



**SHIRE OF BEVERLEY**

**TOWN PLANNING  
SCHEME  
POLICY MANUAL**

*Reviewed 30 September 2014*

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(TPS refers to Town Planning Scheme)

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## **TPS POLICY No. 1: STREET TREES AND STREETSCAPES**

### **POLICY AREA: BEVERLEY TOWNSITE**

#### **DEFINITION**

A street tree is defined as any tree with more than fifty percent of its base located on a road reserve or verge. Privately planted trees on verges also fall within this definition, however, small plants such as shrubs and ground covers do not.

#### **POLICY STATEMENT**

The Shire of Beverley recognises the environmental and aesthetic contribution that street trees make to the continuing development and presentation of streetscapes in Town, by:

- Selecting, planting and maintaining street trees, which enhance both existing and future streetscapes.
- Creating a setting in sympathy with the function and appearance of the adjacent land uses, a safe and comfortable pedestrian environment, and catering for vehicular traffic.

#### **OBJECTIVES**

- To ensure that locally native trees and shrubs are planted on verges and median strips in the Beverley Townsite.
- To preserve the Town's biodiversity and facilitate linkages between bushland areas.
- To enhance the aesthetic value of the Town's streetscapes.
- To promote the establishment of street trees through the Town.

#### **POLICY**

1. Council will plant (and encourage the planting of) locally native trees and shrubs where possible. Flexibility in this requirement may be exercised by the Works Supervisor.
2. Council will supply and plant locally native trees and shrubs to streets and road verges to residential properties of R5 density or higher on receipt of a written application from ratepayers/householders and conditional upon the ratepayer/householder accepting the responsibility to maintain and water the tree/shrub until it is well established.
3. Council may approve trees/shrubs being planted on verges at their own cost subject to written application and the species and location being approved by Council's Works Supervisor and the applicant accepting the responsibility to maintain and water the trees/shrubs until well established.



4. Trees/shrubs are to be located 3m from property boundary (where possible), 3m from vehicle crossover, not less than 8 metres apart, 15m from intersection of front and side boundaries if a corner block.
5. Council will consider written requests from ratepayers for the removal of established street trees and may approve removal subject to acceptable justification. Depending upon the reasons submitted for removal the ratepayer may be required to meet all costs involved. Abutting residents must be advised prior to removal, outlining reasons for such a removal.
6. When a landowner requests the relocation of a street tree due to its interference with a proposed crossover or for any other reasons, this may be authorised by Council's Work Supervisor and the total cost of the work is to be borne by the landowner.
7. In planting verge trees/shrubs, Council will observe the restrictions in height imposed by Western Power and Telstra aerial wiring.
8. Council will undertake annual tree pruning, the extent of this operation being determined by the species and growth pattern of the trees and the need to conserve maintenance costs by removing branches, leaves and berries prior to these creating stormwater drainage problems or conflict with the public utilities.
9. Where an entire street tree replacement program is implemented, staged removal of existing trees shall be the preferred option, and Council approval for same required.
10. Council will consider granting approval to ratepayers/householders to effect street tree pruning subject to a written request, pruning being effected to the Work Supervisor's requirements and the ratepayer/householder removing all debris from street/road verges.
11. Council will require developers to locate roads so as to retain remnant vegetation where possible, particularly significant trees.
12. Council will require developers to plant >50% local native species in street plantings.
13. Council will identify strategic roads to act as ecological linkages, with particular emphasis on planting locally native understorey species as well as trees.
14. Council's Work Supervisor is to formulate and implement an annual program for Street Tree Pruning and Street Tree Replacement.

## **STREET TREE PRUNING**

Street tree pruning is necessary to maintain and improve the condition of street trees and to prolong their healthy life by professional maintenance. Pruning is also necessary when power lines are too close to trees and for reasons of pedestrian or traffic safety. Street tree pruning will only be authorised to be undertaken by those who have demonstrated training in arboricultural techniques. Controls are necessary to ensure that pruning is correctly undertaken by trained personnel.



The general pruning of street trees in town is to be undertaken annually on a systematic basis. Street tree pruning will be undertaken as required to meet statutory requirements for power line clearances.

The training of outside work staff in arboricultural techniques will be an ongoing process. Pruning of street trees other than by authorised personnel is not permitted.

### **STREET TREE REPLACEMENT**

- A program of street tree planting will be undertaken each year in winter.
- Street tree planting/replacement planting will be undertaken to:
- Ensure that a minimum of one (1) tree is planted in the verge adjacent to each residential property;
- Address gaps in streets
- capes;
- Complete approved streetscape improvement projects;
- Provide for tree replacement when tree removal is required but overall upgrading is not proposed;
- Replace street trees removed;
- Meet resident request for street trees.



## **TPS POLICY No. 2: CAR PARKING REQUIREMENTS**

### **CAR PARKING REQUIREMENTS**

- 1) When considering an application for planning consent, the Council may require provision of car parking spaces and may impose conditions as to details of locating and designing the required spaces, landscaping, and pedestrian spaces on the land.
- 2) Parking spaces shall measure not less than 2.5 m by 5.5 m except that the Council may vary the number or dimension of spaces where to do so would allow for retention of existing vegetation worthy of such retention.
- 3) Parking bays shall be serviced by all necessary access ways, and the parking area shall be surfaced to the satisfaction of the Council.
- 4) The Council shall take into account and may impose conditions concerning:
  - a) The means of access to each car space and the adequacy of any vehicle manoeuvring area;
  - b) The location of the car spaces on the site and their effect on the amenity of adjoining development;
  - c) The extent to which car spaces are located within required building setback areas;
  - d) The location of proposed public footpaths, vehicular crossings, of private footpaths within the land, and the effect on both pedestrian and vehicular traffic movement and safety; and
  - e) The suitability and adequacy of proposed screening or landscaping.



## **TPS POLICY No. 3: FARMING ZONE SUBDIVISION**

### **SUBDIVISION IN THE FARMING ZONE**

#### **BACKGROUND**

1. Applications for approval to subdivide are determined by the Western Australian Planning Commission (WAPC) in accordance with the Rural Land use Planning Policy No. DC 3.4 adopted by the WAPC, and after referral to public authorities and the Council.
2. The Shire of Beverley Town planning Scheme No 2 includes provisions relating to subdivision in the Farming Zone, and there is a general presumption against subdivision unless the Council is satisfied as to the following matters. These include most but not all of the considerations mentioned in WAPC Policy No. DC 3.4. The main exclusion is the precedent created by existing subdivisions. The Council does not recognise precedent resulting from subdivision created in the early days of settlement of the District.
  - a) the lots have already been physically divided by significant natural or man-made features (unless adjoining land could be similarly subdivided and thereby, by the process of precedent, lead to an undesirable pattern of land use in the area or in lots too small for uses compatible with the prevailing use in the area or in ribbon development alongside roads);
  - b) the lots are for farm adjustment and the erection of dwelling houses is restricted by memorials on Titles;
  - c) the lots are for specific uses such as recreation facilities and public utilities; or
  - d) the lots are required for the establishment of uses ancillary to the rural use of the land, or are required for the travelling public and tourists (such as service stations and motels).
3. Notwithstanding the provisions of Town Planning Scheme No 2 the Council shall consider the merits of each application referred to it by the WAPC and may determine its recommendation in accordance with this policy.
4. The emphasis of this policy is for a proponent of subdivision to discuss the application with, at least, the Council and the Department of Agriculture, prior to submission to the Department of Planning and Infrastructure.

