of Wanneroo :

- Above roof or sky signs
- Hoardings

Existing authorised advertising signs may, however, continue to be displayed in accordance with any licence or approval previously granted by the Council, unless specifically required to be removed under the provisions of Clauses 5.1.6 and 5.1.7 of the Scheme.

In general, previous approvals granted under the Council's Local Laws are specific to a particular display, and therefore where any changes to the display are proposed, the development shall comply with the current requirements.

Definitions

For the purposes of administering this policy, the following definitions shall apply: (See also **Appendix 1** which contains illustrations of the sign types)

Above Roof or Sky Sign means an advertising sign which protrudes above the normal roof line or building parapet with little or no relation to the architectural design of the building. Above roof or sky signs are not permitted on private land within the City of Wanneroo.

Advertising Sign means any word, letter, model, sign, pattern, placard, board, notice, plate, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purpose of an advertisement, announcement or direction, and includes any hoardings or similar structure used, or adapted for use, for the display of advertisements, and advertising has a correlative meaning. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising.

Animated or "New Technology" Signs means any sign or its contents that moves, and includes flashing or "chasing" lights, as well as video signs, and signs which are defined in the outdoor advertising industry as "trivisions", "variable message", "changing message" and "fibre optic" signs.

Billboard / Posterpanel means a third party advertising sign with an area greater than 4.5 sq.m. attached or painted onto the outside wall of a building.

Cabinet Sign means a lockable compartment with a transparent face fixed to a wall, for the display of advertising.

Development Sign means an advertisement displayed on a lot which has been approved by the Western Australian Planning Commission for subdivision, advertising the lots for sale, but upon which no work has taken place at the time of the application for planning approval of the development sign.

Direction Sign means a sign attached to a pole in the road reserve indicating the direction in which, or the distance at which, a hospital, church or community centre may be found, but the term does not include any sign erected pursuant to any statutory provisions.

Exempted Advertising Sign means advertising signs which, provided they comply with the standards set out in the Town Planning Scheme and Policies, do not require an application to Council for approval to install. [See Schedule 4 of DPS 2 (Sub-clause 5.1.5)]

Ground-based Sign means an advertising sign which is not attached to a building, and no portion of which is more than 1,200mm above natural ground level. Ground-based signs include A-frame signs (sandwich boards), spinners and the like, and may be fixed or portable.

Heritage Building or Place means a building or place included on the Register of the Heritage Council of WA, or contained within the Heritage List of the City of Wanneroo, or listed in the City of Wanneroo Municipal Heritage Inventory, or a place or building which in the opinion of Council may be added to the Municipal Heritage Inventory.

Hoarding means an advertising sign which is fixed to a free-standing structure not a building, and which has one or more supports. The overall height (including supports) is less than the sign's width (horizontal dimension). Part of the sign must be greater than 1,200mm above natural ground level. Hoardings are not permitted on private land within the City of Wanneroo.

Horizontal Sign means a sign which is fixed to, or painted upon, a wall, having a greater horizontal dimension than vertical dimension, and includes a single-faced sign painted, applied or fixed above the

transom of an entrance door or display window, and includes a cabinet sign. No part of a horizontal sign is to project above the lowest point of the eaves or ceiling of the building to which it is attached.

Illuminated Sign means a sign which is capable of being lit from within or from without by artificial light provided solely or mainly for the purpose of lighting the sign.

Large Banner Sign means a large-scale sign with static content which is attached to construction site scaffolding, or the face of a building, either inside or outside, and which is visible from the outside of the building, and which in its vertical dimension occupies more than the equivalent of one floor of that building.

Local Shop means a shop in which the only goods offered for sale are foodstuffs, toiletries, stationery or goods of a similar domestic nature intended for day-to-day consumption or use by persons living or working in the locality of the shop.

Name Plate means a sign identifying occupants of a property, such as medical practitioners, professionals or home-based businesses.

Offensive Sign means a sign which is unpleasant or disgusting or insulting to the senses, causing anger and/or annoyance. Offensive signage may involve the use of language, the discriminatory portrayal of people, inappropriate portrayal of children, the portrayal of violence, the portrayal of sex, sexuality and nudity, and abuses of health and safety. (Any member of the community can complain regarding an advertisement in any medium to the Advertising Standards Board.)

Projected Photographic Signs means an advertising sign projected onto a building, screen or other structure.

Projecting Vertical Sign means an advertising sign which is attached to a projection from the wall of a building, and includes a (hanging) sign suspended from a bracket attached to the wall of a building. No part of the sign is to project above the lowest point of the eaves or ceiling of the building to which it is attached.

Property Transaction Sign (Real Estate Sign) means an advertisement indicating that the premises on which it is displayed are for sale or for lease or are to be auctioned.

Pylon Sign means an advertising sign which is fixed to one or more supporting piers or columns, but not attached to a building. The overall height (including supports) is greater than the sign's width (horizontal dimension), and portion of the sign is greater than 1.2m above natural ground level.

Roof Sign means an advertising sign which is fixed to the top of the fascia or wall of a building, and is designed as an integral part of the design of the building. A roof sign must not project above the uppermost part of the building to which it is attached. A roof sign may be illuminated, and its contents may move, but it cannot contain flashing lights. A roof sign can also include a sign fixed to, or painted upon, the roof of a building.

Rural Producer's Sign means an advertisement displayed on land used for horticultural purposes and which advertises products produced or manufactured upon the land and includes the property owner's or occupier's name.

Semaphore Sign means a sign which specifically indicates the location of the entrance to a place of business or a building, and which is fixed over or adjacent to the entrance, and the bottom of the sign shall be no less than 2,700mm above the ground directly below the sign.

Sign for the purposes of this Policy, "sign" means a board, placard, device, representation or similar, displayed in public and inscribed with or containing words or designs intended to inform and/or advertise goods or services, and is physically defined for the purposes of regulation by this Policy by the outer dimension of the frame or border or structure or silhouette containing the letters, numbers, illustrations and background which together constitute the total contents of the sign.

Sign Type Not Listed means any other form of sign type or advertising which is not included within the other definitions contained within this section.

Sign Under Verandah means a sign fixed to, or suspended from, the underside of a verandah or balcony or awning.

Sun Blind means an awning of canvas or cloth or metal or glass or clear acrylic resin, either erectable or fixed, projecting from the face of a building over a door or window, to which a message is attached designed to be read from the street.

Tethered Sign means an advertising sign which is suspended from, or tethered (tied) to any structure, or vehicle or tree or pole (with or without supporting framework). The sign may be made of paper or plastic or fabric or a similar material. The term includes lighter-than-air aerial devices, inflatables such as balloons and blimps, bunting, banners, flags and kites.

3-D Replica Object or Shape means a three dimensional replica object or shape used as an advertising device which is designed to replicate or copy a real world object or shape. The replica may be enlarged, miniaturized or equal in scale, or may be attached to or constructed as part of a building. The replica may be freestanding or form part of a freestanding sign, such as a pylon sign.

Tower Sign means a sign fixed to, or placed upon, a chimney stack or open structural mast or tower. A tower may include a purpose-built structure of two, three or more sides designed specifically to accommodate advertising.

Verandah Fascia Sign means a sign painted, or fixed, onto the outer or return fascia of a verandah or awning.

Verandah Sign means a sign consisting of free-standing letters or numbers, and located above the outer fascia of a verandah or balcony or awning.

Wall Mural means a graphic design which does not convey a defined advertising message.

Window Sign means an advertising sign which is fixed to, or painted upon, either the interior or exterior of the glazed area of a window, and any part of which is visible from outside the building. A window sign shall not cover more than 50% of the glazed area of any one window, or exceed 10.0 sq.m in area in aggregate per tenancy on a lot.

Standard Specifications

Standards Common to All Signs

All advertising signs shall:

- not pose a threat to public safety or health;
- not extend beyond any boundary of a lot except with the approval of the Council;
- if illuminated, not cause a nuisance by way of light spillage to abutting sites, not interfere with or be likely to be confused with traffic control signals, and have a minimum clearance or headroom of 2.75m above natural ground level.

The surface area of a sign is to be calculated in square metres – i.e., usually its height x width. When an odd shaped sign is assessed (such as a “3D Replica Object / Shape Sign”, the surface area of the sign shall be defined as its area in silhouette or profile when viewed from any one perspective.

Every sign shall be securely fixed to the structure upon which it is supported, to the satisfaction of the Council, and shall be maintained in a safe condition.

All signs shall be designed, constructed, finished, installed and maintained to a standard compatible with their surroundings including buildings, landscaping and other signs.

Signs attached to buildings should reflect the architectural style and features of the building, be proportionate in size and style, and be located in such a manner as to maintain the visual integrity of the building.

A sign shall not be located so as to obstruct access to or from a door, fire escape or window, other than a window designed for the display of goods.

Specific Standards

In addition to the “Standards Common to All Signs”, the standards for the specified sign types are as follows :

Above Roof or “Sky Sign”

These signs are not permitted on private land within the City of Wanneroo.

Animated or “New Technology” Sign

See “Miscellaneous Matters 11”.

Billboard / Poster Panel Sign

Must be attached to, or painted on, an outside wall of a building.

Max. area of 4.5 sq.m

Cabinet Sign

Max. area 0.75 sq.m

Development Sign

Max. height of sign	4m
Max. length/width of sign	5m
Max. area	20 sq.m
Min. headroom	1m
Max. height above ground	5m

Ground-based Sign

Max. height above ground	1.20m
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Must only be located on private land. Not permitted on public land.

Hoarding

Hoardings are not permitted on private land within the City of Wanneroo.

Horizontal Sign

Max. height of sign	1.2m
Max. length/width of sign	8m
Max. area	8 sq.m
Min. headroom	1m
Max. height above ground	5m
Max. projection	200mm

Large Banner Sign

See “Miscellaneous Matters 9”.

Name Plate

Max. area 0.2 sq.m

Projected Photographic Sign

Applications will be assessed on a case-by-case basis. No basic standards apply.

Projecting Vertical Sign

Each sign shall have a maximum area of 2 sq.m, with a minimum ground level clearance of 2.75m. The sign shall not protrude more than 0.5m from the wall. A projecting vertical

sign must not project above the top of the wall to which it is attached. Only one sign will be permitted per ground floor tenant in any one building.

Property Transaction (Real Estate) Signs

These are temporary signs only. A property transaction sign shall be removed within 14 days of the transaction settlement of the property or properties to which it refers being sold or leased, or within two years, whichever is the sooner.

Illumination of these signs will not be permitted.

Single Dwellings:

Max. height of sign	3m
Max. length/width of sign	4m
Max. area	5 sq.m
Maximum of two signs per dwelling.	

Multiple dwellings, shops, etc.:

Max. height of sign	4m
Max. length/width of sign	5m
Max. area	20sq.m
Max. height above ground	5m
Maximum of one sign per street frontage.	

Large Properties:

Max. height of sign	6m
Max. length/width of sign	8m
Max. area	30 sq.m
Max. height above ground	6m
Maximum of one sign per street frontage.	

Pylon Sign

Max. height of sign	6m
Max. length/width of sign	2.5m
Max. area	4 sq.m
Min. headroom	2.4m
Max. height above ground	7.5m
Max. projection	900 mm

Pylon signs shall be limited to a maximum of one sign per street frontage on any one lot.

Notwithstanding the provisions above, where a lot contains more than one tenancy and:

- has an area of up to 0.5ha, a pylon sign may, with the approval of Council, be increased in height to a maximum of 7m above ground level, and in area to a maximum of 5 sq.m with a maximum vertical or horizontal dimension of 3.0m.
- or, where the lot has an area greater than 0.5ha, a pylon sign may, with the approval of Council, be increased in height to a maximum of 8m above ground level, and in area to a maximum of 6.0 sq.m with a maximum vertical or horizontal dimension of 3.0m.

Roof Sign

Max. height of sign	3m
Max. length/width of sign	5m
Max. area	6 sq.m
Max. height above ground	15m

Rural Producer's Sign

Max. height of sign	?m
Max. length/width of sign	?m
Max. area	? sq.m

Max. height above ground	?m
Limit No. of signs per property	???

Semaphore Sign

- shall have a minimum ground level clearance of 2.75m;
- shall not exceed 1.0m in height at any point and shall not exceed 900mm in width at any point
- shall not project more than 900mm from the face of the building to which the sign is attached;
- not more than one semaphore sign shall be fixed over or adjacent to the entrance to a building.

Under Verandah Sign

- one sign will be permitted per ground floor property/tenant. These signs shall be situated at least 4m apart when attached to the same verandah;
- each sign shall have a maximum area of 0.75 sq.m, with a minimum clearance from natural ground level of 2.75m.

Sun Blind Sign

Must be an integral part of a normal sun protection device.

Tethered Sign

See "Miscellaneous Matters 7".

3-D Replica Object or Shape

Max. area of 2 sq.m

Tower Sign

Applications will be assessed on a case-by-case basis. No basic standards apply.

Verandah Fascia Sign

- shall not exceed 600mm in height;
- shall not project beyond the outer metal frame or other surround of the fascia;
- in the case of an illuminated sign, shall not be a flashing sign. (For the purposes of this paragraph an illuminated sign which only changes colour is not considered to be a flashing sign);
- shall be so constructed that the bottom edge of the sign is not lower than the bottom edge of the fascia.

Verandah Sign

Shall be comprised only of free-standing letters which are parallel to the nearest street kerb and each of which has a height of not more than 400mm. Each letter shall be mounted on a base 75mm in height.

Window Sign

Window signs shall not cover more than 50% of the glazed area of any one window, or exceed 10.0 sq.m in area aggregate per tenancy on a lot.

3.1.1.1 Acceptable Deviation (Use of Council Discretion)

Council may exercise its discretion to approve a deviation from the specific standards of the previous section subject to the applicant demonstrating that the likely effect of the location, height, bulk, scale, orientation, number, appearance and/or content of the advertisement will not :

- conflict with, or detrimentally affect, the physical or visual amenity of the locality; or

- interfere with pedestrian or traffic safety.

3.1.1.2 Proposed Placement of Advertisements

An advertisement shall not be displayed where :

- it would detract from the aesthetic environment of a park or other land used by the public for recreation;
- in the case of an internally illuminated advertisement, its display would not cause glare or dazzle or would otherwise distract the driver of a passing vehicle;
- in the case of an externally illuminated advertisement, the light would not be directed solely onto the device and its structural surround and the light source be so shielded that glare would not occur or extend beyond the advertisement and cause the driver of a passing vehicle to be distracted;
- in the case of an illuminated advertisement, it may be confused with or mistaken for the stop or tail light of a vehicle or vehicles;
- it significantly obstructs or obscures the view of a lake, the sea or any other natural feature of beauty;
- it would detrimentally affect the amenity of the area;
- it would detrimentally affect the significance and aesthetics of a Heritage Area or Place;
- it would be likely to interfere with, or cause risk or danger to traffic on a thoroughfare by virtue of the fact that it :
 - may be mistaken or confused with, or obstruct or reduce the effectiveness of any traffic control device;
 - would invite traffic to turn and would be sited so close to the turning point that there would not be reasonable time for a driver of a vehicle to signal and turn safely;
 - would invite traffic to move contrary to any traffic control device;
 - would invite traffic to turn where there is fast moving traffic and no turning lane;
 - may obscure the vision of a person driving a vehicle.

3.1.1.3 Signage Strategies

Applications for :

- new commercial or industrial-type developments;
- new developments within a commercial, industrial or centre zone; or
- other applications as required by this Policy (See Table 1), shall include a Signage Strategy (SS) for the whole of the subject site showing the proposed location and size of all existing and proposed advertising signs (the actual contents and structural details are not required) for the site. The Strategy should also show the outline of all buildings, car parking areas, landscaped areas and vehicular access/egress points to the site. All subsequent applications for advertising signs on the site must be in accordance with the approved SS.

An application for an advertising sign on a lot in respect of which there is an approved SS shall be in accordance with the approved SS, or shall include a new SS.

In considering an application for an advertising sign on a lot in respect of which there is an approved SS, Council shall have regard to the approved SS.

A Signage Strategy may be either “Simple” or “Complex” and Council shall determine which form will be required of the applicant. In general terms, the following shall apply:

Simple Signage Strategy :

A Simple SS will be required to be lodged for new developments which contain any of the following signage types :

- Cabinet signs
- Ground-based signs
- Name plates
- Rural producer's sign
- Window signs

The Simple SS should take the form of :

- A clear illustration of where the sign(s) are proposed to be placed on the site or building. This could be a scaled drawing of the sign superimposed onto a recent photograph of the site and/or building; and/or
- A sketch on your builder's plans and/or elevations; and/or
- A perspective drawing.

The illustration must also show the relation of the sign to neighbouring properties, so that Council can determine if it is likely to have any negative physical or visual effects on those properties.

Complex Signage Strategy :

A Complex SS will be required to be lodged for new developments which contain any of the following signage types :

- Hoarding sign
- Horizontal sign
- Projected photographic sign
- Projecting vertical sign
- Pylon sign
- Roof sign
- Semaphore sign
- Under verandah sign
- Sun blind sign
- Tethered sign
- 3D replica object / shape sign
- tower sign
- verandah fascia sign
- verandah sign

The Complex SS should take the form of :

- A site plan showing clearly where each sign is to be located in relation to the building(s), site boundaries and neighbouring properties. The plan must include a scale and north point, lot boundaries, street and road names and existing signs to be retained or removed.
- A perspective drawing or photomontage showing neighbouring buildings and sites, lot boundaries, existing signs to be retained or removed.
- A sheet illustrating each sign to be installed and clearly showing dimensions, surface areas, heights above ground and sign content.
- Additional notes in support of your application.