#### **RURAL RESIDENTIAL**

1. Application for a Rural Residential Zone will only be considered by Council for land within a 10 km radius of Beverley, or for land which is adjacent to the Northam - Cranbrook Road.



2. Each application for a Rural Residential Zone must be accompanied by a Limited Rural Strategy prepared in accordance with WAPC Policy, and at the proponents' cost.

## **BOUNDARY ADJUSTMENT**

1. The council will favourably consider applications for adjustment of lot boundaries where the application if approved will not result in the creation of one or more additional lots.

## **LAND USES AND SUBDIVISION**

1. The council recognises that whilst traditional forms of agriculture will continue to be the predominant land use in the District, there are interests in other forms of farming which do not require extensive land area to be economically viable. These other uses include horticulture (eg specialty crops), viticulture, and aquaculture (eg yabbies).
2. Some of the alternative forms of production – specifically aquaculture - have been tested in the District as a supplement to an established farm, and economic viability has been proven. Less land is required for these uses but each has particular requirements such as water supply, soil types, ground slope, etc.
3. The council may recommend approval for subdivision for more intensive forms of rural production only where the application as submitted to the WAPC is accompanied by the following:
  - a) Such information as is set out in Regulation 6 of the State Planning commission Regulations 1962 (as amended);
  - b) Soil types, availability and adequacy of water supply, and any areas of salt affected land;
  - c) Evidence of consultations by the proponent with the Department of Agriculture on the suitability of the proposed lot(s) and lot size for the intended land use;
  - d) A statement of undertaking by the proponent to proceed with the intended land use;
  - e) Details of stream protection where appropriate; and
  - f) Such other matters as may be requested by the council.
4. An application for subdivision referred to the Council may NOT be recommended for approval unless it is for boundary adjustments or it complies with Clause 3 of this Policy.



## STATEMENT OF UNDERSTANDING

Att: Shire Clerk  
Shire of Beverley  
PO Box 20  
BEVERLEY WA 6304

In connection with the Department of Planning and Infrastructure letter of preliminary approval dated in their reference WAPC No. \_\_\_\_\_ for the subdivision of:-

and which includes the creation of Lot No. \_\_\_\_\_ shown in the plan of subdivision

I/we \_\_\_\_\_

Of \_\_\_\_\_

### DO UNDERTAKE TO:

Undertake development of the land marked as Lot No. \_\_\_\_\_ in the plan of Subdivision for the purpose of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

subject to first obtaining planning consent and such other approvals as may be required for the use.

**Signed:**

**Printed name:**

(Relationship to titleholder)

Witness:

Printed name:

This

day of

20

Signed:

Printed name:

(Relationship to titleholder)

This

day of

20



## ADDENDUM TO TOWN PLANNING SCHEME POLICY No. 3

### FOR INFORMATION ONLY

Each proponent should check with the Department of Planning and Infrastructure to ascertain current requirements.

- 1 Subdivision plans are based on an accurate and up-to-date feature survey that includes existing ground levels relative to AHD or topography of the subject lot/s. A feature survey is not required for amalgamation approval.
- 2 Relevant copies of the subdivision plans and supporting documentation or accompanying information are attached as indicated on the following table:

<b>Final number of lots proposed</b>	<b>Copies of subdivision plan and supporting documentation or accompanying information</b>
40 or less	8 copies
More than 40	12 copies

- 3 At least four copies of the subdivision plan are A3 or smaller.
- 4 All subdivision plans are capable of being reproduced in black and white format.
- 5 The subdivision plan is drawn to a standard scale (ie 1:100, 1:200, 1:500, and 1:1000).
- 6 All dimensions on the subdivision plan are in metric standard.
- 7 The north point is shown clearly on the subdivision plan.
- 8 The subdivision plan shows all lots or the whole strata plan (whichever is applicable).
- 9 The subdivision plan shows all existing and proposed lot boundaries.
- 10 The subdivision plan shows all existing and proposed lot dimensions (including lot areas).
- 11 The subdivision plan shows the lot numbers and boundaries of all adjoining lots.
- 12 For battle-axe lots, the subdivision plan shows the width and length of the access leg, the area of the access leg and the total area of the lot.
- 13 The subdivision plan shows the name/s of existing road/s.
- 14 The subdivision plan shows the width of proposed road/s.
- 15 The subdivision plan shows all buildings and/or improvements which are to be retained (including setbacks) or removed.
- 16 The subdivision plan shows all physical features such as watercourses, wetlands, significant vegetation, flood plains and dams.

More information is available from the WAPC website at [www.wapc.wa.gov.au/Publications/Planning](http://www.wapc.wa.gov.au/Publications/Planning).



## **TPS POLICY No. 4: DEVELOPMENT OF INDUSTRIAL ZONED LAND**

Under Shire of Beverley Town Planning Scheme No. 2, a specific area of land has been zoned within the Beverley Urban Area for development of an "Industrial Nature".

The provisions of the Town Planning Scheme require that any interested developer of Industrial Zoned land shall not commence or carry out development of such land without first having applied for and obtained the Planning Consent of Council.

The majority of land uses which may be permitted in the Industrial Zone have an "AA" classification under the Town Planning Scheme, which means that Council may, at its discretion, permit the "AA" classified land use.

### **COUNCIL OBJECTIVES**

In controlling development within all Industrial Zoned land, the Objectives of Beverley Shire Council are to:

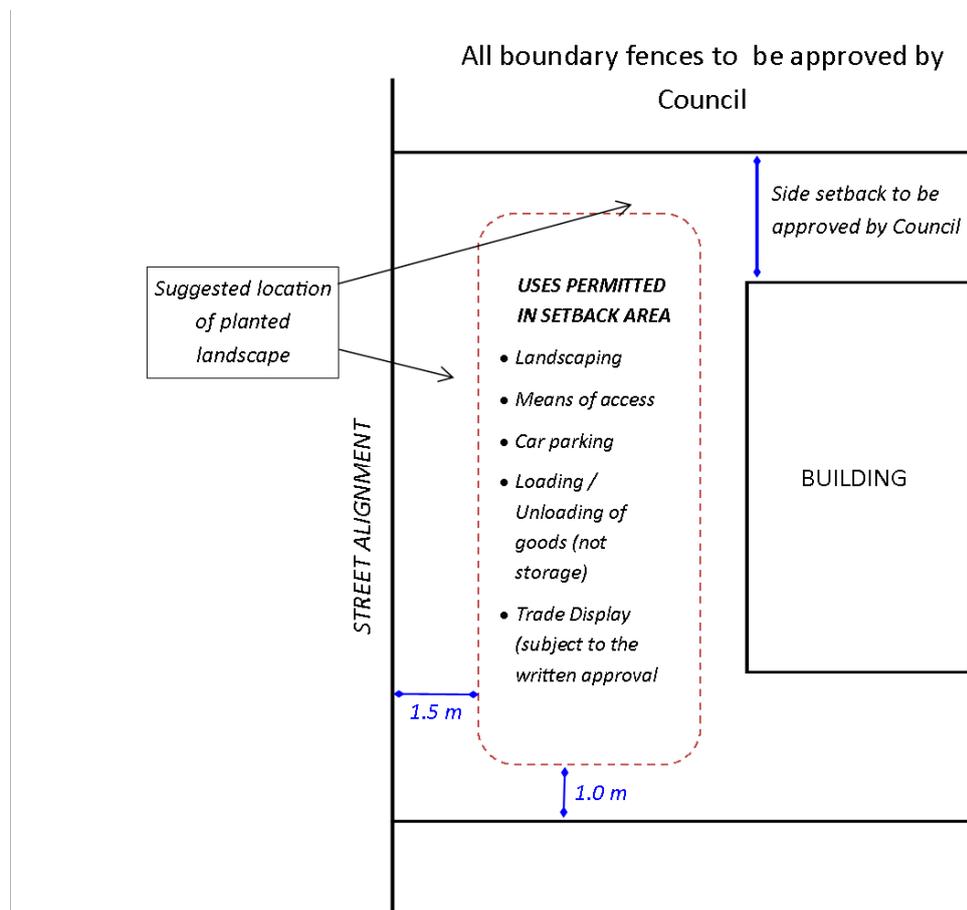
- 1) Progressively encourage the consolidation of all industrial development that exists within the Beverley Urban Area into a sector of that area which has been appropriately zoned, located and serviced for that purpose.
- 2) Encourage the visual improvement of existing and future industrial development located within the Shire's Industrial Area, as part of the overall Shire Townscape improvement process.
- 3) Protect the amenity of development in zones which abut the Industrial Zone, via the establishment of appropriate landscape buffers and the imposition of landscape and building setback land use conditions on any planning consent issued for industrial development in conformity with the provisions of the Shire's Town Planning Scheme No. 2.

All landscape works on any project site are to be undertaken by the developer as part of the initial project development process

- 4) Ensure that no person erects a building in the Industrial Zone, unless the facade of the building is constructed of and/or clad in a building material, to a design and specification approved by Council.
- 5) Ensure that all fencing associated with any industrial project is of a type and in a location approved by Council as part of the Planning Consent.
- 6) Ensure that all stormwater generated by any Industrial Project is disposed of by the developer in a manner which is approved by Council.

## BUILDING SETBACK DISTANCES and the USE of the SAME in the INDUSTRIAL ZONE

- 1) In lodging an application for Planning Consent, a developer must pay regard to the minimum building setback requirements specified in Clause 4.6 of the Shire's Town Planning Scheme, which for Industrial land are as follows:
  - Street - 7.5 m
  - Rear - 7.5 m
  - Side - 0 m
  - a) For a side boundary setback of 0m to apply, the development would require a parapet wall construction on the boundary, approved by the Shire's Building Surveyor, and suitable access to the rear of the Industrial lot will have to be provided.
  - b) In the case of a corner lot, Council may, subject to the merits of the development proposed, approve a lesser building setback of 3.75m to the minor street.
- 2) The use of setback areas in the Industrial Zone which will be approved by
- 3) Council is illustrated in the following Diagram.





## **TPS POLICY No. 5: BUILDING WHILE RESIDING ON A BLOCK**

A Class 10 building is a non-habitable building or structure (private garage, shed), therefore occupation is not allowed.

The Local Government Act 1960, Part V Division 1 144 - Building Not Erected as a Dwelling Not to be Converted Into One, states that no person shall convert into or adapt or use as a dwelling any building not originally constructed or erected as a dwelling house.

Council may give approval/consent for the use of a caravan as a temporary dwelling on site, during the period of construction of a dwelling on that site. This consent is for a maximum period of three (3) months, after which time permission must be obtained from the Minister for Local Government.

Before Council will approve or consent to the use of a caravan, the following must be available on site:

- Water
- Power
- Septic Tank Installation

The sewage facilities should be in the form of an outbuilding containing a shower, WC, sink and laundry trough with septic tanks and two leach drains. A hot water system providing water at a temperature of 75°C is also required. The septic installation may be connected to the house on completion.

House plans and specifications, together with the outbuilding plans and septic applications, ablution details and letter seeking permission to reside in the caravan, must be submitted.

Council will not support any extension to this period (ie twelve (12) months: Council three (3) months, Minister nine (9) months).

This gives the owner/builder twelve (12) months to complete the dwelling to a habitable state.



*The Minister for Local Government*

**APPLICATION FOR TEMPORARY ACCOMMODATION**  
(Reg. 11(2) Caravan Parks and Camping Grounds Regulations)

I/we

of

apply for permission to live in a caravan on

Lot no:

Street:

Suburb:

Local government: Shire of

For a period of

Months

I / we understand that before approval will be given a report on the proposal will be obtained from the local government and that the facilities on the abovementioned land may be inspected and approved by the local government and at any reasonable time during occupancy.

- \* I / We am / are building / having built a house on the abovementioned land. As soon as the house is completed and all necessary approvals obtained I / we declare that I / we shall live in the house.

I / We declare that I / we will cease forthwith to live in the temporary accommodation when:

- a) the period of the approval for the temporary accommodation expires or is cancelled;
- b) I / We are lawfully entitled to live in the house.

- \*\* I/We declare that all the details on the attached form and supporting documents are true and correct.

Signature/s

Date:

\* Delete if not applicable

\*\* Details to be provided are indicated on the attachment being Application for Temporary Accommodation



**DETAILS TO BE PROVIDED BY AN APPLICANT:**

1. REASONS FOR APPLICATION

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2. DETAILS OF LAND

Lot no: \_\_\_\_\_

Street no. and name: \_\_\_\_\_

Suburb: \_\_\_\_\_

Telephone/Contact no.: \_\_\_\_\_

Size of property: \_\_\_\_\_

Zoning: \_\_\_\_\_

(eg Residential, Industrial, Rural, Special Rural, etc)

3. DETAILS OF CARAVAN to be used a temporary accommodation, |ie the size and number of beds

4. The number of persons who will reside in the temporary accommodation: \_\_\_\_\_

5. A sketch plan of the property showing where:

- the temporary accommodation is to be located;
- the proximity to houses on adjoining land;
- the effluent disposal system to be used, and
- the location of ablution facilities

6. Ablution facilities are to consist of a

- water closet (toilet pedestal);
- shower;
- wash trough; and
- kitchen sink.

7. Details of an approved effluent disposal system.

If the temporary accommodation is to be used in conjunction during the construction of the applicants residence on the land the following details are required:

- approval in writing that a building permit has been issued for the proposed house;
- schedule of work for constructing the residence; and
- proof of housing borrowings.



## **TPS POLICY No. 6 : OUTBUILDINGS POLICY**

### **AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY**

The Shire of Beverley, pursuant to Clause 7.6 of the Shire of Beverley Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding Outbuildings throughout the Shire of Beverley.

This policy supersedes Council's previous Outbuildings Policy, which is hereby rescinded.

### **BACKGROUND**

Under the Shire of Beverley's Town Planning Scheme No. 2 except where specifically exempt, Planning Approval is required for a shed (outbuilding) in all zones.