The illustration must also show the relation of the sign to neighbouring properties, so that Council can determine if it is likely to have any negative physical or visual effects on those properties.

Exempted Advertising Signs

Subject to the provisions of the Main Roads WA (Control of Signs) Regulations 1983, and notwithstanding the provisions of Clause 5.1.2 of the Scheme, the Council's prior planning approval is not required in respect of those advertising signs listed in Schedule 4 of the Scheme ("Exempted Advertisements").

The exemptions listed in Schedule 4 do not, however, apply to land, buildings, objects, structures and places referred to in Clauses 5.2 (heritage places) and 5.3 (significant landscapes / environment) of the Scheme.

Signs in Special Areas **(Where a desirable environmental character needs to be protected)**

3.1.2 ARE THERE ANY AREAS OF SPECIAL CHARACTER WHICH DESERVE SPECIAL ATTENTION?

3.1.2.1 Miscellaneous Matters

1. Signs Along Scenic Routes

What is the identified problem here which requires standards to be set?

2. Real Estate Development Signs

These are signs erected on new residential, industrial, commercial, tourist, special residential, or special rural developments or subdivisions. They are generally large signs, and contain information such as the name of the estate, plan of the subdivision, details of the facilities on offer, the number of lots, prices, auction details, contact names and numbers etc.

Each subdivision or development shall be permitted one such development sign, except that when there are two prominent road frontages, a second such sign shall be permitted.

Development signs are to be a maximum of 8 sq.m in area, and shall be securely mounted on timber or steel poles. The sign shall be located within the area being offered for sale.

Development signs are temporary signs only. A development sign shall be removed within 14 days of the last lot or property being sold or leased, or within two years of being erected, whichever is the sooner.

3. Estate Signs and Entry Statements

What is the identified problem here which requires standards to be set?

4. Signs on Heritage Buildings and Places

Preamble

The design and location of signs on or near heritage buildings and places must be carefully considered to achieve a high degree of compatibility with the heritage significance of the building or place so as not to detract from that significance.

In some cases, new signs should achieve that compatibility by being of a very traditional character; in other cases, the sign should be clearly contemporary in design. Whether

traditional or modern, the new sign must be well designed and carefully placed so as not to detract from the significant qualities of the existing building or place.

Objectives

- To ensure signage is designed and located in a manner which conserves the heritage buildings and places which have been identified as significant, and protecting and enhancing what is valued about each building or place; and
- To encourage signs that are appropriate to a heritage building or place having regard to its significance and context.

Appropriate Sign Opportunities

Opportunities for advertising, as well as acceptable media used, may be more limited than in other areas.

Historically, signs were rarely placed on pilasters, architectural mouldings or across incised decorative patterns. They were placed so as to allow the architectural details of buildings to remain prominent.

Generally the following areas on a heritage building are suitable for locating advertising signage, although it is not suggested that all these opportunities should be exploited at the same time :

- The solid parapet above the cornice (horizontal sign);
- The horizontal panel below the cornice (horizontal sign);
- Ground or first floor windows (window signs);
- On side upper storey walls (horizontal signs); and
- Attached to verandahs (verandah fascia and under verandah signs);

Some appropriate locations for signage are illustrated over the page.

Modern signs can, at times, be accommodated as projecting vertical signs, and as name plates beside the entrance door.



Some appropriate locations for advertising signage.

All other sign types, including roof signs, are discouraged on buildings of heritage significance.

Matters for Consideration

Generally, signs on individual buildings or within areas of special significance should be discreet, and should complement the building or area. The architectural characteristics of a building should always dominate. For example, signs should not be placed on cast iron, first floor verandahs, balustrades or in front of cast iron frieze work.

Advertising should be placed in locations on the building or item which would traditionally have been used as advertising areas.

No signs should break an historic parapet or roof line of a building. A possible exception is single-storey verandah roof lines, where signs sometimes project above verandah spouting or across the verandah roof ("verandah sign").

Side walls provide opportunities, but should be carefully considered.

Modern standardised 'trademark' advertising will not usually be appropriate. This is unless the presentation is modified by placing the modern sign in a panel with a perimeter margin and surrounding wall surface printed in sympathetic heritage colours.

In general, there are no standard sizes for signs in heritage areas. They may vary according to the design of the building or its environment.

Permanent signs on shop windows should not cover more than 25% of the window area, between the window sill and the door head.

A verandah fascia sign should have a maximum height of 175mm with lettering of 150mm in height.

As the external colours applied in different historic periods varied, and were more limited in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Paint scrapings can often reveal original colours.

Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls as relevant to the period of the building.

Fluorescent and iridescent paints are inappropriate.

Signs are preferably illuminated by floodlighting. Large backlit signs will be appropriate only on buildings and items constructed during the period when neon was used. Small neon signs hanging inside the windows of shops can be appropriate because they are more in the nature of a window display than of a dominant townscape element. There are exceptions to the use of internally illuminated, neon and flashing signs where they are an accepted component of the social history of an area.

5. *Offensive Signage*

The City of Wanneroo will not approve offensive outdoor advertising signage where it is proposed to be erected or displayed for public viewing anywhere within the areas under the City's control.

6. *Third Party Advertising*

Any advertising sign that is erected on or adjacent to a building or on a site shall be for the purpose of the identification of the building, its ownership or the major activities carried on within it.

General advertising ('third party advertising') may only be permitted where, having regard to the character of the area in which the sign is to be situated, it can be demonstrated to the Council's satisfaction that the visual quality, amenity and safety of the municipality will be enhanced, or at the very least, not diminished.

In any event, the third part advertising component of any sign should not constitute more than 50% of the total sign area.

Planning Approval is required to permit the erection of all general advertising signs.

7. *The Control and Location of Tethered Signs (Advertising Balloons and Blimps, etc.)*

Objectives

- To ensure that the future location of tethered signs on private property is compatible with the character of surrounding buildings and land use activities;
- To provide an appropriate framework from which planning decisions can be made regarding the location and control of tethered signs.

Policy

In determining an application for a tethered sign, the Council shall have regard to the following:

- Tethered signs shall only be permitted on a private property for the purpose of identifying the use on-site, or for activities associated with that use;
- Tethered signs shall only be permitted on properties where it can be demonstrated that having regard to the character of the area in which they will be situated, they will not adversely affect the visual amenity of the location or adjacent areas. More specifically,
 - tethered signs shall only be permitted on commercial premises where the device will not have a significant detrimental impact on surrounding residential dwellings;
 - particular attention shall be given to preserving the visual amenity of commercial areas characterised by a unique built form, comprising historical and architecturally significant building stock, and other precincts / locations considered by the Council as being of environmental, townscape or landscape value.
- Approval shall be for a maximum period of thirty (30) days only.
- Planning Approval is required to permit the erection of all tethered signs.

Standards

Tethered signs shall:

- be located wholly within the boundaries of the subject lot;
- have a maximum vertical dimension of 0.75m and a maximum area of 2.0 sq.m;
- not be less than 2.75m or greater than 8.0m from ground level;
- be limited to a maximum of one sign per street frontage on any one lot; and
- not be within 10.0m of a pylon sign.

Notwithstanding the provisions of the above clauses, tethered signs which consist of balloon or blimp-type objects shall:

- not exceed 7.0m in diameter or 9.0m in height; and
- not be displayed for more than 30 days in aggregate for any one calendar year.

Furthermore, the advertiser shall supply to the Council prior to erecting such a sign a certificate from a qualified structural engineer certifying that the connection of the balloon or blimp-type object to its ground-based fixture is of a structurally sound design.

8. Roof Signs

Objective

To control the number and type of roof signs permitted in order to protect the visual amenity of those areas in respect of which permission is sought to erect such signs.

Policy

The general policy in respect of the construction of new roof signs or the alteration to the dimensions or content of existing roof signs is as follows:

- No roof signs shall be permitted to be erected on buildings except where such signs may be seen to be designed as an integral part of the design of the building and are for the purposes identification of the building, its ownership or the major activities carried on within it.
- Roof signs other than those identified in the previous paragraph shall only be permitted where it can be demonstrated that having regard to the character of the area in which they are to be situated, they would not adversely affect its amenities or those of other areas.
- An illuminated roof sign will not be permitted if it is likely to adversely affect the amenity of adjoining, overlooking residents due to excessive glare.
- A roof sign must be compatible with the building upon which it is attached in terms of its size and design.
- Roof signs are not permitted on heritage buildings.
- Planning Approval is required to permit all roof signs.

- “Above roof” or “sky signs” are not permitted on private land anywhere within the City of Wanneroo.

9. **Large Banner Signs**

Objective

To control the location, number, content and duration of display of large banner signs in order to protect the visual amenity of those areas in respect of which permission is sought to erect such signs.

Policy

The Policy in respect of the erection of large banner signs, and the alteration to the dimensions or content of existing large banner signs, is as follows:

LARGE BANNER SIGNS ON BUILDINGS:

- Large banner signs may be permitted only within the Commercial Zone and the Centre Zone.
- Only one large banner sign may be erected on any one building at a time.
- The content of large banner signs may only promote special events, exhibitions or commercial events of interest to the community, or major new commercial activities. The part of the sign occupied by corporate markings, logos, branding or the like shall only occupy a maximum of 5% of the total sign area. Third party advertising shall not be permitted. Sign content and any change of content must be approved by Council.
- Large banner signs will only be permitted to be displayed on a temporary basis, and for the purposes of this Section of the Policy, “temporary” means no more than six (6) months’ duration. No further approval for a large banner sign on the same building will be considered by Council until at least six (6) months have elapsed since a previously approved large banner sign was removed.
- Only four (4) large banner signs shall be permitted to be on display within the municipality of the City of Wanneroo at any one time.

LARGE BANNER SIGNS ON SCAFFOLDING:

- Large banner signs on scaffolding may be permitted only within the Commercial Zone and the Centre Zone.
- Only one large banner sign on scaffolding may be erected on any one building site at a time.

- The scaffolding must be directly associated with a building under construction, or a building undergoing conversion.
- The content of large banner signs on scaffolding may only promote special events, exhibitions or commercial events of interest to the community, or major new commercial activities. The part of the sign occupied by corporate markings, logos, branding, the selling agency or the like shall only occupy a maximum of 5% of the total sign area. Third party advertising shall not be permitted. Sign content and any change of content must be approved by Council.
- Large banner signs on scaffolding will only be permitted to be displayed on a temporary basis, and for the purposes of this Section of the Policy, “temporary” means no more than twelve (12) months, or for the duration the scaffolding is in place, whichever period is the lesser.

Planning approval is required to permit the erection of all large banner signs on buildings and scaffolding.

10. Wall Murals

Wall murals, which do not convey a defined advertising message, can provide colour and interest to blank walls and unattractive structures. They can be informative, humorous, artistic or puzzling, depending upon their content.

Objective

To control the number and type of murals permitted in order to protect the visual amenity of those areas in respect of which permission is sought to erect such signs.

Policy

- Planning approval is required to permit the erection of all wall murals.
- Wall murals shall not be precluded from any part of the City of Wanneroo as a matter of policy, but rather each application for a wall mural shall be treated on its merits, bearing in mind the locational context and content of the proposed wall mural, and the overriding need to protect the character and general amenity of the locality.

11. Animated or “New Technology” Signs – Video Signs

- Video signs are only permitted within the zones nominated in Table 1, and will require the submission and approval of a Signage Strategy.

- A video sign must be compatible with the character of the streetscape within which it is proposed to be erected. A video sign shall not be permitted within a designated heritage area, or on or associated with, a registered heritage place.
- A video sign must be designed as an integral part of a building or structure, but will not generally be approved where it takes the form of a pylon sign.
- The most appropriate locations for video signs include plazas and public spaces where their contents can be viewed by gathered or passing pedestrians, but cannot be viewed by passing motorists who may be distracted in their driving so as to cause a safety hazard. A video sign may be constructed and located as to create a landmark in its immediate locality.
- The contents of a video sign may move but not flash.
- Planning approval is required to permit the erection of all video signs, and the content of a video sign must also receive the approval of Council.

Sign Types Not Listed

In considering innovative design proposals for signs not envisaged by this Policy, or where there are issues of interpretation, the City of Wanneroo will consider the design excellence of the proposed sign, and the degree to which it meets the objectives of this Policy. Planning Approval is required to permit the erection of all “sign types not listed”.

3.1.3 Enforcement & Penalties

3.1.4 As per Clause 8.10 of the Scheme.

Situations Where Planning Approval Is Required

Planning Approval to erect an advertising sign on private land within the City of Wanneroo is required in the following situations :

- **When a proposed sign does not comply with this Private Advertising / Signage Policy, or**
- **When a proposed sign does not comply with a City of Wanneroo Local Law, or**
- **When the sign type is classified “a” under Table 1 – Signs / Zoning Table of this Policy, or**
- **When a proposed sign is to be located in an area where other public authorities have some or all responsibility for approving signage, or**
- **When a proposed sign is considered to be general advertising, or “third party” advertising, or**
- **When the application is for a tethered sign, or**
- **When the application is for a roof sign, or**
- **When the application is for a large banner sign, or**
- **When the application is for a wall mural, or**

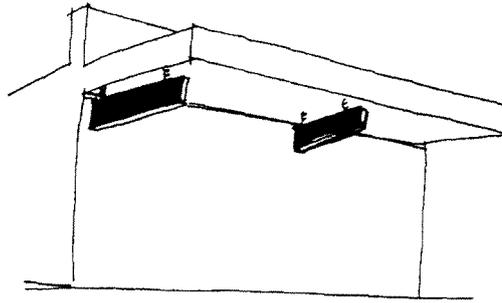
- When the application is for a video sign, or
- When the application is for a “sign type not listed”.

* * *

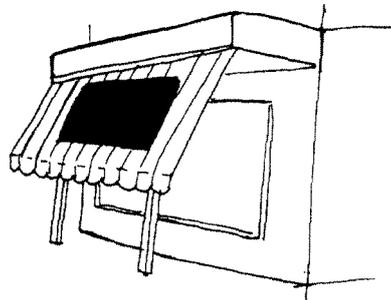
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APPENDIX 1 – Diagrams Illustrating Sign Types

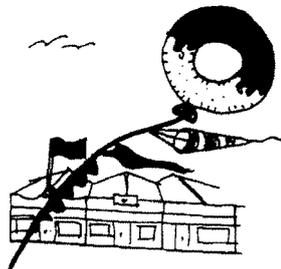
Under Verandah Sign



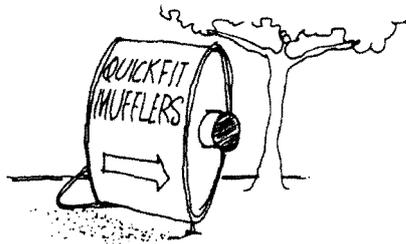
Sun Blind Sign

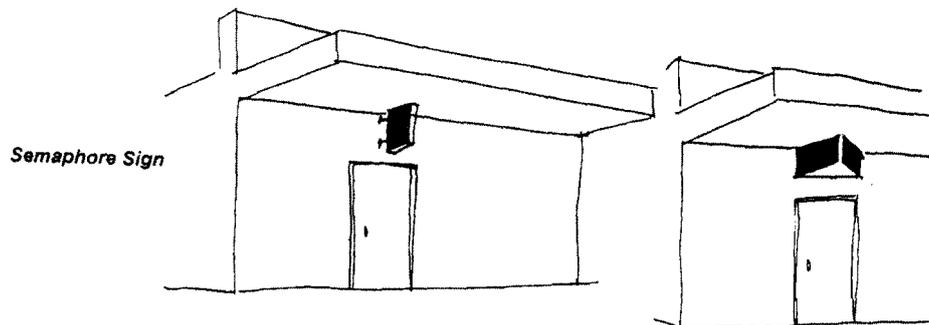
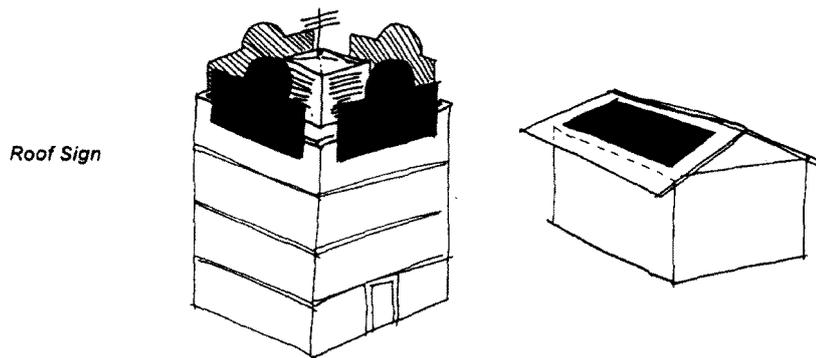
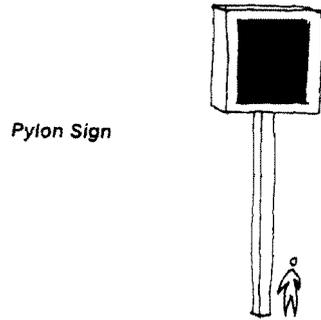
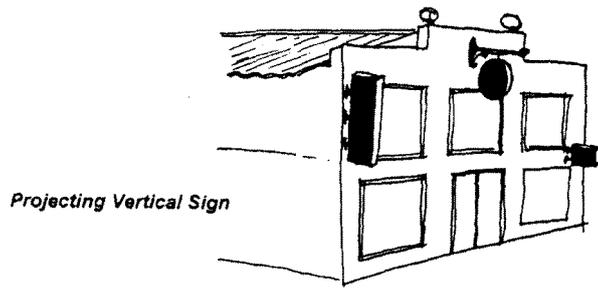


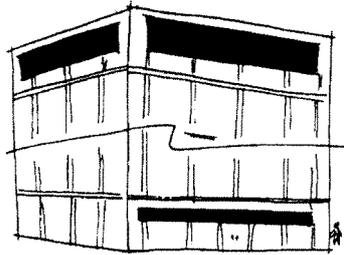
Tethered Sign



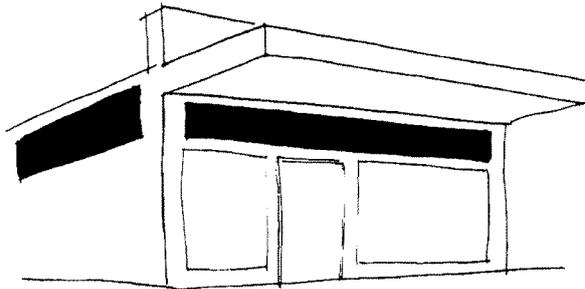
Replica Object / Shape Sign



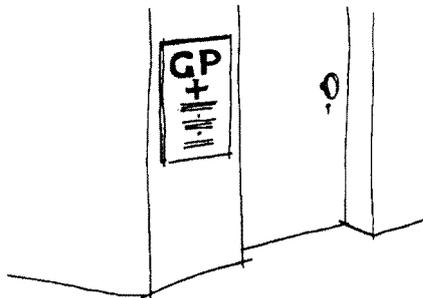




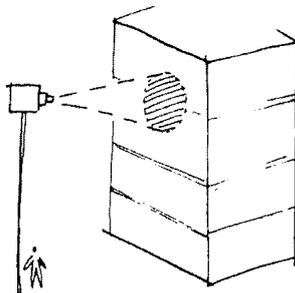
Horizontal Sign



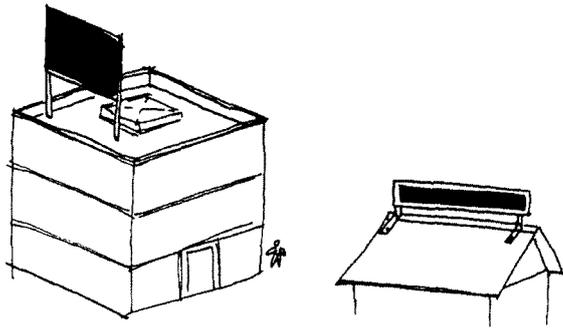
Name Plate



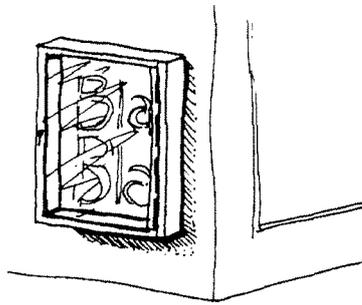
Projected Photographic Sign



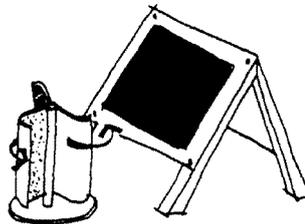
Above Roof or Sky Sign



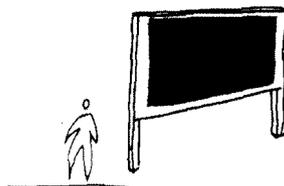
Cabinet Sign



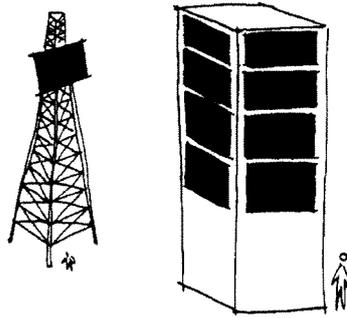
Ground-based Sign



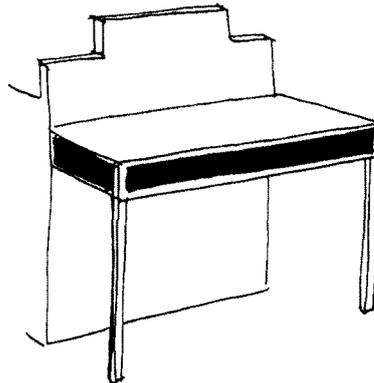
Hoarding Sign



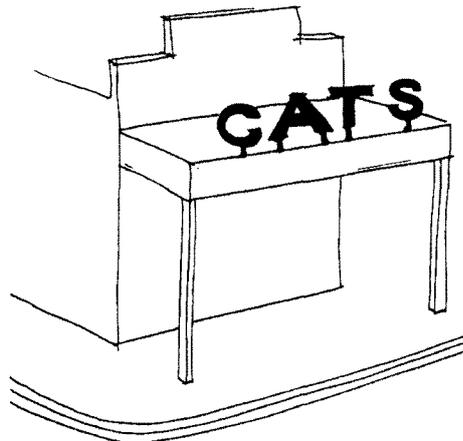
Tower Sign



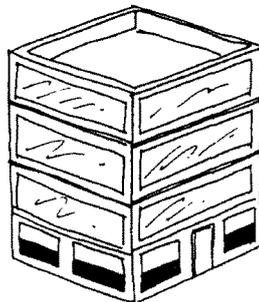
Veranda Fascia Sign



Verandah Sign



Window Sign



(Table 1)

CITY OF
WANNEROO

Signs / Zoning Table

Sign Types	Zones																	
	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs/Recreation	Marina	General Industrial	Service Industrial	Centre	Urban Development	Industrial Development	General Rural	Rural Resource	Special Rural	Special Residential	Special use	Rural Community
Above Roof or Sky Sign	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Animated	x	x	ss	ss	ss	x	x	x	x	ss	na	na	x	x	x	x	x	x
Billboard/Poster Panel	x	ss	ss	ss	x	x	x	x	x	ss	na	na	x	x	x	x	x	x
Cabinet	x	a	a	a	a	a	a	a	a	a	na	na	na	na	na	na	na	na
Development	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a
Ground – Based	x	e	e	e	e	e	e	e	e	e	na	na	e	e	e	e	e	e
Hoarding	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Horizontal	x	ss	a	a	a	a	a	a	a	a	na	na	x	x	x	x	x	x
Large Banner	x	x	x	ss	x	x	x	x	x	ss	x	x	x	x	x	x	x	x
Name Plate	e	e	e	e	e	e	e	e	e	e	na	na	e	e	e	e	e	e
Projected Photographic	x	x	x	x	ss	x	x	x	x	ss	x	x	x	x	x	x	x	x
Projecting Vertical	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x	x

Key

<i>x</i> ~	<i>Not permitted</i>
<i>a</i> ~	<i>Permitted, Application Required</i>
<i>e</i> ~	<i>Permitted, Exempt from Application</i>
<i>ss</i> ~	<i>Not Permitted Unless Acceptable Signage Strategy Provided</i>
<i>na</i> ~	<i>Not Applicable</i>

Limit to Number of Signs Per Land Use

<i>Hotel:</i>	<i>Max. of 3 different signs</i>
<i>Restaurant:</i>	<i>Max. of 2 different signs</i>
<i>Businesses:</i>	<i>Max. of 2 different signs</i>
<i>Service Stations:</i>	<i>Max. of 3 different signs</i>
<i>Cinema:</i>	<i>Max. of 3 different signs</i>
<i>Shop:</i>	<i>Max. of 2 different signs</i>
<i>Civic Use:</i>	<i>Max. of 2 different signs</i>
<i>Showroom:</i>	<i>Max. of 3 different signs</i>

Continued Overleaf

(Table 1 Continued)

CITY OF
WANNEROO

Signs / Zoning Table

Sign Types	Zones																	
	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs/Recreation	Marina	General Industrial	Service Industrial	Centre	Urban Development	Industrial Development	General Rural	Rural Resource	Special Rural	Special Residential	Special use	Rural Community
Property Transaction	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e
Pylon	x	a	a	a	ss	x	a	a	a	ss	na	na	x	x	x	x	ss	x
Roof	x	ss	ss	ss	ss	ss	ss	ss	ss	ss	na	ss	ss	na	na	na	na	na
Rural Producer's	x	na	na	na	na	na	na	na	na	na	na	na	e	e	e	x	e	e
Semaphore	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x	x
Under Verandah	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x	x
Sun Blind	x	e	e	e	e	e	e	e	e	e	na	na	e	e	e	e	e	e
Tethered	x	x	ss	ss	ss	ss	x	ss	ss	ss	x	x	x	x	x	x	x	x
3D-Replica	x	a	a	a	a	a	a	a	a	a	na	na	a	a	a	a	a	a
Tower	x	x	x	x	x	x	x	ss	ss	ss	x	x	x	x	x	x	x	x
Verandah Fascia	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x	x
Verandah	x	a	a	ss	ss	a	x	x	x	ss	na	na	x	x	x	x	x	x
Window	x	e	e	e	e	e	e	e	e	e	na	na	na	na	na	na	na	na

Key

x ~ Not permitted
a ~ Permitted, Application Required
e ~ Permitted, Exempt from Application
ss ~ Not Permitted Unless Acceptable Signage Strategy Provided
na ~ Not Applicable

Limit to Number of Signs Per Land Use

Hotel: Max. of 3 different signs
Restaurant: Max. of 2 different signs
Businesses: Max. of 2 different signs
Service Stations: Max. of 3 different signs
Cinema: Max. of 3 different signs
Shop: Max. of 2 different signs
Civic Use: Max. of 2 different signs
Showroom: Max. of 3 different signs

Town Planning Schemes and Structure Plans

2. PROPOSED AMENDMENT NO.7 TO DISTRICT PLANNING SCHEME NO. 2 - LOT 10 (275) FLYNN DRIVE, CARRAMAR - PROPOSED REZONING FROM SPECIAL RURAL TO URBAN DEVELOPMENT ZONE

File Ref:	39197
Responsible Officer:	Acting Director Planning and Development
Disclosure of Interest:	Nil
Attachments:	3

Issue

Consideration of an amendment to the City's District Planning Scheme No.2 (DPS2) to rezone Lot 10 (275) Flynn Drive, Carramar from Special Rural to Urban Development Zone.

Applicant	Mitchell Goff & Associates
Owner	H Hoffman, H Atlas, C R Guenzl, D Breckler & J Berinso
Location	Lot 10 (275) Flynn Drive, Carramar
Site Area	20.2374 Hectares
DPS 2 Zoning	Special Rural

Background

At its meeting of 9 February 1999, the Commissioners of the former City of Wanneroo resolved to initiate Amendment 858 to the City's Town Planning Scheme No.1 (TPS1) to rezone Lot 10 Flynn Drive, Carramar from Special Rural to Urban Development Zone (SW10-08/99) (refer **Attachment 1**). The Commissioners also resolved to request the North West District Planning Committee to amend the Metropolitan Region Scheme (MRS) to rezone the land from Rural to Urban.

The TPS1 amendment proposal was advertised inviting public comments. At its meeting of 10 August 1999, the new City of Wanneroo considered the amendment proposal in light of the submissions received and resolved to adopt the amendment (W228-08/99).

It should be noted that while granting approval to advertise the amendment, the Western Australian Planning Commission (WAPC) advised that the amendment could not be finalised until such time the land was suitably zoned in the MRS. As the land was ultimately zoned "Urban Deferred" rather than "Urban" in the MRS the amendment was not adopted by the WAPC.

The reason for the Urban Deferred zoning rather than Urban Zone were,

1. The need for the consideration of the northern portion of the land (about 7.0 hectares) which had some significant vegetation and possible Bush Forever site; and

2. Incompatibility of the proposed Residential Development on the subject land with the proposed Industrial Development to the north of Flynn Drive.

The Bush Forever document was released in December 2000 and this strategy indicated the northern portion of the subject land as a Bush Forever site. Accordingly the applicant has suggested that the rezoning can now be considered, as this site will act as a buffer between the Industrial Development and the proposed Residential Development within the subject land.

Detail

Lot 10 is situated about 3 km to the east of Wanneroo Road and is 20.2326 hectares. The Carramar Estate Special Rural Zone, is situated to the south and west of this land and the Flynn Drive Industrial Estate is situated to the north of the subject land. The land to the east is owned by Landstart which is zoned Urban Development in DSP2.

To support the proposed rezoning, the applicant has submitted a draft Structure Plan for this land to demonstrate how the land may be developed (refer **Attachment 2**). The Structure Plan makes provision for 15 R5 Special Residential lots of a minimum size of 2000 m², 99 R20 residential lots of an average size of 600 m², a public open space area of 3600 m² and a 7.0 ha Bush Forever site. The 2000 m² lots are proposed as transition lots between the residential lots and Carramar Estate. As the WAPC would not support access to the subject land through the Bush Forever site, the plan depicts access to this area via the proposed subdivisional roads within the Landstart land as depicted in Landstart's draft Banksia Grove LSP (refer **Attachment 3**). The Structure Plan also depicts possible road connections to Carramar Estate should Carramar Estate be urbanised in the future, however this is something that ultimately might not be required.

It is anticipated that a formal Local Structure Plan application will be lodged by the applicant early next year.

Consultation

Under the provisions of the recently amended Town Planning Regulations, the consent of the WAPC for advertising is not required in most circumstances if an amendment proposal is consistent with the MRS. In this instance officers of the Department for Planning and Infrastructure have advised that the consent of the WAPC is not necessary.

Under the provisions of Section 7A1 of the Town Planning and Development Act 1928 (as amended) this proposal will be required to be referred to the Environmental Protection Authority for its comments.

Comment

Support to the rezoning of this lot from Special Rural to Urban Development is based on the following key issues.

1. Historically this lot was proposed as a private school however had no road links to the adjoining Special Rural area. Instead it is a stand-alone lot on the periphery of the Special Rural Zone.

2. The lot immediately abuts the Banksia Grove Local Structure Plan area and therefore can be serviced and integrated into the adjoining development.

In regard to the Draft Structure Plan submitted by the applicant, it is noted that this plan is only conceptual at this stage and is only included with the amendment to indicate how the site could be developed. It is therefore not subject to Council's formal consideration. Should the land be rezoned to Urban Development Zone, an Agreed Structure Plan assessed in accordance with Part 9 of DPS2 will be required prior to subdivision and development of the lot.

The Structure Plan makes provision for transition lots of a minimum 2000 m² between the residential lots and the Special Rural Zone. Council has previously required such lots to be 5000 m². However, as 30% of the subject land is affected by the Bush Forever site, the Bush Forever Office of DPI has negotiated a reduced lot size in 'compensation'. Notwithstanding this, it is considered that there may be some merit to reduce the area of these lots as the abutting Special Rural lots already have significant separation between the existing houses and those proposed in this area.

In any case, this matter is being assessed by Council staff in conjunction with the applicant and will be detailed and addressed in the Local Structure Plan report when presented to Council.

Statutory Compliance

The proposal is considered consistent with the future intentions for this land. As this lot forms part of the Development Guide Plan for Special Rural Zone No.1, DPS2 will be required to be amended to remove the subject lot from the Development Guide Plan.

The amendment will follow the statutory processes outlined in the Town Planning Regulations which includes a public consultation process.