The Shire's Town Planning Scheme has no criteria under which an application for an outbuilding is to be determined. As such, this policy is required to give certainty as to what the Council may approve.

### **OBJECTIVES OF THE POLICY**

THE PRIMARY OBJECTIVES are to:

- Provide certainty for landowners of the building requirements within the Shire by ensuring that all development issues are considered when applying for Planning Approval and that the Rural Nature of the Shire is maintained;
- To limit the impact of outbuildings by specifying such things as maximum areas and height, location, material colour, landscaping and the like;
- To adequately screen large buildings so as to not destroy the rural ambience and setting, to achieve and maintain a high level of rural amenity;
- To allow sufficient scope for the siting of buildings sympathetic with landscape features, distant from neighbouring properties and important roads;
- To ensure outbuildings are not used as de-facto dwellings; and
- To manage the siting and appearance of Sea Containers as Outbuildings in order to protect the amenity and character of the locality.

### **APPLICATION OF THE POLICY**

This policy applies to all land situated within the following zones as designated under the Town Planning Scheme:

- Residential;
- Rural Residential;
- Rural Smallholding;
- Rural Townsite; and
- Farming.



This policy does not relate to land zoned 'Town Centre', 'Industrial' or 'Light Industry', where all applications for structures incidental to a commercial or industrial use will be considered at an Ordinary Meeting of Council.

## **DETERMINATION**

Council's Town Planning Scheme No.2 requires Council give its discretionary consent to sheds on all zoned land within the Shire. All applications for the construction of sheds and other outbuildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application, Council may:

- Approve the application with or without conditions; or
- Refuse the application.

## **INFORMATION to be SUPPLIED with APPLICATION for PLANNING APPROVAL**

Application for the construction of an outbuilding under this policy is to be made by completion of an Application for Planning Approval form, signed by the owner(s) of the land. To enable timely determination of the application, the following information shall be provided:

- Purpose of the outbuilding, such as private workshop, storage shed, etc.
- Area of outbuilding in square metres;
- Height of outbuilding from natural ground level to the top of the wall, or bottom of eave, as appropriate;
- Height of roof ridge (or highest point of the roof) from natural ground level;
- Details on the cladding material to be used for roof and walls, including a uniform colour scheme;
- A scaled site plan of the property showing distance of the proposed outbuilding from property boundaries, existing structures and effluent disposal systems;
- An elevation sketch of the front and sides of the outbuilding, showing height of the wall and roof ridge from natural ground level;
- Details of any trees to be removed to allow construction of the outbuilding; and
- Any other information Council may reasonably require to enable the Application for planning approval to be determined.

## **SEA CONTAINERS**

The use of Sea Containers as Outbuildings within the Shire is regarded as development and will require Planning Approval.

Pending Planning Approval, Sea Containers may be used as Outbuildings subject to the following requirements:



- ❖ The container shall be located to the rear of the lot and shall be screened from the street/road;
- ❖ The container shall be located within normal building setbacks;
- ❖ The container shall be painted to match the colour of the buildings on the lot;
- ❖ The container may only be used as an outbuilding and not for ancillary accommodation;
- ❖ The container shall not be located over septic tanks, leach drains or other utilities;
- ❖ The container shall be landscaped to screen it from neighbours; and
- ❖ If the container falls into disrepair or become unsightly the Shire shall require its removal.

Temporary use of a Sea Container on building sites as an office or storage unit is permissible, subject to application to and approval of Council. Council delegate authority to the CEO to approve temporary use on building sites. Approval extends for the period of construction of the building period only, and the sea container shall be removed within 14 days of completion of the building.

#### **GENERAL NOTES**

- 1) Outbuildings that comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy may be approved subject to compliance with other relevant clauses of this Policy, as set out below.
- 2) Outbuildings that do not comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy will be referred to Council.
- 3) Ablution facilities within outbuildings shall not be approved unless the outbuilding is associated with an existing or substantially commenced dwelling to reduce any occurrence of the outbuilding becoming a de-facto house. If the outbuilding is used in association with a commercial business, ablution facilities may be permitted.
- 4) Setbacks to lot boundaries shall be in accordance with the Shire of Beverley Town Planning Scheme No.2 and the Residential Design Codes, where applicable.
- 5) Under this policy "Sheds" are defined as outbuildings with a floor area greater than 15m<sup>2</sup>. Outbuildings with a floor area of 15m<sup>2</sup> or less do not require Planning Approval.
- 6) Planning Approval is required for all outbuildings located within 75 metres of a road boundary on Farming zoned lots.
- 7) The construction of an outbuilding on vacant land within the Residential, Rural Residential, Rural Smallholding and Rural Townsite Zones will not be permitted without an application for the construction of a residence having been approved and construction having commenced.
- 8) If the Outbuilding is to be used for the collection of rainwater for human consumption, all cladding and other material associated with water collection shall comply with Australian Standard 4020 (Products for use in contact with drinking water).



Zone	CRITERIA				
	Maximum Total area of all outbuildings on the lot (m <sup>2</sup> )	Maximum individual area of proposed outbuilding (m <sup>2</sup> )	Maximum Wall height (m)	Maximum Roof height (m)	Design / Location
Residential R10 and above	75	75	3.0	4.0	Where the outbuilding: (a) Is not closer to the primary street alignment than 50% of the required setback for the relevant density coding specified in Table 1 of the R-Codes; (b) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (c) Is not constructed prior to the commencement of construction of a residence.
Residential below R10	100	75	3.0	4.0	
Rural Residential; Rural Smallholdings & Rural Townsite	200	150	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (b) Is not constructed prior to the commencement of construction of a residence
Farming below 1 hectare	100	75	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (b) Is not constructed prior to the commencement of construction of a residence.
Farming between 1 – 10 hectares	200	150	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume);
Farming above 10 hectares	NA	1,000	8	9	Outbuildings within 75 metres of a road boundary are to be constructed of Colorbond, masonry or similar approved material (excludes zincalume)



## **TPS POLICY No. 7: RELOCATED SECOND HAND BUILDINGS**

### **PRELIMINARY**

#### **AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY**

The Shire of Beverley, as enabled under Clause 7.6 of its Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding relocated second-hand buildings throughout the Shire of Beverley. This policy will be incorporated into future schemes when Town Planning Scheme No.2, or greater, is revoked.

This policy supersedes Town Planning Policy No. 10 – Relocated Second-Hand Buildings, which is hereby revoked.

#### **RELATIONSHIP OF A TOWN PLANNING SCHEME POLICY TO THE SCHEME**

Any Town Planning Scheme Policy prepared under this part shall be consistent with the Scheme and if any inconsistency arises the Scheme shall prevail.

A Town Planning Scheme Policy is not part of the Scheme and shall not bind Council. In respect to an application for Planning Consent, Council shall take into account the provisions of the Policy and the objectives that the Policy is designed to achieve.

#### **APPLICATION OF THE POLICY**

This policy applies to all proposals for the relocation of second-hand buildings (including dwellings) on land situated within the Shire of Beverley, with the exception of the area of land within the Beverley Townsite north of Vincent Street, west of Hunt Road and south of John Street, where relocated buildings/dwellings are not permitted by Clause 4.13.4(c) of Council's Town Planning Scheme No.2.