In view of the Urban Deferred zoning of the land under the MRS, Council will note that the change to Urban does not require a formal rezoning but rather, a resolution of the WAPC to simply lift the Deferred status of the land.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

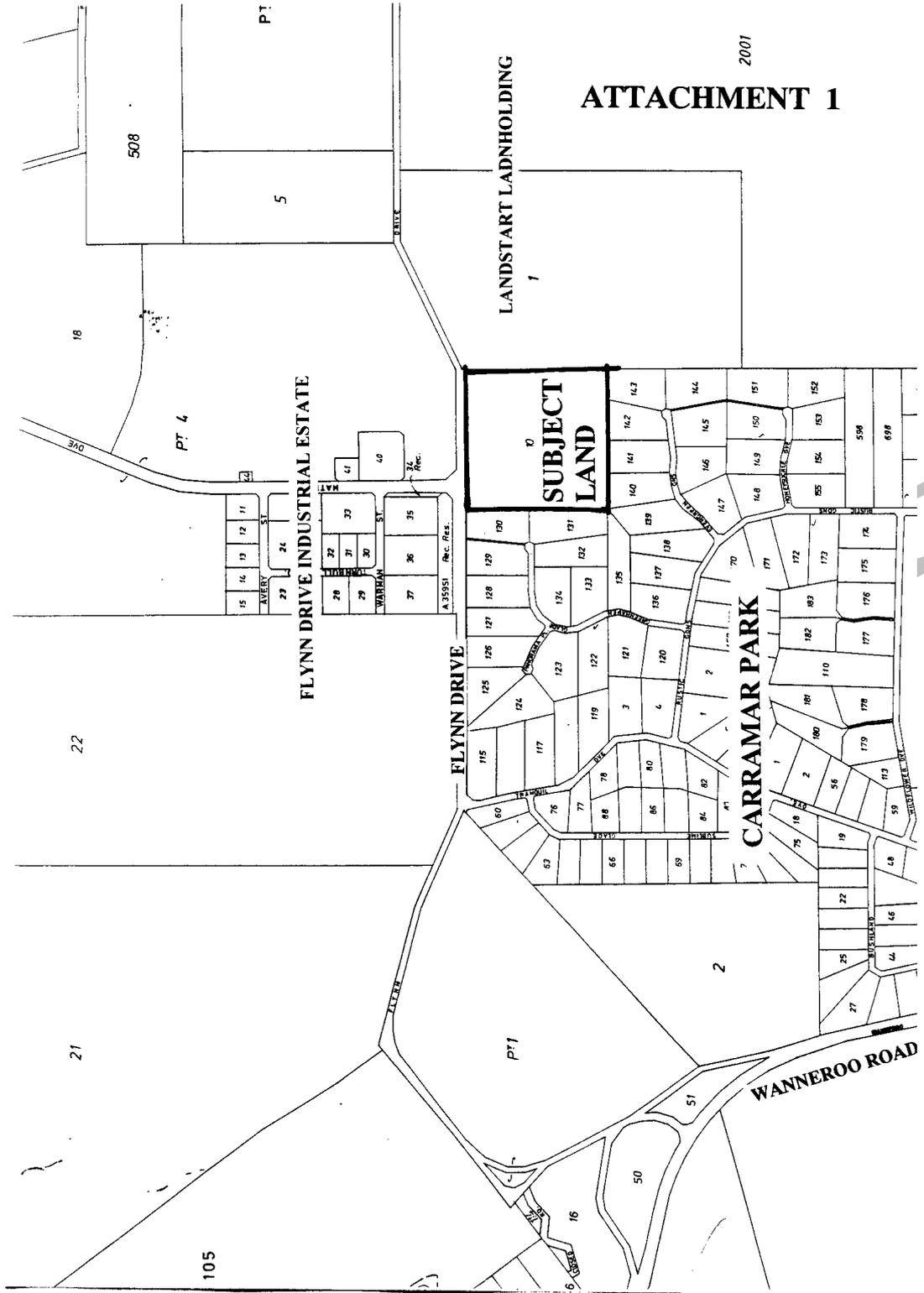
Simple Majority

Recommendation

That Council

- 1. In pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended) PREPARES Amendment No.7 to the City of Wanneroo District Planning Scheme No 2 to:**
 - (a) rezone Lot 10 (275) Flynn Drive, Carramar, from Special Rural Zone to Urban Development Zone;**
 - (b) modify the Development Guide Plan for Special Rural Zone No.1 by deleting Lot 10;**
- 2. SUBMITS Amendment No 7 to the City's District Planning Scheme No.2 to the Western Australian Planning Commission;**
- 3. REFERS Amendment No.7 to the City's District Planning Scheme No.2 to the Environmental Protection Authority pursuant to Section 7A1 of the Town Planning and Development Act 1928 (as amended);**

Draft



ATTACHMENT 1

2001

22

21

105

LANDSTART LANDHOLDING
1

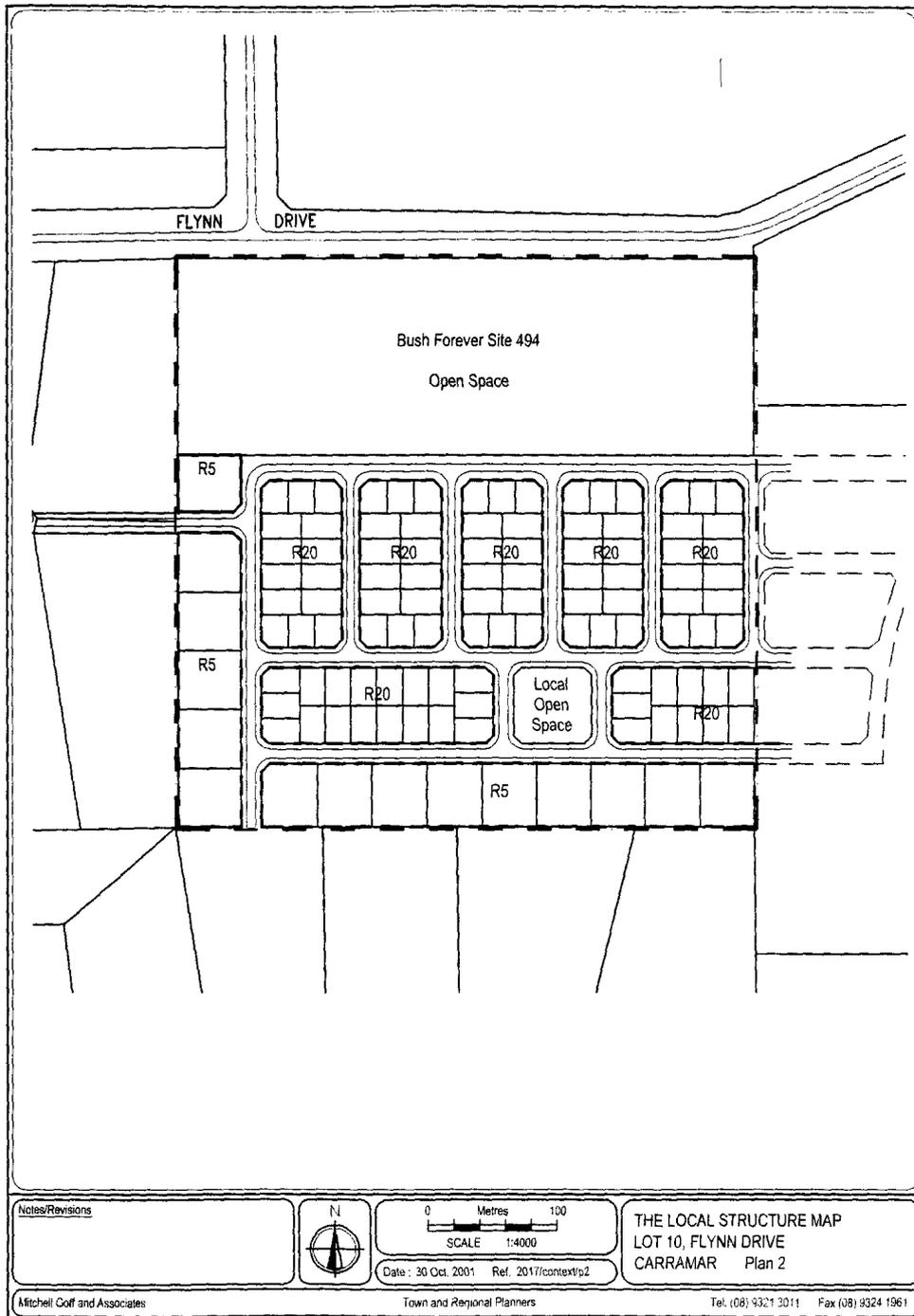
FLYNN DRIVE INDUSTRIAL ESTATE

SUBJECT LAND

CARRAMAR PARK

WANNEROO ROAD

ATTACHMENT 2



3. Proposed Amendment To The Carramar South/Tapping North Agreed Structure Plan

File Ref: 02181
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

Consideration of an amendment to Carramar South/Tapping North Agreed Structure Plan.

Applicant	Peet & Company Ltd
Owner	Peet & Co Ltd ATF Yatala Unit Trust
Location	Lot 9002, Clarkson Avenue, Tapping
Site Area	Approximately 13.25 hectares
DPS 2 Zoning	Urban Development

Background

Council at its meeting of 3 July 2001 considered a proposal submitted by Peet & Company Ltd (the applicant) for the pre-funding of community infrastructure at the Carramar Golf Course Estate (Refer W264-07/01). This proposal included development of Carramar community and sporting facilities on land bounded by Joondalup Drive in the south, Houghton Drive in the west, a proposed subdivisional road to the north and Cheriton Drive to the East. This land forms part of Carramar South/Tapping North Agreed Structure Plan (ASP), and is proposed to contain, a Primary School (4.0 ha), a Neighbourhood Centre (2.5 ha), a Community Purpose Site (0.5 ha) and a Public Open Space (POS) (6.05 ha) (Refer **Attachment 1**).

The applicant as part of its pre-funding proposal, submitted a concept plan for the subject land indicating the location of the above uses. This plan also depicted a site for a proposed residential development. As the location of these uses and the proposed residential development were contrary to the ASP proposals, Council, at its July meeting resolved to, inter alia, request the applicant to submit a proposal to amend the ASP.

Detail

Peet & Company Ltd has now submitted a request to amend the ASP as depicted in **Attachment 2 and 3**. While Attachment 2 depicts lot configurations, Attachment 3 provides a diagrammatic representation of the development of this land. The salient features of the proposal are as follows.

1. The Local Centre is proposed at the corner of Joondalup Drive and Cheriton Drive on a site of 1.6165 ha. This Centre is proposed to provide a retail floor space of 4 500 m² Nett Leasable Area (NLA). In the ASP this centre was proposed on a site of 2.5 ha. The applicant has advised that the reduction in the site area would, however, not result in the reduction in the proposed NLA for this centre. A 13 metre wide road has been proposed on the western and northern boundaries of the Centre as an interface between the Centre and the other uses.

2. The Primary School is proposed at the north-western corner of the subject land. In the ASP this school was proposed on a site of 4.0 ha. Since the school will be sharing the adjoining POS, the Education Department of Western Australia (EDWA), has agreed to a lesser site of 3.5 ha. The applicant advised that the new location is EDWA's preferred location.
3. The POS areas of 1.9752 and 3.4581 ha have been located on the southern and eastern sides of the Primary School site. The total extent of the POS areas, (ie: 5.4333 ha) is less than the extent of POS proposed in the ASP. The applicant has proposed to increase the size of the easternmost POS within the ASP area by a commensurate amount.
4. The Community purpose site is centrally located in relation to the Primary School and the POS areas. This site would essentially be a sports pavilion with additional facilities to use as meeting rooms etc. The proposed parking facilities would be shared between the users of the POS and Community facilities.
5. In view of the reduction in the extent of the Primary School and the Local Centre sites, a R40 residential development is proposed at the north-eastern corner of the subject land.

The applicant has also provided a detailed revised pre-funding proposal for a grassed oval, community pavilion and associated car parking facilities.

Consultation

As the new location of the Primary School is likely to have an impact on the nearby residents, pursuant to Clause 9.5 of the City's District Planning Scheme No.2, this proposal will be subject to a public consultation process, inviting comments for a period of 42 days.

Comment

The following comments are provided in consultation with the City's Community and Technical Services Directorates.

Amendment to ASP

LOCAL CENTRE

The proposal makes provision for a left-in left out road adjacent to the Local Centre from Joondalup Drive and Cheriton Drive. While right turn movements into this Centre from Joondalup Drive will not be supported due to the close proximity of this road to the Joondalup/Cheriton Drive junction, necessary arrangements will be required to ensure right turn movements into the Centre from Cheriton Drive. This will require some modifications to the median islands on Cheriton Drive.

A proposed entry into the centre carpark is located about 30 metres from the junction of Cheriton Drive and Innesvale Way. Consequently, traffic from Innesvale Way into the Centre is likely queue-up disrupting the movement of traffic on Cheriton Drive. It is recommended that the entry into the carpark be positioned opposite the Cheriton Drive/Innesvale Way

junction to create a 4-way intersection. This modification can be carried out at the detailed design stage.

THE COMMUNITY PURPOSES SITE

The proposed location of the community purposes site does create a level of concern, given that the site has moved from its original location adjacent to an arterial road with good access/exposure to the centre of the site.

Whilst the need to economise resources and construct a facility where it may potentially service two sports grounds is acknowledged, provisions would need to be made to ensure that this site has the maximum opportunity for natural and passive surveillance and is clearly visible from surrounding areas.

Whilst the need for the shopping centre to have a “retail face” centred towards the community purposes site has been acknowledged in the application for the structure plan amendment, the plans proposed for the site do not indicate that this will occur. Instead service bays facing the community purposes site and car park are proposed. A configuration of this nature again limits natural surveillance and may see an increase in the level of anti social behaviour that is experienced on the site. The City already has several examples of community buildings in this configuration where such problems exist.

In order to assure good surveillance, it is suggested the carparking associated with the community pavilion be located closer to the facility.

These matters can be further considered following advertising.

PUBLIC OPEN SPACE

The applicant has acknowledged that the shortfall in POS will be accommodated by increasing the size of the easternmost POS area within the applicant’s landholding. Given the applicant has not sought subdivision approval for about 25% of the landholding, the applicant’s proposal can be considered. However, as this will again require another amendment to the ASP, it is suggested that the subject amendment proposals also include this matter.

RESIDENTIAL DEVELOPMENT

The applicant has not provided details of the proposed residential development. However, by orienting the proposed dwellings to face the adjoining POS area, the development would provide additional surveillance of the POS and the Community Purposes site.

Pre-funding Proposal

The revised pre-funding proposal suggests a tripartite partnership between the City, Peet and Company Ltd and the EDWA for the provision of a grassed oval, community pavilion and associated car parking on the subject site.

In terms of capital costs to the City, Peet and Company Ltd are, therefore, suggesting a commitment by Council, over the next five financial years, of \$575,446 plus GST, of which \$470,000 would be via a pre-funding arrangement.

Reviewing Council's original resolution in regard to the pre-funding arrangement, the revised proposal from Peet and Company Ltd does address:

- A commitment from the Education Department for the construction of a school in the area and agreement to the pre-funding and shared management of facilities - confirmation has been received in regard to both the construction of a school on this site in the current term of the State Government (within 2 – 4 years) and further clarification has been provided regarding the Department's commitment to the pre-funding of carparking and the junior oval proposed for the site
- A community based management structure for the proposed pavilion, which is in accordance with present City policy and practices
- A proposed arrangement for the initial management and maintenance of the active open space, with provisions for future agreements to be made by the City with the Education Department

The proposal does still, however, suggest that:

- The City contribute 50% of the construction costs associated with the junior oval proposed for the site – the justification provided for this contribution is that both the community pavilion and oval are reliant on one another and support each other's activities. Acceptance of this justification would require a change to Council's original resolution in regard to the oval.

The structure plan amendment submitted with this proposal fully supports the pre-funding arrangement suggested.

The public comment period required for this amendment and its resultant conclusions may, however, significantly change both the land use and locations of particular uses on the site. In turn, changes of this nature will affect the proposed pre-funding arrangement.

Given the relationship between the structure plan amendment and the pre-funding proposal, it is recommended that Council notes the terms of the revised pre-funding proposal and defers a decision regarding this proposal until the amendments to the structure plan accommodating this agreement are confirmed.

Statutory Compliance

Clause 9.7 of DPS2 states that an agreed Local Structure Plan can be amended subject to the approval of the WAPC.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority.

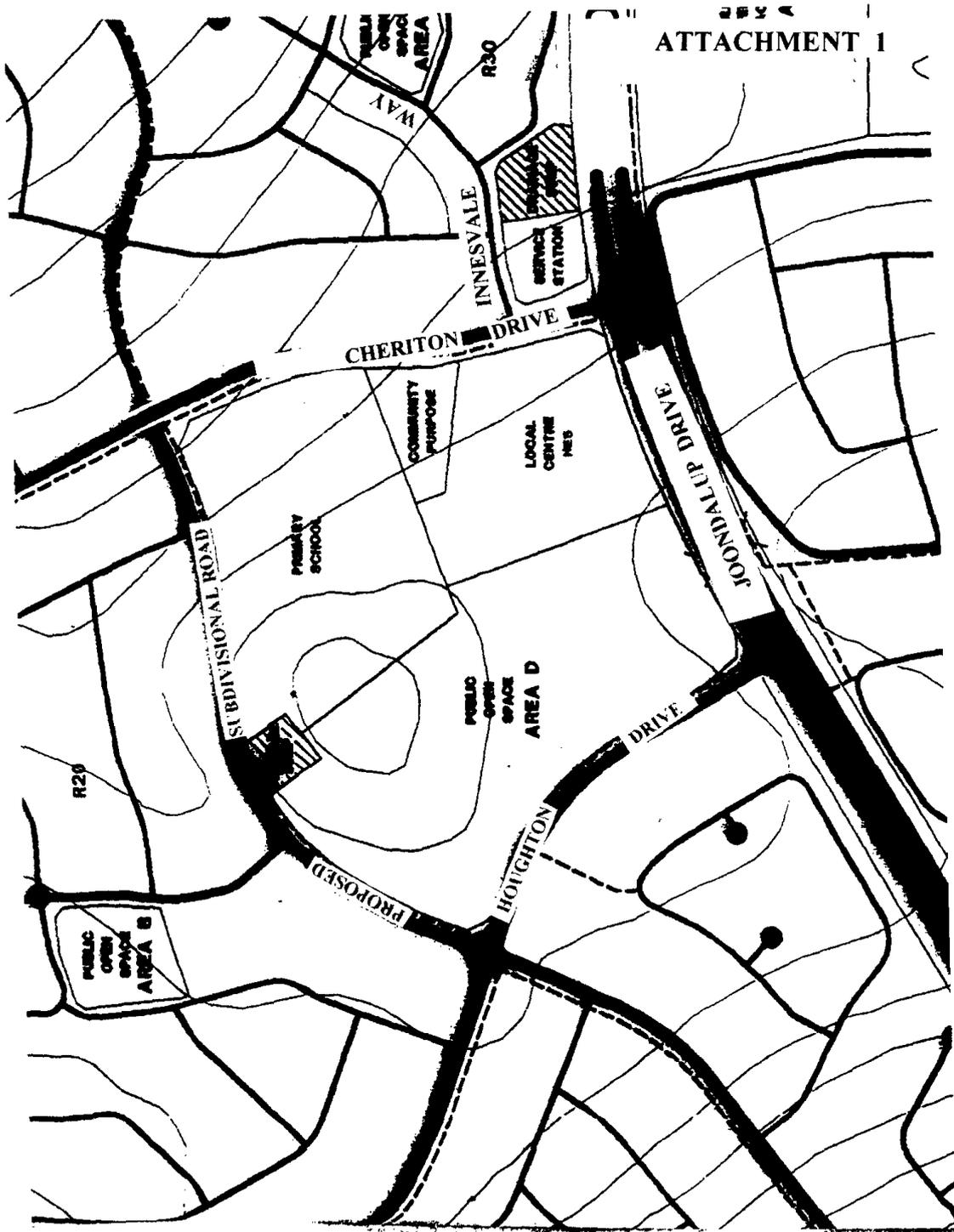
Recommendation

That Council:-

- 1. Pursuant to Clause 9.7 of the City's District Planning Scheme No.2, DETERMINES the proposed modification to Carramar South/Tapping North Agreed Structure Plan is satisfactory and make it available for public advertising for a period of 42 days subject to Peet and Company Limited modifying the Agreed Structure Plan to increase the easternmost Public Open Space within its landholding in consultation with the City Administration;**
- 2. NOTES the revised pre-funding of community infrastructure proposal submitted by Peet and Company Limited for the Carramar South/Tapping North Agreed Structure Plan area that includes:**
 - a) A tripartite partnership for the provision of community infrastructure and associated works between Peet and Company Limited, the Education Department of Western Australia and the City of Wanneroo;**
 - b) A request that Council lists in future financial year budgets \$575,446 (plus GST) as its contribution for the construction of an oval, community pavilion and carpark on the site; and**

- c) The development of a pre-funding arrangement associated with the provision of these facilities over a five year term with Peet and Company Ltd for a total of \$470,000.
3. DEFERS a decision regarding the pre-funding of community infrastructure proposal as highlighted in point 2. above until the amendment of the Carramar South/Tapping North Agreed Structure Plan is approved by the Western Australian Planning Commission.

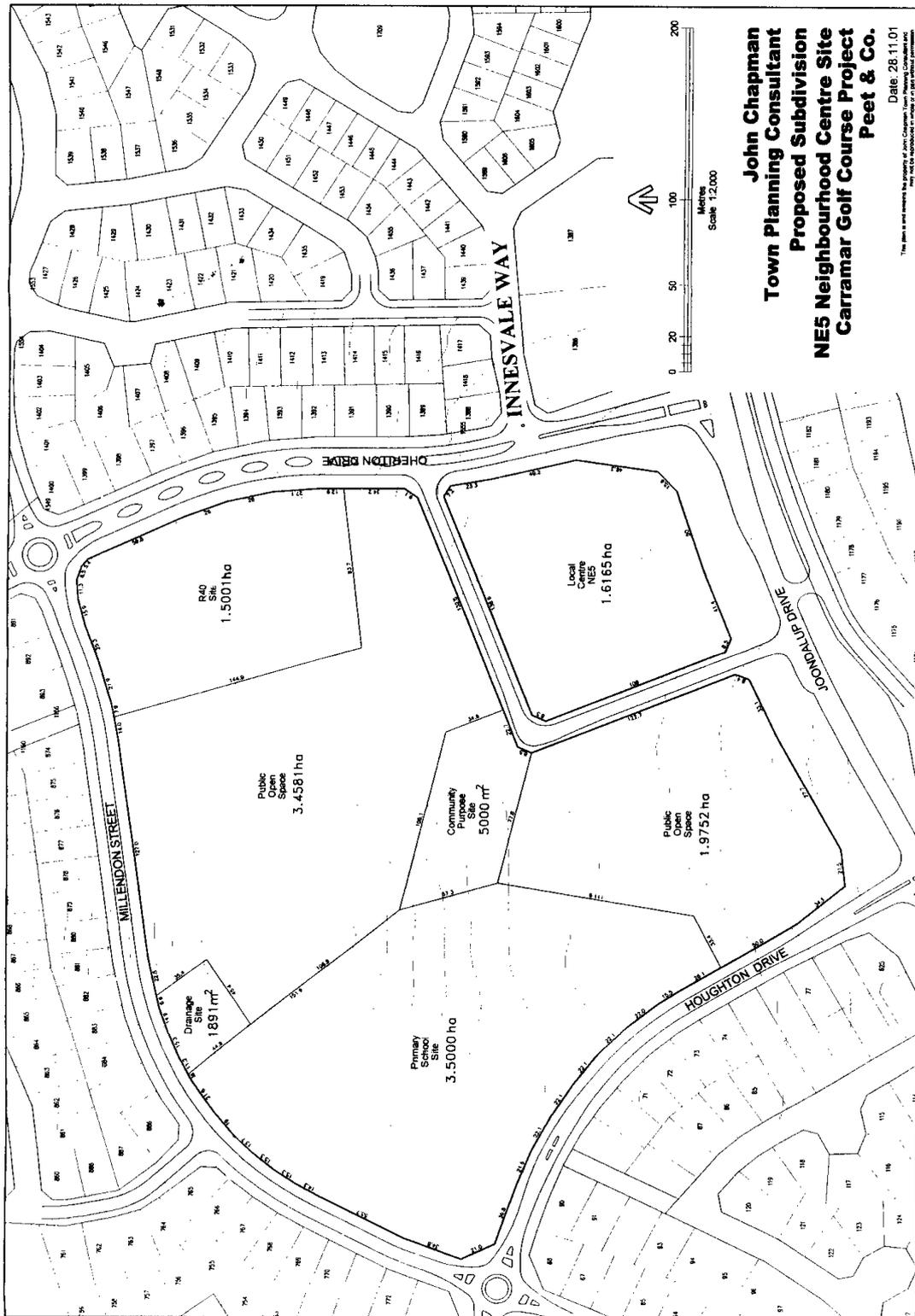
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ATTACHMENT 1

EXTRACT OF CARRAMAR SOUTH/TAPPING NORTH
AGREED STRUCTURE PLAN

ATTACHMENT 2

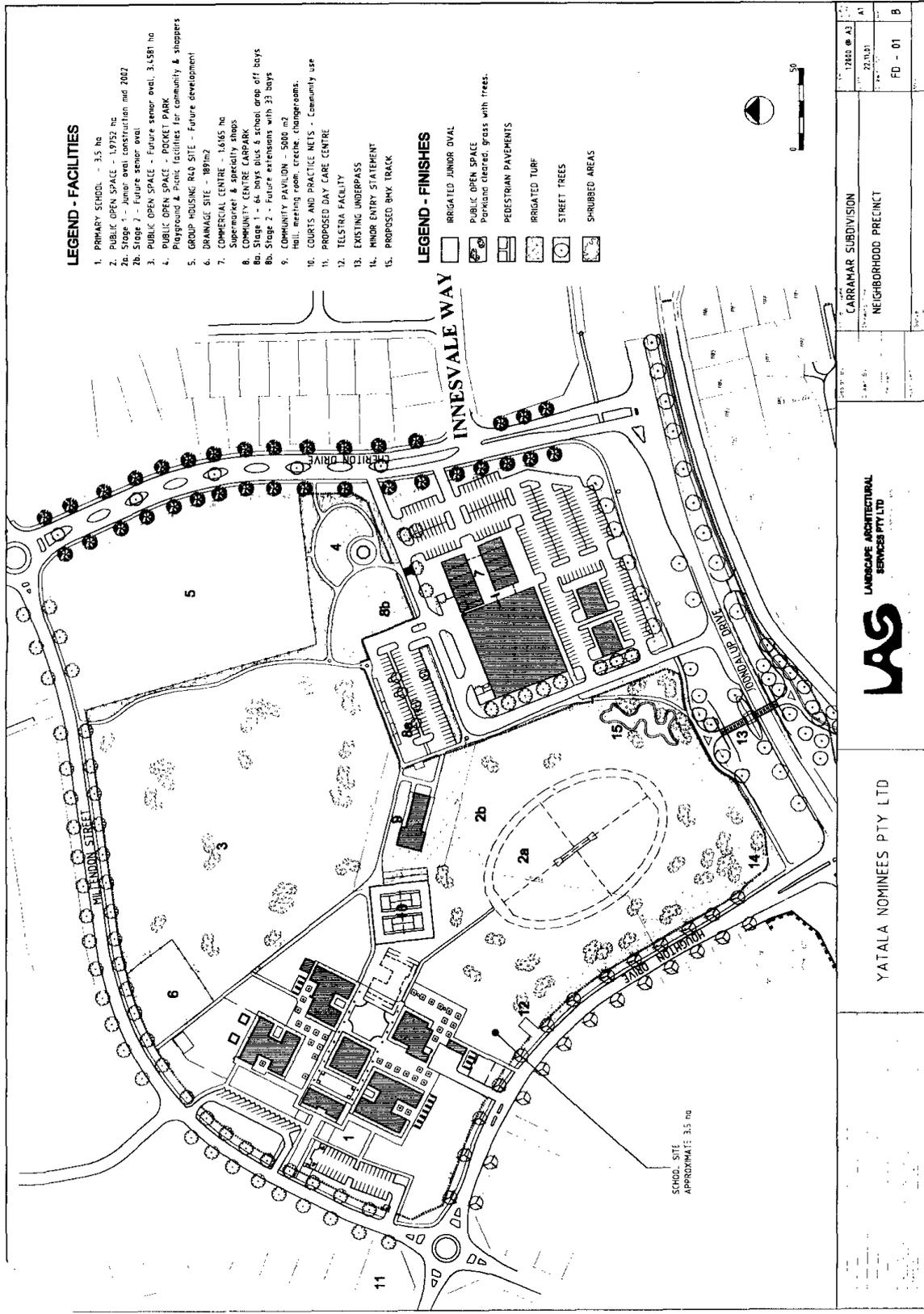


John Chapman
Town Planning Consultant
Proposed Subdivision
NE5 Neighbourhood Centre Site
Carramar Golf Course Project
Peet & Co.

Date: 28.11.01

This plan is not intended to be a legal document. It is the property of John Chapman, Town Planning Consultant and Peet & Co. All rights reserved. It is not to be used for any other purpose.

ATTACHMENT 3



4. ADOPTION OF THE DRAFT BUTLER (BRIGHTON) LOCAL STRUCTURE PLAN – LOTS 7, 8, 11, 31 TO 33, BUTLER

File Ref:	68615
Responsible Officer:	Acting Director Planning and Development
Disclosure of Interest:	Nil
Attachments:	6

Issue

Adoption of the Butler (Brighton) Local Structure Plan for Lots 7, 8, 11, 31 to 33 Butler.

Applicant	Chappell & Lambert Town Planning Urban Design
Owner	Ministry of Housing, Quinns Development Pty Ltd and Butler Land Company Pty Ltd.
Location	Lots 7, 8, 11, 31 to 33, Butler
Site Area	584.0 hectares
DPS 2 Zoning	Residential and Urban Development

Background

Council at its meeting of 6 February 2001 considered the draft Butler (Brighton) Local Structure Plan (LSP) and resolved, inter alia, to advertise it seeking public comments subject to the applicant carrying out certain modifications (Refer **Attachment 1**) (W01-02/01).

Detail

Council may recall that the BJV as part of its original structure plan application had sought to introduce a number of R-Code variations particularly for setbacks which would constitute 'as of right' R-Code variations for building applications and development approvals. The basis for BJV's proposal was an emphasis on residential design addressing solar access and associated benefits. In addition, reductions in private open space areas were also encouraged as it was also felt that with changing lifestyles residents would benefit from larger internal space.

Although Council supported the solar access initiative, it required that the provisions requested by BJV be modified to remove many of the setback provisions requested. The resulting table reflected the provisions as advertised and applied only to cottage lots. In regard to all traditional lots, variations to R-codes were not supported.

Front Setback	Open Space Minimum Total Percentage of site
<ul style="list-style-type: none"> • 1.5 metre minimum • 3.0 metre minimum average • 6.0 metre maximum • Garage/Car Port – 4.5 metre minimum 	40% with an outdoor living area of at least 30m ² with a minimum dimension of 4.0 metre and accessible from an indoor living room

Consultation

The closing date for receiving submissions for the draft LSP was 26 October 2001.

The City received seven submissions. A schedule of these submissions and responses to them are detailed on **Attachment 2**. One of these submissions did not provide any comments. Of the remaining six submissions, one was made by Chappell & Lambert Pty Ltd (the Applicant) on behalf of the Butler Joint Venture (BJV). This submission primarily focused on the provisions applicable to residential development. The other submissions were from various professional associations including Satterley Property Group supporting this submission.

The applicant has proposed a number of R-code variations to the R25 cottage lots of 425 m² and below and R20 traditional lots of over 425 m², contrary to the variations included in the advertised LSP.

Attachment 3 shows are the proposed R-code variations suggested by the Applicant. They can be summarised as follows:

- A reduced front setback for all dwellings (cottage and traditional lots)
- A Zero lot line (ZLL) side setback at the southern or western boundary,
- A 2.0 metre minimum northern side setback excepting minor incursions such as a fire place applicable to ground floor;
- 30% minimum open space for cottage lots and 40% for traditional lots;
- Minimum dimension of outdoor living area to be 2 metres.

Comment

In line with the new urbanist principles of the Liveable Neighbourhoods, the applicant has proposed R-code variations to achieve siting of the dwellings and private open space areas to take advantage of winter solar access and summer sun deflection.

In general the City Administration supports the principles espoused by the applicant but differ in respect to how best to achieve the preferred result. City officers are cognisant that any provisions introduced to the structure plan should not in the first instance, conflict with the DPS2 or R-Codes and must also be capable of achieving the stated objectives. As such, officers have met with the BJV representatives to discuss the basis of the submission and to endeavour to negotiate on a suitable outcome. While there are still points of difference (and these are discussed below) it is considered appropriate to support certain provisions to increase the amount of variation but that these variations should be permitted only where a series of integrated performance criteria have been met by the proponent. Each of these variations should not be assessed independently but rather respective elements such as front and side setback variations open space variations, lot orientation and garage setbacks should be considered together against the performance criteria with the key objective being better solar access to the dwellings.

Although the applicant has requested R-code variations to cottage lots and all traditional lots, the Satterley Property Group on behalf of BJV clarified that in addition to the cottage lots, the R-code variations were proposed only in respect to those traditional lots between 425 and 550 m² and not for those traditional lots greater than 550 m².

For easy reference the traditional lots between 425 and 550 m² are denoted as ‘A-Type’ traditional lots.

The following comments about the main elements of the submission are made where they differ from those proposed in the draft LSP.

Front Setback

In regard to ‘A –Type’ traditional lots, the submitter has proposed a minimum 3 metre front setback with an average of 4.5 metres as against the 6.0 metre average required under the R-codes. As the minimum front setback conforms to the R-code provision, it is noted that a reduction in average setback is unlikely to affect the streetscape of the locality. Hence this variation is supported

The R-Codes provide that with the approval of Council the front setback for garages/carports may be reduced to 4.5 metres. The applicant during discussions with the City officers proposed that the garage/carport be allowed to within a 1.5 metre front setback. It is noted that if such a setback were to be provided, any car parked in tandem will obstruct the adjoining footpath. Therefore, it is recommended not to support a 1.5 metre front setback for garages/carports.

Side Setbacks

The applicant proposed a minimum 2.0 metre side setback on the northern or easternmost boundary, to maximise solar access by promoting more open space on the northern side of lots.

The City supports this variation on the basis that this requirement only applies to habitable rooms with major openings to achieve solar access. It is not considered appropriate to require this setback for non-habitable rooms such as toilets, bathrooms, etc. as solar access to such rooms are not considered necessary.

Minimum Open Space

While the R-codes require a minimum 50% open space for R20 and R25 residential lots, the applicant has suggested 30% for cottage lots and 40% for traditional lots.

Previously the City recommended a 40% minimum open space for cottage lots and no variation to the traditional lots. However, the applicant has again suggested that 30% minimum open space for cottage lots be considered provided the following performance criteria are satisfied.

1. the home is situated on the nominated mandatory ZLL boundary;
2. a courtyard is provided adjacent to the northern most lot boundary of a minimum of 30m² and a minimum width of 4 metres; and
3. the courtyard opens out from an internal living area.

The City is of the view that design and setback variations must be supported by the above performance criteria and on that basis a 30% open space provision is supported. In satisfying these performance criteria it should be ensured that quality open space is provided and not be used for clothes drying facilities etc.

Based on the above discussions the proposed R-code variations to cottage and 'A Type' traditional lots are indicated in **Attachment 4**.

Additional Modifications

The LSP provided details of the subdivision application area as previously approved by the WAPC in its approval 114669. The remaining areas were noted as 'Subject to future Structure Planning'.

Council at its meeting of 16 October 2001 considered two subdivisional applications for portions of land falling within the 'Future Structure Planning Area' subject to modifications (PD01-10/01) (Refer **Attachments 5 & 6**). The modifications include deletion of the northern District Open Space and the abutting Primary School site. It is suggested that the draft LSP be modified to reflect the WAPC approval.