This policy does not apply to new pre-fabricated buildings or other new transportable buildings that have not been previously installed in any other location.

#### **OBJECTIVES OF THE POLICY**

The primary objectives of this policy are to:

1. Ensure compliance with the relevant provisions of Council's Town Planning Scheme (particularly Clause 4.13.4 relating to approval of second-hand buildings) in a manner which is realistic and which ensures that the relocation of second-hand buildings is undertaken to an approved standard which pays regard to local amenity and aesthetics;
2. Provide clear standards as to what constitutes an acceptable type of relocated second-hand building to be used for habitable purposes; and



3. Ensure the style, construction and design of relocated buildings is in keeping with the character of the surrounding buildings in particular and the locality in general.

## **REQUIREMENT FOR PLANNING CONSENT**

### **DETERMINATION**

Applications for the relocation of second-hand buildings on property within the Shire of Beverley requires Council Planning Approval prior to a Building Permit being issued and relocation taking place. All applications for the relocation of second-hand buildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application, Council may:

- Approve the application;
- Approve the application with conditions; or
- Refuse the application.

Planning consent is valid for a period of two (2) years from the date of consent, during which time a Building Permit must be issued or the consent is extinguished.

### **INFORMATION TO BE SUPPLIED WITH APPLICATION**

All applications for planning consent to relocate a second-hand building must be accompanied by the following prior to consideration by Council:

- Signed and completed Application for Planning Consent Form;
- Signed and completed Application for Inspection and report Form;
- Photographs clearly showing the four elevations of the building;
- Site plan showing the proposed location of the building and distances from property boundaries, other buildings and any natural features on the property; and
- Floor plans, elevations, cross sections, and specifications.

### **NEED FOR A BUILDING PERMIT**

Notwithstanding that Planning Consent may be granted by Council, a Building Permit is required to be sought and issued prior to relocation commencing.

### **ADVERTISING**

Council may require any application for relocated second-hand building to be advertised in accordance with Clause 6.2 of its Town Planning Scheme No.2 if deemed necessary.



## **BUILDING INSPECTION**

Council's Building Surveyor will be required to inspect the building prior to its relocation in order to ascertain its suitability for relocation. The inspection will be reported on by completion of the Relocated Second-Hand Building Inspection Report by the Building Surveyor.

No Planning Approval shall be granted prior to the lodgement by the Building Surveyor and assessment by the Shire Planner, of the Relocated Second-Hand Building Inspection Report.

## **GENERAL PROVISION**

### **MINIMUM DWELLING STANDARD**

If the relocated second-hand building is to be used for habitation, the following minimum dwelling standard is required to be provided:

- At least one (1) bedroom separated from the other rooms in the dwelling;
- A lounge, meals and kitchen area;
- A separate bathroom; and
- A separate laundry.

To be used as a dwelling, the building will be assessed against and must comply with the requirements for class 1 buildings under the Building Codes of Australia.

### **ASBESTOS**

Second-hand dwellings must have all asbestos materials removed prior to relocation taking place. Council will require documentation proving cement sheeting is asbestos free where the age of the building dictates asbestos may have been utilised in construction.

### **AMENITY**

When giving consideration to an application for planning consent, Council shall give consideration to:

- The building in its relocated position being rendered visually acceptable by the use of verandahs, screening and/or landscaping; and
- The design, scale and bulk of the proposed building being compatible with the type of buildings that exist in the locality in which it is to be located.

Council will not grant planning consent for relocating any building if it is considered by Council to be in conflict with the age and design of buildings in the immediate vicinity of the proposed new location.

### **EARTHQUAKES**

The Shire area is within the Zone 2 Seismic Area. Consequently, all relocated structures must meet the appropriate standard of construction required by the Building Code of Australia.



## **WORKS TO BE CARRIED OUT**

Council will place any conditions on its planning consent it deems appropriate to ensure the relocated second-hand dwelling meets the objectives of this policy and preserves the amenity of the locality. These conditions may include:

- The exterior of the building being painted in a manner that is consistent with the colours and styles of the surrounding buildings;
- The construction of verandahs and / or alterations to the roof pitch and / or materials to ensure the relocated building is consistent with the design of surrounding buildings;
- The planting and ongoing maintenance of suitable landscaping to ensure the relocated building looks established on the new location;
- The connection of reticulated water and an appropriate effluent disposal system; and
- All plumbing and electrical wiring to meet the current BCA requirements and Australian Standards.

## **BOND**

### **PAYMENT**

As a condition of planning consent for a relocated second-hand building, a \$5,000 bond is to be lodged with the Shire, as provided for in Clause 4.13.4(b) of Council's Town Planning Scheme No.2. Bank or other guarantees are not acceptable. This money will be refunded where the following requirements have been satisfied:

- The relocated second-hand building is transported to the site and stumped, joined, all walls external and internal made good, all doors and windows in working order and all external surfaces repainted to the satisfaction of Council's Building Surveyor, and the building complies with the relevant provisions of the Building Codes of Australia;
- All drains and plumbing are completed and the site cleared of debris including any broken wall cladding; and
- Any other conditions on the planning consent having been addressed.

### **RETURN OF BOND**

The time for completion of all work is twelve (12) months from the relocation of the building. However, the external paintwork or appearance of the building in addition to the necessary works required to make the building habitable are to be completed to the satisfaction of the Shire Planner and Building Surveyor prior to occupation of the building, if this occurs within (12) months of relocation.

### **FORFEITURE OF BOND**

Failure of comply with all conditions placed by Council on the planning consent will result in forfeiture of the bond and removal of the building unless otherwise determined by Council.



## **BOND AGREEMENT**

By payment of the bond to council, the applicant has confirmed that they agree to the conditions of return of the bond and accept Council's reservation to withhold return payment of the bond until it is satisfied that all conditions of planning consent have been met fully.

## **APPLICATION AND INSPECTION FEES**

The following fees are payable at the time of application:

- Planning Application Fees – in accordance with current Planning and Development Regulations as adopted by Council.
- Should the development have commenced prior to the granting of Planning Approval, including the relocation of the building into the Shire and/or onto the site, the Planning Fee penalty prescribed in the current Planning and Development Regulations, shall apply.
- Building Inspection Fee (prior to relocation)
  - 1) The applicant is to pay all reasonable costs, including travel and the time incurred by the Building Surveyor, for the production of the Relocated Second-Hand Building Inspection Report.
  - 2) The Building Inspection Fee is to be paid prior to the lodgement of the Relocated Second-Hand Building Inspection Report by the Building Surveyor.
  - 3) If requested the applicant may be provided with a non-binding estimation of the Building Inspection Fee.
- Building Permit Fee in accordance with current Building fees and charges, including BCITF Levy (if payable).

APPLICATION FOR INSPECTION AND REPORT

To: Building Surveyor  
Shire of Beverley  
PO Box 20  
BEVERLEY WA 6304

Applicant's Full Name:

Address:

Tel (Work):

Tel (Home):

Date:

Dear Sir

Please arrange an inspection and report on the feasibility of transporting the subject building from and to the locations hereunder. I enclose the prescribed fee as per scale below, 2 photographs of the building, a sketch plan of the rooms and sizes and a scale plan showing its proposed location are submitted overleaf.