Distribution of Cottage Lot Precincts and 'A Type' Traditional lots

The applicant opposed the distribution of the cottage lot precincts as detailed in the advertised LSP around the Public Open Space and opposite Mixed Use/Business Use sites. The applicant argued that the distribution of these cottage lots need not be concentrated at these locations but rather should be located more widely to maximise opportunity.

It is suggested that the R-Code Map of the subject LSP denotes both Cottage Lot Precincts and 'A Type' traditional lots, as requested.

Statutory Compliance

Under the provisions of Clause 9.6 of DPS2, Council is required to consider all submissions received within sixty (60) days of the date specified in the notice given under Clause 9.5 of DPS2.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority.

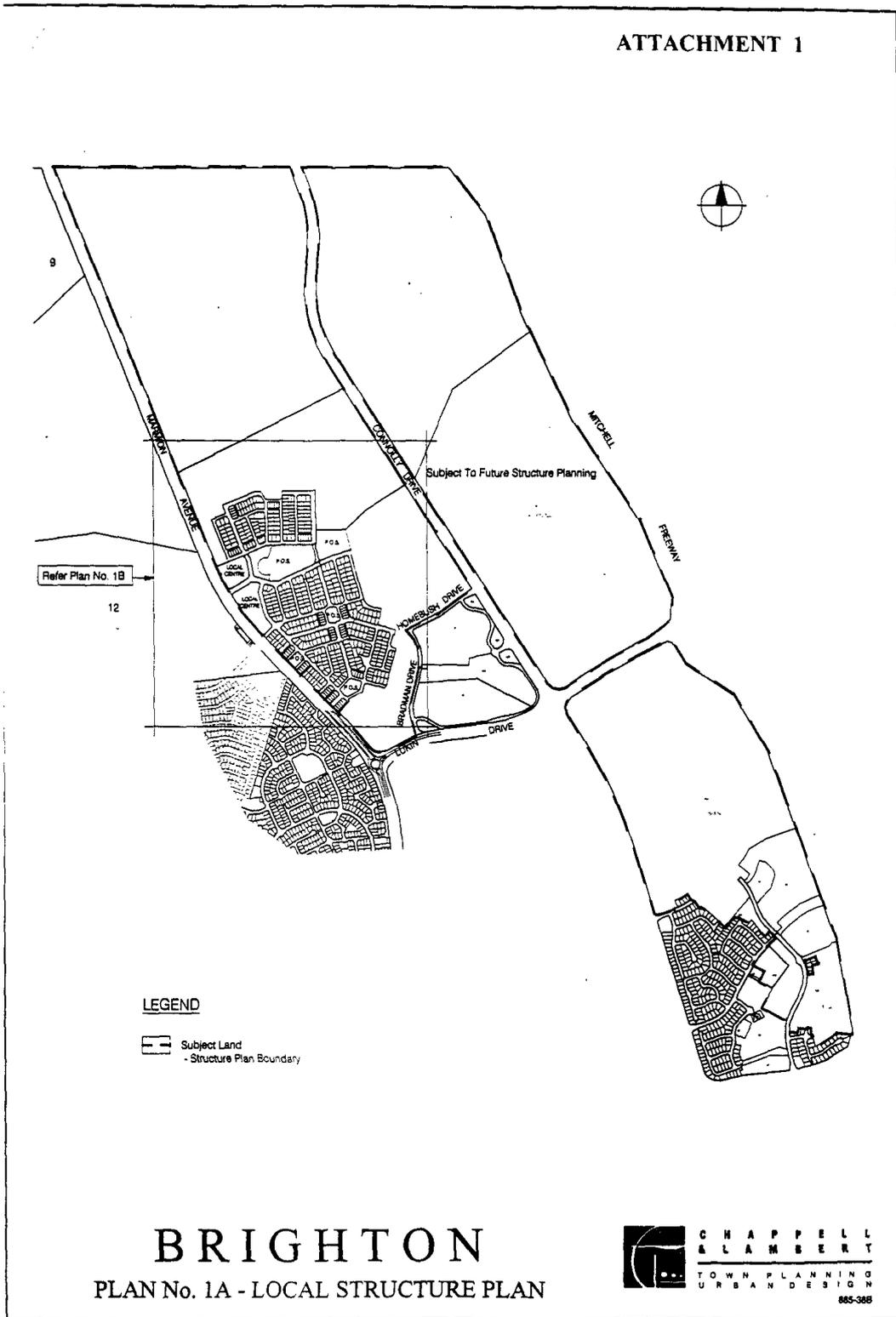
Recommendation

That Council:-

1. Pursuant to Clause 9.6 of the City's District Planning Scheme No.2, **ADOPTS, SIGNS and SEALS** the draft Butler (Brighton) Local Structure Plan for Lots 7, 8, 11, 31 to 33, Butler submitted by Chappell & Lambert Pty Ltd on behalf of the Butler Joint Venture subject to the Local Structure Plan being modified to:
 - a. Include the revised R-Code variation for Cottage lots less than 425 m² and Traditional lots between 425 and 550 m² as detailed in Attachment 4 of this report;
 - b. Amend the Local Structure Plan to include the subdivision application areas as approved by the Western Australian Planning Commission in its reference Nos. 117372 and 117373; and
 - c. Indicate the Cottage Lot Precincts and Traditional lots between 425 and 550 m² in the R-code Map;
2. **FORWARDS** three copies of the modified Butler (Brighton) Local Structure Plan to the Western Australian Planning Commission for its adoption and certification.

Draft

ATTACHMENT 1



ATTACHMENT 2

No.	Name of the submittor	Nature of Submission	Council's Response
1	Chappell & Lambert Pty Ltd on behalf of Butler Joint Venture	As indicated in Attachment 3 of this report	As indicated in Attachment 4 of this report.
2	Satterly Property Group	Same as the submission made by Chappell & Lambert Pty Ltd	-ditto-
3	Homebuyers Centre	Supports the submission made by Satterley Property Group	-ditto-
4	J Corp	Supports the submission made by Satterley Property Group	-ditto-
5	Housing Industry Association	Supports the submission made by Satterley Property Group	-ditto-
6	Dale Alcock Homes	Supports the submission made by Satterley Property Group	-ditto-
7	Northern Corridor Development Ltd	In principle no objection to the draft Butler Local Structure Plan	Noted

ATTACHMENT 3

BRIGHTON DESIGN STANDARDS – R CODE VARIATIONS PERMITTED

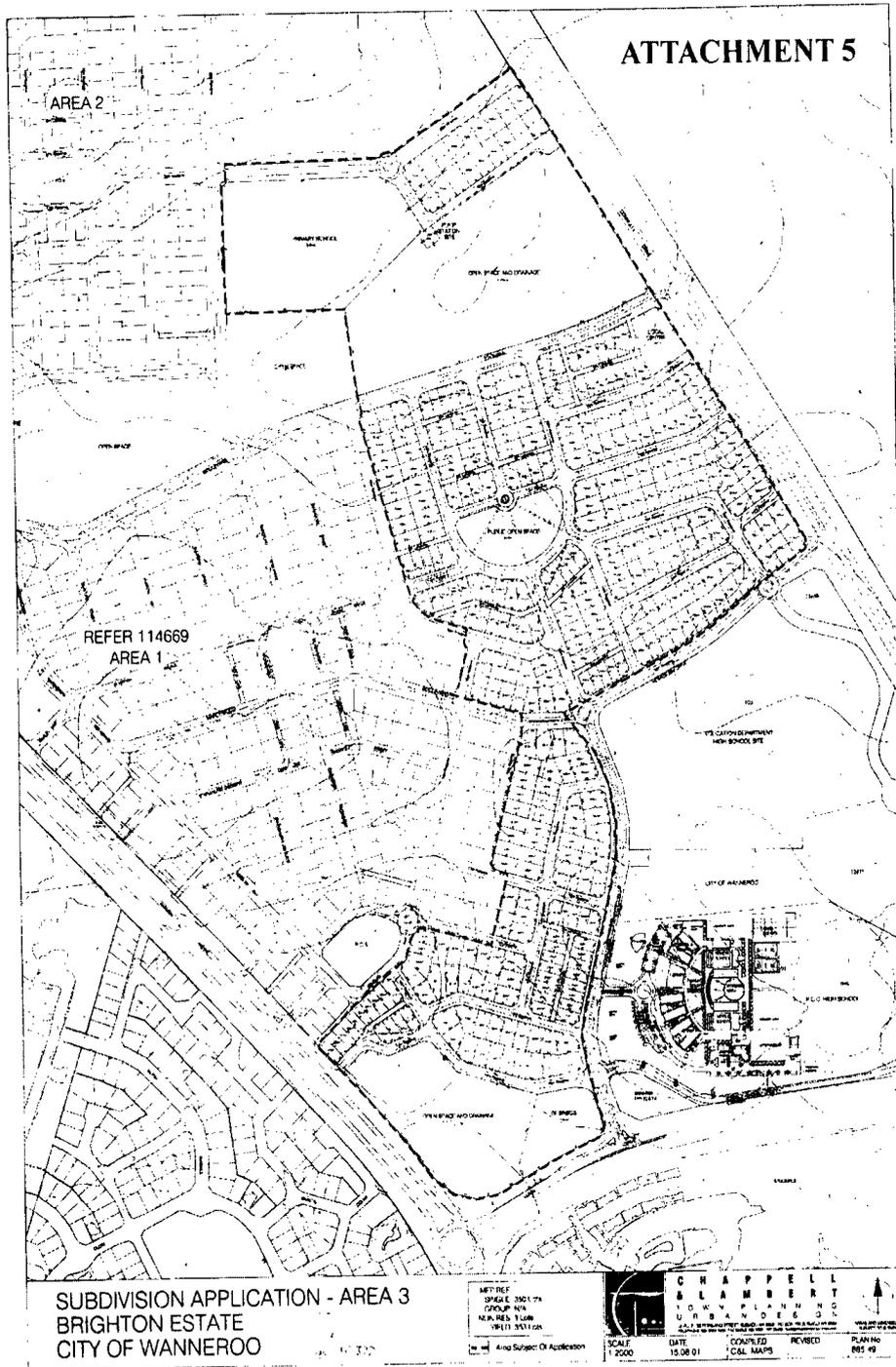
FRONT SETBACKS	REAR SETBACK	SIDE SETBACK GROUND FLOOR (Refer also to Other column)	SIDE SETBACK TWO STOREY	OPEN SPACE MINIMUM TOTAL OF SITE	OTHER
COTTAGE LOTS (R25 Lots ≤ 425m ²) <ul style="list-style-type: none"> • 1.5m min • 3.0m av TRADITIONAL LOTS (R20 Lots > 425m ²) <ul style="list-style-type: none"> • 3.0m min • 4.5m av 	<ul style="list-style-type: none"> • R Codes and Scheme apply 	<ul style="list-style-type: none"> • Nil min to nominated south or westernmost boundary (ZLL) as indicated on the Detailed Area Plan. • 2.0m min to northernmost boundary as indicated on the Detailed Area Plan (excluding minor incursions) • All garage and carports to be developed in the locations shown on the DAP. An alternative location may be approved by Council 	Council Planning Approval is required for all two storey construction on the nominated zero lot line and must comply with the R Codes.	COTTAGE LOTS 30%	(i) Council Planning Approval is required for any single storey development where the height of any retaining wall plus the height of the dwelling wall constructed on the ZLL is greater than 3.0 metres. (ii) Development to the nominated ZLL boundary is mandatory for all cottage lots.
				TRADITIONAL LOTS ~40%	

- Notes:
- 1) The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
 - 2) The requirement to consult with adjoining or other owners to achieve any of the variations to the R-Codes included in this table, unless a requirement of the Planning Approval process as specified.
 - 3) A Detailed Area Plan provided for every lot in the Estate.

ATTACHMENT 4**R CODE VARIATION TABLE**

(When applying these provisions all other standard R-Code requirements will still apply.)

FRONT SETBACK	SIDE SETBACK	OPEN SPACE MINIMUM TOTAL PERCENTAGE OF SITE
<p>COTTAGE LOTS (Less than 425 m²)</p> <ul style="list-style-type: none"> • 1.5 metre minimum • 3.0 metre average <p>TRADITIONAL LOTS – A - TYPE (Between 425 and 550m²)</p> <ul style="list-style-type: none"> • 3.0 metre minimum • 4.5 metre average 	<p>COTTAGE LOTS AND TRADITIONAL LOTS – A - TYPE</p> <p>Minimum 2.0 metre side boundary setback on the northern or easternmost boundary to habitable rooms with major openings facing north.</p>	<p>COTTAGE LOTS – 30% subject to the following performance criteria</p> <ol style="list-style-type: none"> 1. The dwelling is situated on a nominated mandatory zero lot line; 2. Provision of a quality courtyard, opening from an internal living area of minimum 30 m² and minimum width of 4.0 metre on the northern lot boundary. 3. The courtyard not to be used for any services e.g. clothes drying facilities.



Sub-Division Applications

5. PROPOSED RURAL SUBDIVISION - LOT 17 (54) LAKEVIEW STREET, MARIGINIUP

File Ref:	71100
Responsible Officer:	Acting Director, Planning and Development
Disclosure of Interest:	Nil
Attachments	2

Issue

Consideration of the proposed rural subdivision of Lot 17 (54) Lakeview Street, Mariginiup into two lots of 2.0069 and 2.007 hectares (ha).

Applicant	S F Winnett
Owner	S F Winnett
Location	Lakeview Street, Mariginiup
Site Area	4.0139 ha
DPS 2 Zoning	Rural Resource

Background

The Western Australian Planning Commission (WAPC) has referred a rural subdivision application for Lot 17 (54) Lakeview Street, Mariginiup (**Attachment 1**) to the City for consideration. The subject land is located north of Lakeview Street, between Mariginiup Road and Rousset Road (refer **Attachment 2**), and has 2 houses constructed along the Lakeview Street frontage.

Subdivision applications are generally assessed under the City's delegated authority to ensure a timely and efficient response. However, this application has been referred to Council for its determination since it is considered to be of a potentially contentious nature.

Council has previously considered two earlier subdivision applications over this land. These applications were not supported by Council and subsequently refused by the WAPC as they were contrary to the City's "Subdivision of Rural Zoned Land" policy and the WAPC "Rural Small Holdings" policy. (WAPC references 88415 and 107978).

Detail

The owner of Lot 17 has applied to the WAPC to subdivide the rural property into two lots of 2.0069 and 2.007 ha. Lot 17 is located on the north side of Lakeview Street and is zoned Rural Resource under District Planning Scheme Number 2 (DPS2).

Consultation

Under the provisions of the Town Planning and Development Act 1928, the WAPC is the responsible authority for determining subdivision applications. This Act does not require the WAPC to advertise subdivision applications for public consultation.

Comment

The following comments are made in respect to the subject land.

Water Allocation

The Water and Rivers Commission (WRC) has informally advised the City that Lot 17 currently has a water license for 18,550 kilolitres per annum, valid until 2011. This water allocation is considered to be sufficient for 1.8ha of pasture, 0.4ha of lawns and gardens, light stock and domestic use. The WRC has also advised that there is limited opportunity for further groundwater allocation in this area. However, should subdivision of the subject site be approved, the current water allocation for Lot 17 could be split between the two landowners, or alternatively, an additional 1500 kilolitres per annum could be made available should one of the landowners fully utilise the 18,500 kilolitres.

Although groundwater in the area is limited, landowners also have the option of 'water trading', where landowners could purchase additional groundwater allocations from lots in the vicinity.

Soil Category

Under the 'Coastal Land and Groundwater for Horticulture from Gingin to Augusta' study, which was undertaken in 1997 by a number of government agencies (including WRC and Agriculture WA), the majority of the lot is included in an area rated as 'high capability' land for horticulture (Class 1 and 2, for market gardens, orchards and vines).

A small portion of land in the north-eastern corner of the subject site is rated 'fair to high capability' land for horticulture (class 3, limitations for some horticultural crops).

It is reasonable to suggest that given the property's generally high soil capability, the current water allocations and the potential for further water allocation through "water trading", it is desirable to preserve the opportunity of viable horticulture by maintaining the existing lot size.

Previous Applications

The landowner has previously applied for subdivision applications over Lot 17. Council did not support the applications, as the proposed lot sizes were contrary to the City's Rural Subdivision Policy. These applications were subsequently refused by the WAPC as the proposed lots were contrary to the Commissions Rural SmallHoldings Policy's minimum lot size. .

The first WAPC decision (1993) was appealed to the Minister for Planning, who upheld the WAPC's decision, based on the precedent that an approval would create for further subdivision and fragmentation of land holdings in the area. The second WAPC decision (1998) was appealed to the Town Planning Appeal Tribunal, but was withdrawn at the applicant's request.

Adjoining Lot Sizes

There are several lots zoned Rural Resource in the vicinity of the subject land which are approximately 2 hectares in size. These lots are generally located on the south side of Lakeview Street, and were approved on appeal to the Minister for Planning.

Two Houses on One Rural Lot Policy

In June 1994, Council issued planning approval for a second dwelling on Lot 17. At this time Council policy required a legal agreement to be signed by Council and the landowners to preclude subdivision. However, in this instance, although a condition of the development approval required the preparation of such a deed, no agreement was pursued as part of the issue of a building license. Although the second house has since been constructed on the land (without the preparation of a legal agreement), this obligation remains outstanding and should be considered with due regard, against this proposal.