Scale of fees for inspection of second-hand dwellings/buildings:

1. \$70 for inspection within the Shire;
2. \$150 plus travelling costs at Award rates for inspections outside the Shire area.

Note: The above fees which are applicable at the 30 June 1999 are subject to annual review based on the CPI and or the Provisions of the Building Regulations 1989. In addition to the above fees a refundable bond of \$5000.00 has to be lodged with the local authority in conformity with Town Planning Policy No 9 prior to the issue of any Building Permit by the Shire.

PRESENT LOCATION OF BUILDING

Availability of key:

Lot: House No.:

Street Name:

Suburb: Postcode:

Owner's Name: Tel No.:

Owner's Address

Builder / Transporter's Name



**PROPOSED LOCATION OF BUILDING**

Lot:	House No.:
Street Name:	
Zoning: Rural / Special Rural / Residential	Area of Lot:

**DOCUMENTATION REQUIRED WITH THIS APPLICATION**

1. Two recent photographs of the building.
2. A sketch plan of the building indicating room sizes and proposed joint locations.
3. A site plan of the proposed location showing the shape of the lot, street frontage, north point and position of the proposed building in relation to the boundaries of the lot, other buildings on the site and the building envelope on special rural sites.

New building to be used as: \_\_\_\_\_ after re-establishment.

Signature of Applicant: \_\_\_\_\_

**FOR OFFICE USE ONLY - INSPECTION REPORT**

Date \_\_\_\_\_ Estimated Age (years) \_\_\_\_\_

**Cladding – Walls**

Type
Condition
Rectification required

**Roof**

Type
Condition
Rectification required

**Structure – Sub Floor**

Type
Condition
Rectification required

**Walls**

Type
Condition
Rectification required





## **TPS POLICY No. 8: TOWN PLANNING FEES**

### **INTRODUCTION**

Council has adopted this Town Planning Fees Policy as a guide to the setting and administering of fees for a variety of planning functions.

### **FEE SCHEDULE**

Fees are set in accordance with the Schedule of Fees contained in Schedule 1 of the Town Planning (Local Government Planning Fees) regulations 2000 of the Planning and Development Act 2005. This schedule reflects the maximum fees that can be charged by a local government for a variety of planning functions.

The Schedule of Fees and Charges is included in Council's Budget document. The Schedule as printed in the Budget Document has been modified for the purpose of determining development applications in the Shire of Beverley.

### **PAYMENT OF DEVELOPMENT APPLICATION FEES**

All planning fees that are payable for the determination of a development application are payable at the time of lodgement of an Application for Planning consent. Council reserves the right to not determine an application until such time as a payment of fees has been received and deposited into its account.

### **SINGLE DWELLING APPLICATIONS**

Where a Planning Application is made in any zone for a single dwelling and no advertising or referral is required, the fee payable shall be the minimum prescribed under the current Town Planning Fees Regulations.

### **REFUND OF DEVELOPMENT APPLICATION FEES**

Where Council has refused to grant Planning Consent, any fees that have been paid to Council are not refundable. The applicant is to be made aware that the fee is for the determination of an application, not its approval.

Where a development application has been lodged and is subsequently withdrawn by an applicant and a request for refund of the planning fees made, the following refund guidelines will apply:

- Where Council has determined an application – **no refund**
- Where a request for withdrawal is made within one (1) week of the Ordinary Council Meeting where the application will be determined – **no refund**.
- At any stage prior to one (1) week before the Ordinary Council Meeting where the application will be determined – **50% refund**.



### **PAYMENT OF SUBDIVISION CLEARANCE FEES**

Where Council received a request for the clearance of conditions on a subdivision approval, it will not clear any conditions until the appropriate fee has been received and deposited into its account.

The clearance fee will be determined in accordance with the number of lots proposed regardless of the number of existing lots that are amalgamated and re-subdivided.

### **PAYMENT OF HOME OCCUPATION FEES**

Home occupation application fees will be subject to the same measures as development application fees in terms of timing of payment and refund policy.

### **OTHER MATTERS**

Council will have regard to the Town Planning (Local Government Planning Fees) Regulations 2000 and subsequent amendments for matters not covered by this Policy.



## **TPS POLICY No. 9: TREE CROPS**

### **OBJECTIVE**

The objectives of this Local Planning Policy are to:

- Achieve a consistent, efficient and equitable system for assessing and approving tree crop applications, in particular ensuring consistency across the five Shires;
- Allow local governments to keep track of tree crop developments, which will assist in promoting the region to potential processors;
- Demonstrate that SEAVROC local governments support and promote tree crops as a land use in the General Agriculture Zone;
- Encourage tree crop developers to adhere to industry guidelines and standards as specified in relevant codes of practice and other documents; and
- Identify specific issues that local governments wish to see addressed in the planning and development of tree crops.

Any tree crop development shall not be justification for an application for subdivision nor any proposed tree cropping or an approved application for tree cropping on any land be deemed a precursor to subdivision

A body of legislation, policy and guidelines relevant to tree crops already exists and a range of government agencies and other stakeholders are involved in regulating and managing tree crop issues.

This policy aims to be consistent and complementary with existing regulations and not to place additional undue burden on landowners and investors wishing to pursue tree crop development.

### **POLICY**

#### **BACKGROUND**

Tree crops have the potential to become an important land use in medium to low rainfall agricultural areas in Western Australia (WA). Landholders and private investors are looking to capitalise on emerging opportunities for farm forestry in these regions, diversify income streams and to gain the on-farm environmental benefits that integrated tree crops can provide. Given the increasing opportunities and interest in tree crop development, it is timely for local governments to ensure that these developments are adequately supported and addressed in local planning.

The South East Avon Voluntary Regional Organisation of Councils (SEAVROC) member local governments, which are the Shires of Brookton, Beverley, York, Quairading and Cunderdin, wish to maximise the benefits and opportunities



associated with tree crops, such as new industry development and regional investment, while minimising any potential negative impacts. They also recognise that having consistent policy across the region can facilitate planning approvals and provide landowner and investor confidence.

Background information relating to tree crops is provided in the report, Opportunities and Issues Associated with Farm Forestry in the South East Avon Low Rainfall Region.

## **DEFINITIONS**

### **APPLICANT**

An Applicant is defined as the person or entity (e.g. company or organisation) responsible for management of the tree crop. The Applicant does not have to be the owner of the trees or the land on which trees are planted (e.g. the Applicant could be a third party management agency). The Applicant is responsible for ensuring adherence to this policy and other relevant legislation and regulations.

### **TREE CROP**

For the purpose of application of this policy a tree crop is defined as:

- Trees planted with the intent of producing commercial products. Commercial products include all wood and non-wood products that can be sold to a third party. Wood products are produced when trees are harvested, such as woodchips or sawlogs, while non-wood products include products such as environmental services; and
- Trees under the management of one Applicant with an aggregate area greater than 40 hectares in any one Shire in the Shires of Brookton, Beverley and York and an aggregate area greater than 10 hectares in the Shires of Cunderdin and Quairading or a contiguous area greater than 10 hectares in the Shires of Brookton and Beverley.

### **LANDOWNER**

A Landowner is defined as the person or entity that holds the title to the land.

### **MANAGEMENT PLAN**

Provides details of the way in which a tree crop will be developed and managed, and aims to demonstrate the means by which the principles of environmental care, cultural and fire management objectives are achieved.

### **A MANAGEMENT PLAN INCLUDES THE FOLLOWING COMPONENTS:**

- Establishment plan;
- Plantation Management plan; and
- Fire Management plan.

### **CODE OF PRACTICE**

Code of Practice for Timber Plantations in Western Australia 2006, produced by Forest Industries Federation WA, Forest Products Commission Australian Forest Growers, or as revised.



## **GUIDELINES FOR PLANTATION FIRE PROTECTION**

Guidelines for Plantation Fire Protection 2001, produced by Fire and Emergency Services Authority WA, or as revised.

### **AREAS OF APPLICATION**

This policy applies to land zoned 'General Agricultural' or "Farming" in the Local Planning Schemes of the Shires of Brookton, Beverley, York, Quairading and Cunderdin.

### **APPLICATION AND APPROVAL REQUIREMENTS**

#### **WHEN IS AN APPLICATION REQUIRED?**

A Tree Crop Development Application must be submitted and approved prior to the commencement of a tree crop development.

In the Shires of Brookton, Beverley and York an application is required for all tree crop developments greater than 40 hectares in size. If an Applicant has tree crops with an aggregate area of less than 40 hectares or less 10 contiguous hectares within any one Shire an application is not required. However, the Applicant is required to submit a Tree Crop Development Application when new tree crop developments will result in the total aggregate area exceeding 40 hectares.

In the Shires of Cunderdin and Quairading a Development Application is required when an applicant has an aggregate area of tree crops which is 10 hectares or greater.

In the Shires of Brookton and Beverley a Development Application is required when an applicant has a contiguous area of tree crops which is 10 hectares or greater.

A Tree Crop Development Application can cover multiple tree crop developments, which may be on different titles, provided they are under the management of one Applicant.

#### **TREE CROP DEVELOPMENT APPLICATION REQUIREMENTS**

In addition to Shire requirements for Development Applications, a Tree Crop Development Application is to contain the following three parts:

##### **a) Registration; which must contain the following information:**

- Title details of the subject land;
- Name of the Landowner(s);
- Name of the Applicant (tree crop manager);
- Address and contact details of the Applicant;
- Area (hectares) to be planted and species to be planted; and
- Signatures of the Applicant and the Landowner(s).

**b) Management Plan.**

- A checklist of information that should be included in a Management Plan is provided in Attachment 2. The checklist is based on the guidelines in the Code of Practice.
- The Management Plan must address the policy measures described in Section 6 of this Policy.

**c) Map; which should show the following:**

- Location of tree crops;
- Access roads;
- Structures and buildings;
- Natural features including native vegetation and water courses; and
- Other relevant information such as hazards or significant features.

**Modification to Tree Crop Development Application**

An Applicant with an existing Tree Crop Development Application approval may modify the existing application, including the addition of new tree crops or expansion of existing tree crops. Additional areas of tree crops may therefore be managed under existing Management Plans, without the need for the Applicant to prepare a new Management Plan for every new tree crop development. However the Applicant must ensure that the management measures in an existing Management Plan are relevant to new tree crops and the sites on which they will be developed, and meet the requirements of this policy.

If this is not the case the Applicant is required to submit a modified or new Management Plan.

If an Applicant transfers management responsibilities to another organisation they are required to notify the Shire and provide details of the new managing entity.

**Assessment of applications**

Tree Crop Development Applications should be submitted to the Shire in which the development will occur.

Assessment of Tree Crop Development Applications is to have regard to the application requirements and policy measures described in Sections 5.2 and 6 of this Policy.

**ADDITIONAL POLICY MEASURES**

The following policy measures must be addressed in the Management Plan.

**GENERAL TREE CROP MANAGEMENT**

The Shires encourage all tree crop developments to be undertaken with appropriate consideration to the specifications and guidelines in the Code of Practice and Guidelines for Plantation Fire Protection.

The Code of Practice provides management goals and operational guidelines to tree managers to “ensure tree crop operations in WA are



conducted in a manner that is in accordance with accepted principles for good plantation management, while recognising that a primary aim of tree crops is to be economically competitive and sustainable”.

### **ACCESS AND ROADING**

When planning tree crop developments, Applicant's should consider how tree crops will be accessed for management, harvesting and removal of products (if applicable). Potential access roads should be identified on the Map.

The harvest and haulage of tree crop products results in 'wear and tear' of roads and other transport infrastructure and the Shires are seeking to minimise adverse effects on local roads within their control.

The future locations of processing facilities in or near the SEAVROC region are currently unknown, and it is therefore difficult to prepare a transport strategy prior to commencement of tree crop development.

### **FIRE MANAGEMENT**

A fire management plan must be included as part of the overall Management Plan (see Attachment 2).

Any Fire Management Plan must be consistent with Guidelines for Plantation Fire Protection 2001, produced by Fire and Emergency Services Authority WA, or as revised. Should the Fire Management Plan not be consistent with the guidelines then the application will normally be refused.



## Attachment 1 Tree Crop Development Application Registration Form

### SECTION 1 – NEW APPLICATION OR MODIFICATION

Select one of the following:

- New Tree Crop Development Application  
(Complete all Sections except Section 6)
- Modification to existing Tree Crop Development Application  
(Complete all Sections except Section 5)

---

### SECTION 2 – APPLICANT DETAILS

Name of Applicant \_\_\_\_\_  
 (Company or individual): \_\_\_\_\_  
 Name of contact person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Tel: \_\_\_\_\_  
 Fax: \_\_\_\_\_

---

### SECTION 3 – LANDOWNER DETAILS (If multiple Landowners provide details of additional Landowners on page 3)

Tick if AS ABOVE or complete

Name of Landowner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Tel: \_\_\_\_\_  
 Fax: \_\_\_\_\_

---

### SECTION 4 – LAND TITLE

Title details of the land on which trees will be planted  
 (If multiple titles, specify the area to be planted on each title):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**COMPLETE IF NEW APPLICATION**

**SECTION 5 – TREE CROP INFORMATION (NEW APPLICATIONS ONLY)**

Total area to be planted \_\_\_\_\_  
 (hectares): \_\_\_\_\_  
 Species to be planted \_\_\_\_\_  
 (and area of each): \_\_\_\_\_  
 Proposed planting \_\_\_\_\_  
 dates: \_\_\_\_\_  
 Management Plan attached Tick applicable box  
 Yes plan is attached  
 No plan is not attached  
 Map attached Tick applicable box  
 Yes plan is attached  
 No plan is not attached

Note: a Management Plan and a Map are prerequisites for approval of a new Tree Crop Development Application

**COMPLETE IF APPLICATION MODIFICATION**

**SECTION 6 – TREE CROP INFORMATION (Modifications only).**

Complete relevant sections

Reason for modification \_\_\_\_\_  
 (e.g. new or changed tree crop area) \_\_\_\_\_  
 Additional area to be planted (hectares): \_\_\_\_\_  
 Species to be planted: \_\_\_\_\_  
 Proposed planting \_\_\_\_\_  
 dates: \_\_\_\_\_  
 Management Plan attached Tick applicable box  
 Yes plan is attached  
 No plan is not attached  
 Map attached Tick applicable box  
 Yes plan is attached  
 No plan is not attached

Note: Previously approved Management Plans and Maps may be used for modification if relevant.