It should be noted that under Section 3.17.3 of DPS2, there is a requirement for land zoned Rural Resource, south of Flynn Drive, to be a minimum of 5 hectares before Council will support an application for a second dwelling on the property. Lot 17 is only 4.0139ha in size, and as such would not meet the requirements of the current Scheme.

Discussion

The Interim Local Rural Strategy acknowledges that Council may give consideration to a subdivision proposal where special circumstances may exist and where rezoning may not be necessary. However, it should be noted that in this case, the applicant has not put forward any grounds to support the subdivision.

Statutory Compliance

Under Section 24 (2) of the Town Planning and Development Act 1928, the City is required to forward its comments to the WAPC within 42 days of receiving the referral. The application was received on 22 November 2001 and it is considered that Council will be able to make its determination on this application within the 42-day comment period.

Strategic Implications

Nil.

Policy Implications

Under Section 3.17 of DPS, one of the objectives of the Rural Resource zone is to,

- a) Protect from incompatible uses or subdivision, intensive agriculture, horticultural and animal husbandry areas with the best prospects for continued or expanded use.

To ensure this objective is met, Council has implemented a Policy on the Subdivision of Rural Zoned Land. Item 1 of the Policy provides that in Rural zoned land south of Flynn Drive and Neaves Road, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of 4 hectares. In this instance, the proposal does not satisfy this requirement.

Financial Implications

Nil.

Voting Requirements

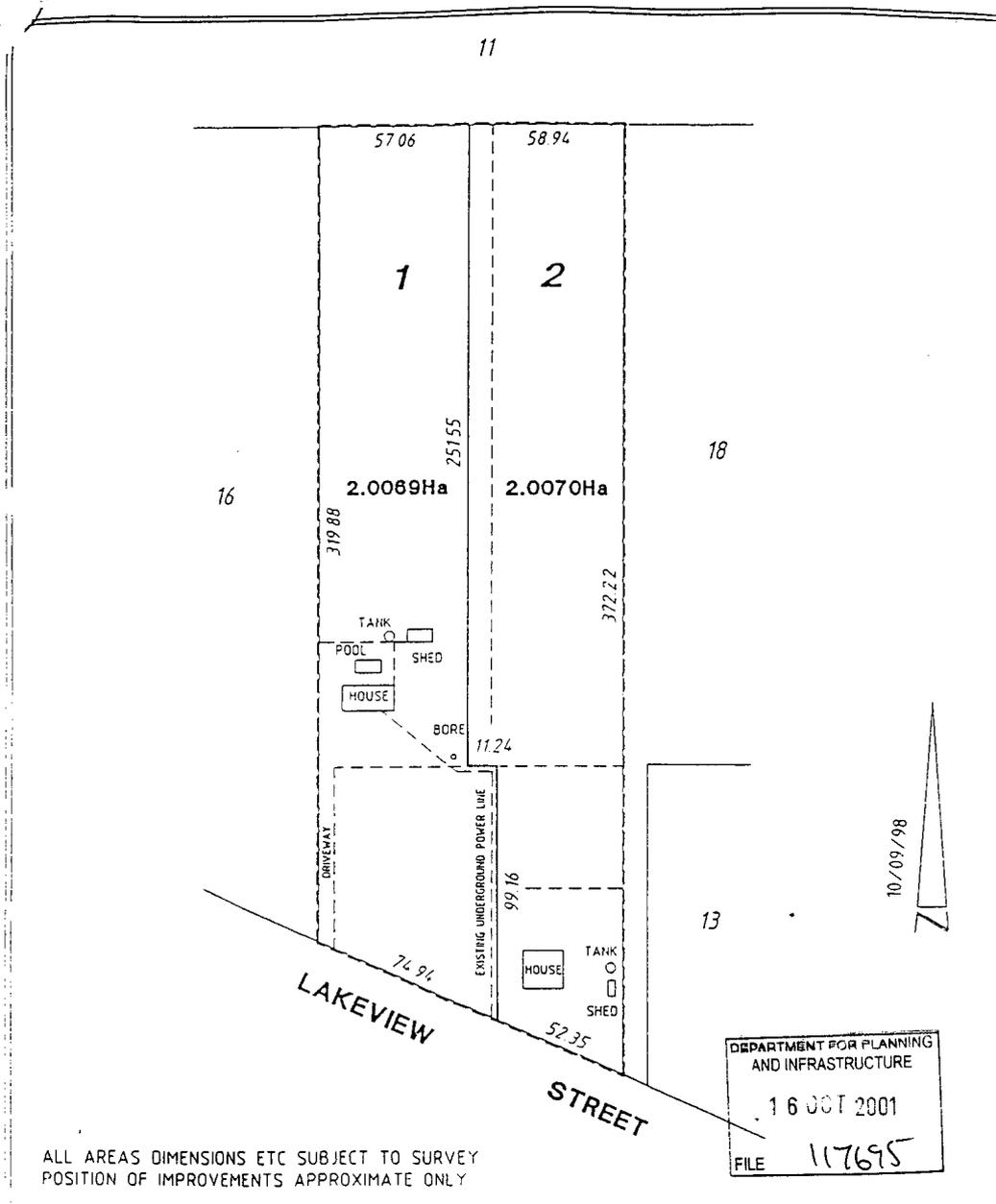
Simple Majority.

Recommendation

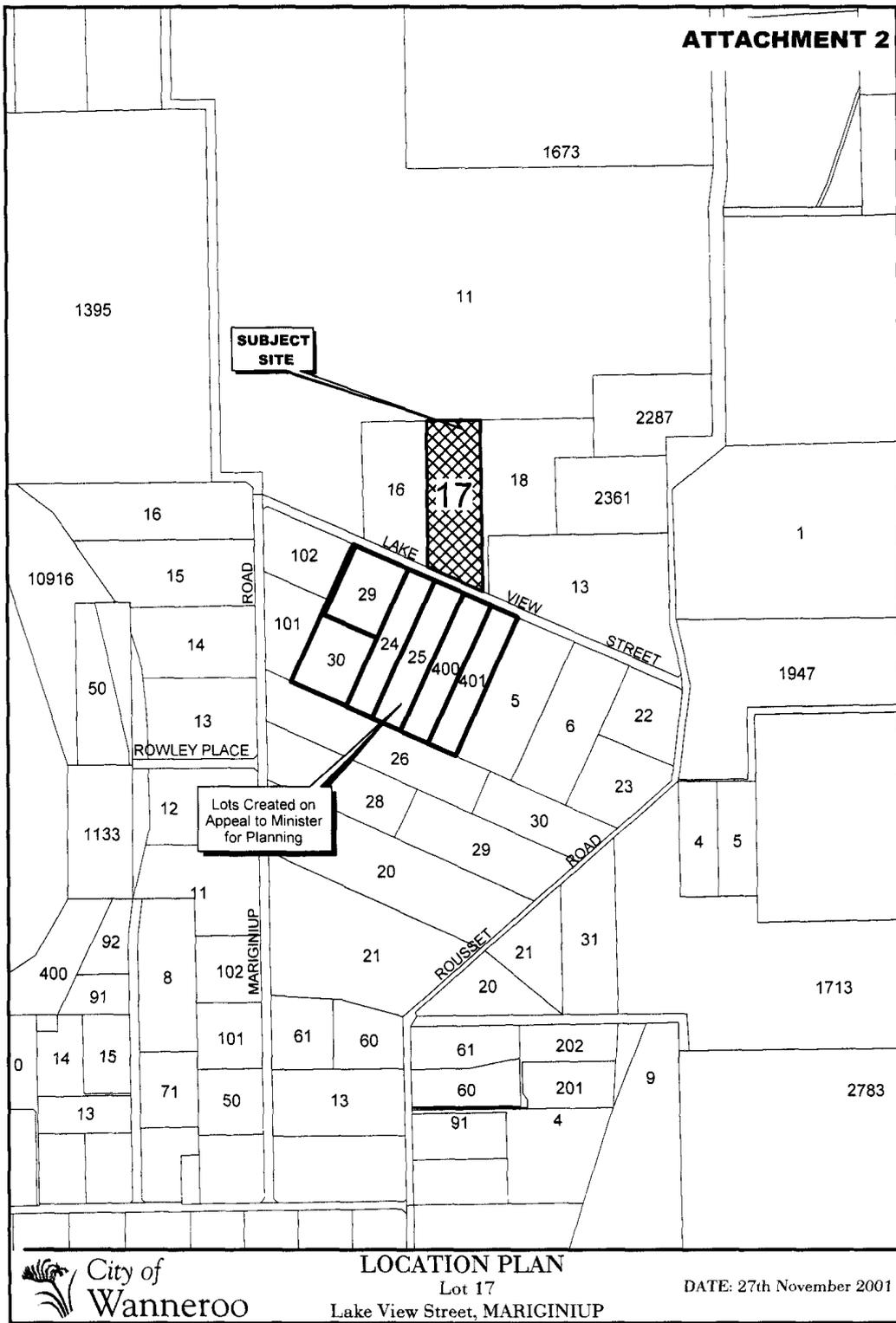
That Council does NOT SUPPORT the application submitted by S F Winnett for the proposed subdivision of Lot 17 (54) Lakeview Street, Mariginiup as depicted on the plan dated 16 October 2001 (WAPC 117695) for the following reasons:

- 1. The application is inconsistent with Council's Subdivision of Rural Zoned Land Policy, which specifies a minimum lot size of 4 hectares in this locality.**
- 2. The introduction of smaller lots in this locality is inconsistent with the objectives of the Rural Resource zone under the City's District Planning Scheme Number 2.**

ATTACHMENT 1



BERRYMAN & PTOLOMEY PTY. LTD. LICENSED LAND SURVEYORS 88 CANNING HIGHWAY, VICTORIA PARK. PHONE ~ 9361 3732, 9361 5279 FAX ~ 9470 9278				Client S.F. WINNETT	
Scale ~ 1 : 2000				PROPOSED SUBDIVISION OF LOT 17 OF SWAN LOCATION 3191 "MARIGINIUP"	
PLAN DIA 56975	INDEX PLAN BG 3512111:10	VOL 1572	FOL 340		



6. NOVEMBER SUBDIVISION APPLICATIONS DETERMINED BY DELEGATED AUTHORITY

File Ref: 64346
Responsible Officer: A/Director Planning & Development
Disclosure of Interest: Nil
Attachments: 5

Issue

Determination of subdivision applications processed in the period between 1 November and 30 November 2001.

Detail

The West Australian Planning Commission (WAPC) is responsible for determining all subdivision applications within the State. Applications for approval are lodged with the WAPC and are referred to local governments and affected public bodies for comment. Comments are made within 42 days of receiving the application after which the Commission determines the applications. There is a right of appeal by the applicant if aggrieved with the Commission's decision.

Council has delegated to the Chief Executive Officer its functions relating to the provision of comments to the Commission on subdivision applications. The Chief Executive Officer has in turn delegated to the Planning and Development Division this responsibility. A Land Development Unit has been established to assist with the assessment of all applications.

Those applications considered to be either controversial in nature or contrary to Council policy, are referred to Council for consideration. All other applications are dealt with in respect to the following categories.

- SCU 1 Subdivision applications received which are generally consistent with an approved or Agreed Structure Plan (including Outline Development Plan and Development Guide Plan).
- SCU 2 Subdivision applications previously supported, or not supported by Council and subsequently determined by the Western Australian Planning Commission (WAPC) consistent with the Council's recommendation.
- SCU 3 Applications for extension of subdivisional approval issued by the WAPC which were previously supported by Council.
- SCU 4 Applications for subdivision or amalgamation which result from conditions of development approval given by or on behalf of Council.
- SCU 5 Applications for subdivision or amalgamation of lots which would allow the development of the land for uses permitted in the zone within which that land is situated including applications involving the excision of land for road widening, sump sites, school sites, etc.
- SCU 6 Applications for subdivision or amalgamation of lots contrary to Council or WAPC Policy or are not generally consistent with an approved or Agreed Structure Plan.

The following table provides the details of the subdivision applications dealt with under delegated authority between 1 November and 30 November 2001.

Recommendation

That Council NOTE the actions taken in relation to providing comments to the Western Australian Planning Commission on subdivision applications processed under delegated authority between 1 November and 30 November 2001.

Draft

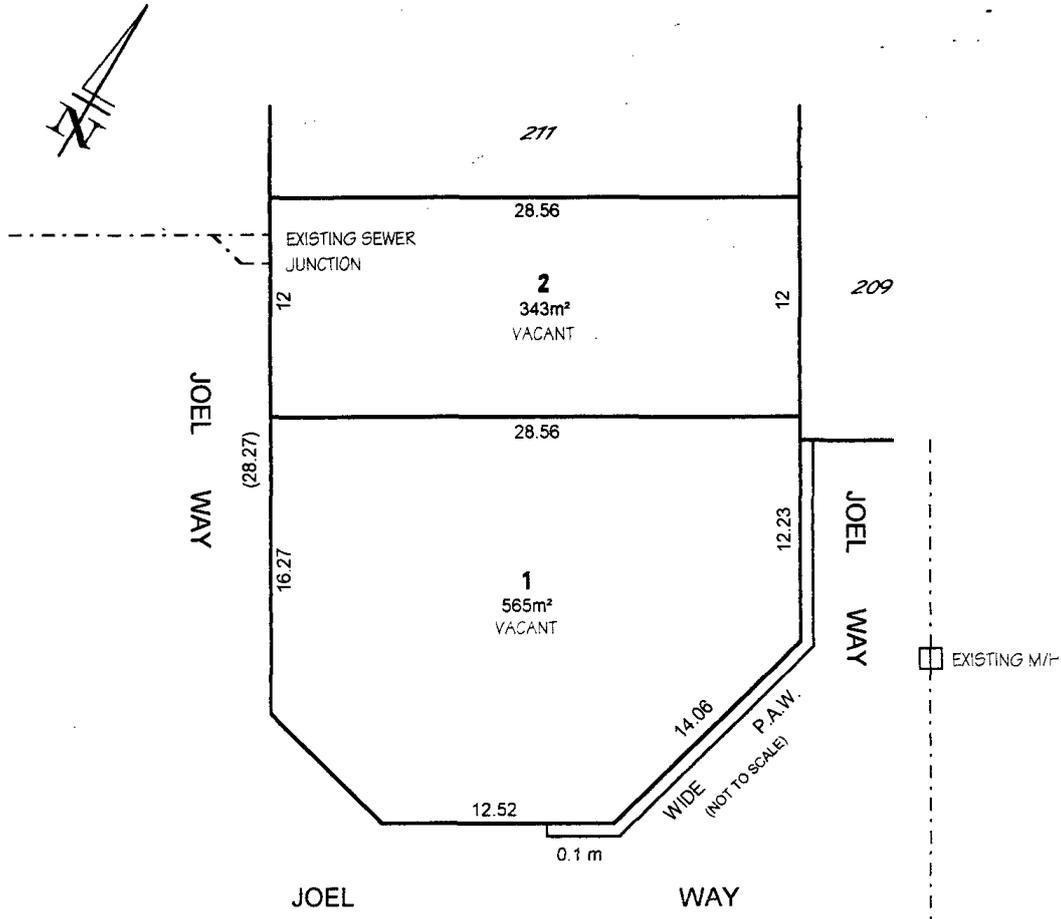
Subdivision Application Delegations

<i>Attachment</i>	<i>WAPC No. / Received Date</i>	<i>Location / Owner LDU Category</i>	<i>DPS2 Zoning / Advice</i>	<i>WAPC Advised</i>
1.1	1030-01 1/11/2001	Lot 210 11 JOEL WAY WANNEROO WA 6065 LYNDA M FULLGRABE, DARRYL E FULLGRABE, HENRY A FULLGRABE, LAVINIA M FULLGRABE	Residential SCU5	Supported 29/11/2001
1.2	116393 20/04/2001	Part Lot 904 2200 MARMION AVENUE MERRIWA WA 6030 CAVERSHAM PROPERTY PTY LTD	Residential SCU1	Supported 27/11/2001
1.3	117698 22/10/2001	Lot 9 121 HILLCREST ROAD ALEXANDER HEIGHTS WA 6064 HOMESWEST	Residential SCU5	Supported 23/11/2001
1.4	117703 22/10/2001	Lot 5 24 LINTO WAY ALEXANDER HEIGHTS WA 6064 HOMESWEST	Mixed Use SCU 1	Supported 27/11/2001
1.5	117731 22/10/2001	Lot 1 54 LENORE ROAD WANNEROO WA 6946 BAIN	Urban Development SCU 6	Not Supported 29/11/2001

Attachment

PROPOSED SURVEY STRATA SCHEME

▲ NOTE: PROPOSED LOT NUMBERS, ANGLES, DIMENSIONS, AND AREAS ARE ALL SUBJECT TO SURVEY AND TITLES OFFICE EXAMINATION



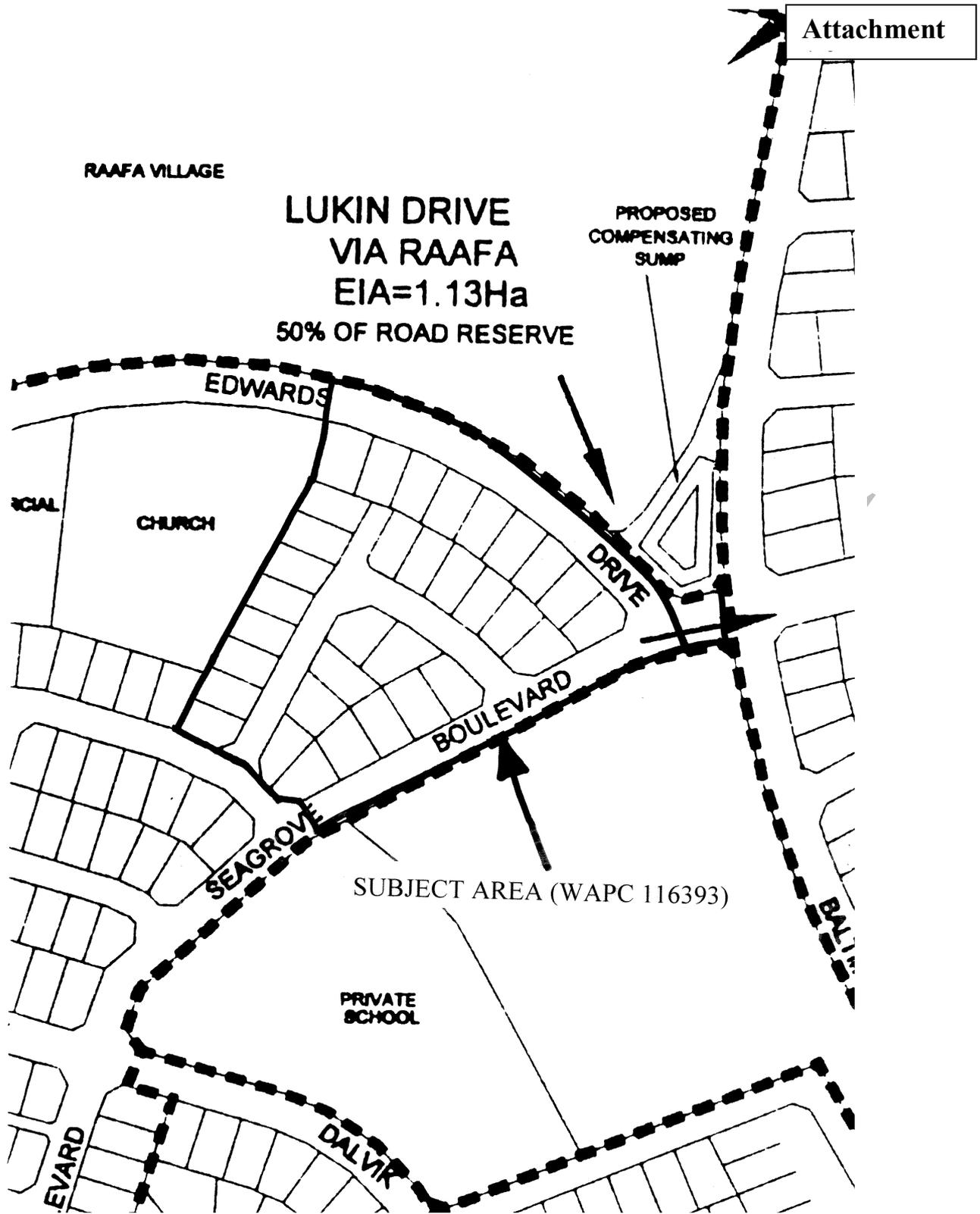
ORIGINAL AREAS

LOT 210 = 908m²
 No. OF EXISTING LOTS = 1
 No. OF PROPOSED LOTS = 2

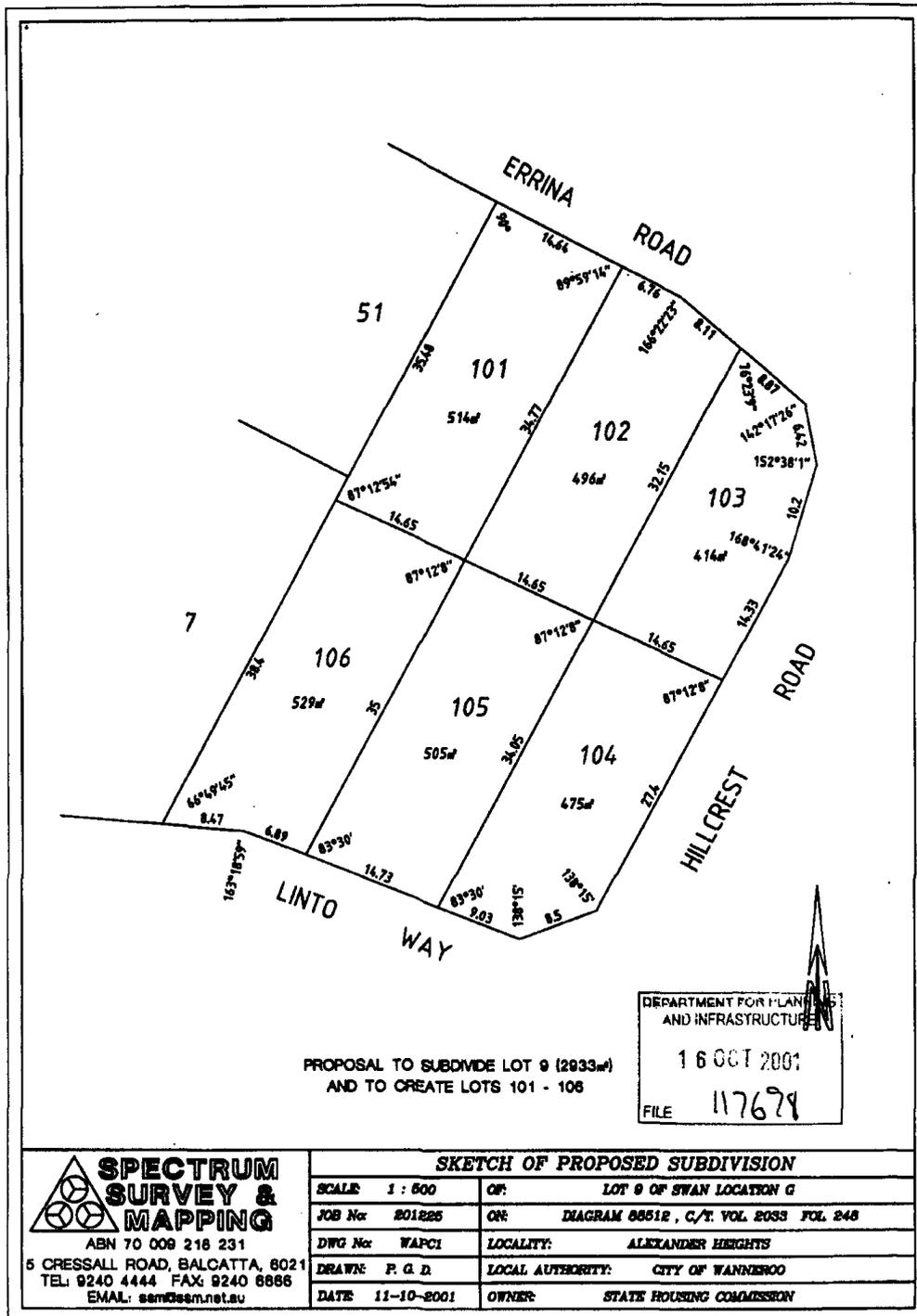
———— PROPOSED BOUNDARYS
 - - - - - EXISTING BOUNDARYS

DEPARTMENT FOR PLANNING
 AND INFRASTRUCTURE
 23 OCT 2001
 FILE 1030 -01

<p>PROPOSED SURVEY STRATA SCHEME ON LOT 210 (#11) JOEL WAY, WANNEROO CITY OF WANNEROO PLAN 19907 VOL.2006 FOL.775 DATE 24/9/2001, SCALE 1:300</p>	<p>COTTAGE & ENGINEERING SURVEYS Suite 3 219 Onslow Rd, SHENTON PK Ph (08) 9381 6211 Fax (08) 9382 2503 J/N S010334 24/9/2001</p>
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Attachment 1.3

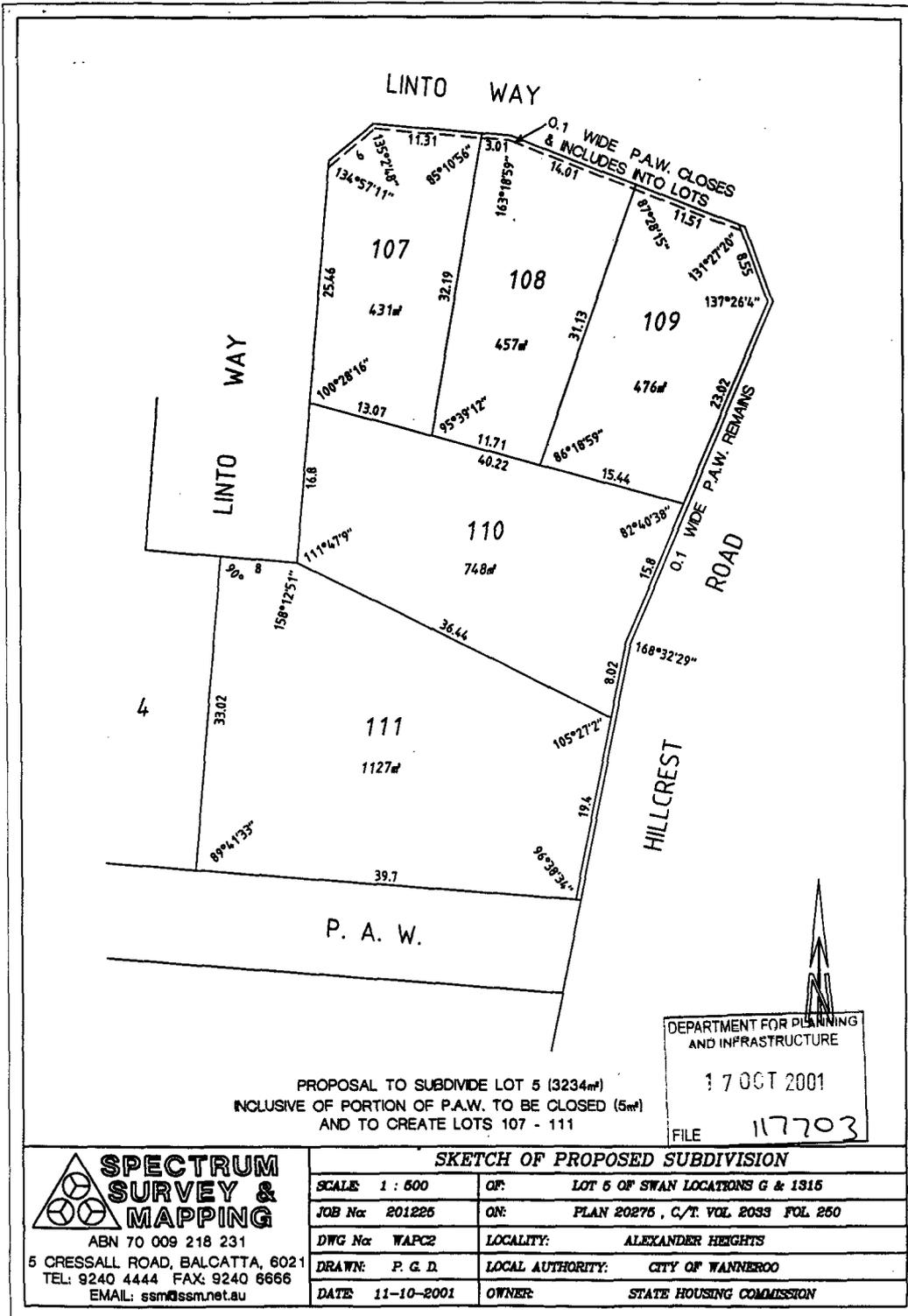


PROPOSAL TO SUBDIVIDE LOT 9 (2933m²)
AND TO CREATE LOTS 101 - 106

DEPARTMENT FOR PLANNING
AND INFRASTRUCTURE
16 OCT 2001
FILE 117678

SPECTRUM SURVEY & MAPPING
 ABN 70 008 218 231
 5 CRESSALL ROAD, BALCATTIA, 8021
 TEL: 9240 4444 FAX: 9240 8886
 EMAIL: ssm@sem.net.au

SKETCH OF PROPOSED SUBDIVISION	
SCALE 1 : 500	OF LOT 9 OF SWAN LOCATION G
JOB No: 201826	OR: DIAGRAM 88812, C/T. VOL. 2053 FOL. 248
DWG No: WAPCI	LOCALITY: ALEXANDER HEIGHTS
DRAWN: P. G. D.	LOCAL AUTHORITY: CITY OF WANNEROO
DATE 11-10-2001	OWNER: STATE HOUSING COMMISSION



PROPOSAL TO SUBDIVIDE LOT 5 (3234m²)
 INCLUSIVE OF PORTION OF P.A.W. TO BE CLOSED (5m²)
 AND TO CREATE LOTS 107 - 111

DEPARTMENT FOR PLANNING
 AND INFRASTRUCTURE
 17 OCT 2001
 FILE 117203

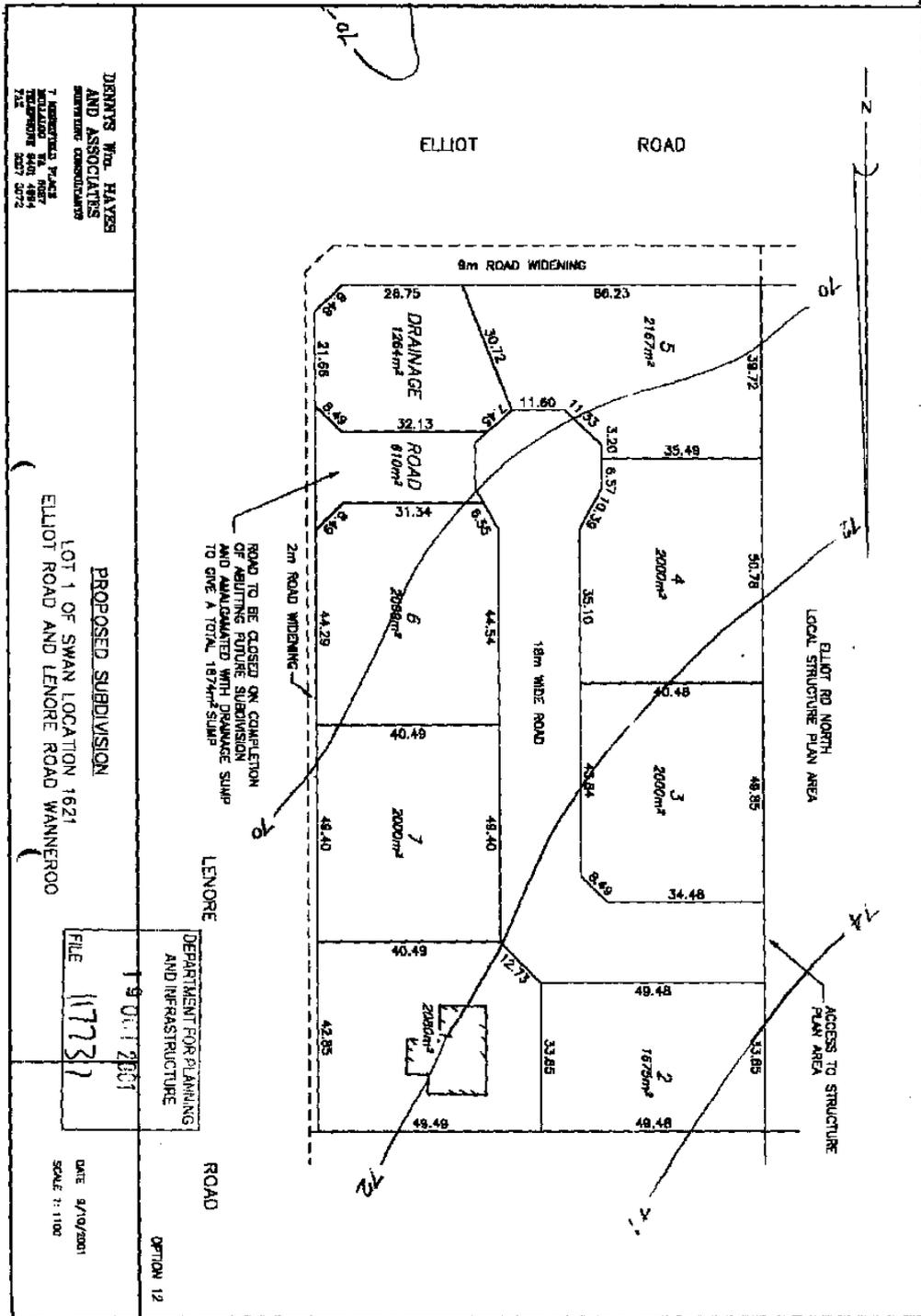


**SPECTRUM
 SURVEY &
 MAPPING**
 ABN 70 009 218 231
 5 CRESSALL ROAD, BALCATTIA, 6021
 TEL: 9240 4444 FAX: 9240 6666
 EMAIL: ssm@ssm.net.au

SKETCH OF PROPOSED SUBDIVISION

SCALE 1 : 500	OF: LOT 5 OF SWAN LOCATIONS G & 1315
JOB No: 201225	ON: PLAN 20275, C/T VOL 2033 FOL 250
DWG No: WAPC2	LOCALITY: ALEXANDER HEIGHTS
DRAWN: P. G. D.	LOCAL AUTHORITY: CITY OF WANNEROO
DATE 11-10-2001	OWNER: STATE HOUSING COMMISSION

Attachment 1.5



Draft