If no, provide reference to relevant Management Plan and/or Map

Signature of Applicant: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Signature of Landowner: \_\_\_\_\_  
 (if land owner is not Applicant)  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

**SHIRE USE ONLY**

Application received on: \_\_\_\_\_ Reasons for non approval: \_\_\_\_\_  
 Application reviewed by \_\_\_\_\_ Advice provided to Applicant on: \_\_\_\_\_  
 Approved/Not approved \_\_\_\_\_ Tree crop register updated on: \_\_\_\_\_



**ADDITIONAL LANDOWNERS**

**LANDOWNER 2**

Name of Landowner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Land Title: \_\_\_\_\_  
 Tel: \_\_\_\_\_  
 Fax: \_\_\_\_\_

**LANDOWNER 3**

Name of Landowner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Land Title: \_\_\_\_\_  
 Tel: \_\_\_\_\_  
 Fax: \_\_\_\_\_

**LANDOWNER 4**

Name of Landowner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Land Title: \_\_\_\_\_  
 Tel: \_\_\_\_\_  
 Fax: \_\_\_\_\_

**LANDOWNER 2**

Signature of Applicant: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**LANDOWNER 3**

Signature of Applicant: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**LANDOWNER 4**

Signature of Applicant: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Attachment 2 Tree Crop Development Application Management Plan Checklist****TREE CROP DEVELOPMENT APPLICATION****MANAGEMENT PLAN CHECKLIST**

The following is provided as a checklist of information recommended to be included in a tree crop Management Plan. It is based on the guidelines in the *Code of Practice for Timber Plantations in Western Australia* and provides a reference to the relevant sections of the Code of Practice where relevant.

<b>ESTABLISHMENT PLAN</b>	<b>Section in Code of Practice</b>
This should outline the following topics and how they will be managed:	
• Areas of native vegetation .....	4.3
• Management and protection, including setback distances, of watercourses, wetlands, reservoirs and significant features.....	4.3
• Setback distances to structures, dwellings and gazetted infrastructure (Note: The Guidelines for Plantation Fire Protection recommend a setback distance of 50 metres.)	
• Areas to be planted and size of compartments (The Guidelines for Plantation Fire Protection contain guidelines on compartment size.)	
• Access and firebreaks .....	4.5, 4.7.6
Also refer to the <i>Guidelines for Plantation Fire Protection</i>	
• Species to be planted .....	4.6.2
• Direction of planting lines in relation to contours and natural drainage .....	4.6.3
• Soil preparation methods .....	4.6.3
• Pest and weed control methods/prescription, (including control of declared animals and plants) .....	4.6.5 – 4.6.7
• Planting methods/prescription	
• Fertilising methods/prescription.....	4.6.4
•	
<b>MAINTENANCE PLAN</b>	
This should outline the activities to be conducted during the tree crop rotation and how they will be managed	
• Pest and weed control methods/prescription, including control of declared animals and plants .....	4.6.5 – 4.6.7
• Grazing strategy .....	4.7.6
• Fertilising methods/prescription .....	4.6.4
• Pruning and thinning regimes .....	4.6.9
• Access and firebreak maintenance .....	4.5, 4.7.6
•	
<b>FIRE MANAGEMENT PLAN</b>	
This should contain the following details:	
• Contact names and telephone numbers	
• Names and addresses of local fire control bodies	
• Map or details of access roads, firebreaks, water points etc. Note: <i>this information may be included on the main Map that forms part of the Tree Crop Development Application</i>	
• Location of firefighting equipment, including details of cooperative arrangements	
• Specific measures to protect services e.g. power lines and gas supplies, or surrounding values (if relevant)	
Refer to <i>Guidelines for Plantation Fire Protection</i>	



## **TPS POLICY No. 10: PATIOS and CARPORTS**

### **PURPOSE**

To provide guidance for the Planning requirements for patios, verandas, carports and similar structures in the Residential, Rural Residential and Farming zones.

### **AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY**

The Shire of Beverley, pursuant to Clause 7.6 of the Shire of Beverley Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding patios, carports and similar structures associated with a dwelling, throughout the Shire of Beverley. This policy will be incorporated into future schemes when Town Planning Scheme No.2, or greater, is revoked.

### **BACKGROUND**

Under the Shire of Beverley's Town Planning Scheme No. 2 Planning Approval is not required for single dwellings that meet specific criteria. There is an implied but no specific exemption to the requirement for Planning Approval for minor structures attached or associated with dwellings.

In order to resolve the matter, at its September 2008 meeting Council passed the following resolution:

*"All patios, verandas, carports and other structures proposed to be attached to an existing dwelling, which comply with Town Planning Scheme No. 2, are considered ancillary to that dwelling and therefore do not require Planning Approval."*

The Shire's Town Planning Scheme has no criteria under which such applications are to be determined. As such, this policy is required to provide certainty in relation to approval requirements for minor structures associated with previously approved dwellings.

### **DETERMINATION**

Council's Town Planning Scheme No.2 allows Council to grant discretionary consent to single dwellings on all Rural Residential, Town Centre, Rural Townsite and Farming zoned land within the Shire. Single dwellings in Residential zones that comply with scheme and Residential Design Code requirements do not require Planning Approval. Grouped dwellings may only be granted approval in a Residential zone.

### **POLICY**

As Planning Approval has already been granted for the dwelling where required, it is considered such approval encompasses minor attached and/or associated structures that comply with scheme and Residential Design Code requirements.



Where development ancillary to an existing single dwelling, such as patios, verandahs and carports is proposed, no Planning Approval is required provided the proposed development complies with:

1. The Shire of Beverley's Town Planning Scheme No. 2 and its successors;
2. The Residential Design Codes 2008 and its successors; and
3. All other relevant Council policies.
4. The structures shall not be finished with zincalume and/or untreated or unpainted timber or metal.
5. All structures proposed to contain second hand material shall require planning approval.

If in the opinion of Council or the Shire Planner under delegated authority, the structure is of such a scale, bulk or style that it is likely to disturb the amenity and/or character of the area, then the structure will not be considered minor and Planning Approval will be required.

All Building Permit applications for the construction of patios, verandas, carports and other structures proposed to be attached to, or associated with an existing dwelling, will be assessed against this policy. Should Planning Approval be required, determination will be made under the appropriate provisions of the Scheme.

In determining an application, Council or the Shire Planner under delegated authority may:

- Approve the application with or without conditions; or
- Refuse the application.

*Notwithstanding that Planning Consent may not be required,  
a Building Permit is required to be sought and issued by  
Council's Building Surveyor prior to construction commencing.*



## **TPS POLICY No. 11: ANGLO ESTATE POLICY (Mount Kokeby)**

### **PURPOSE**

To inform potential landowners on the lack of development potential for lots in the area known as Anglo Estates, confirm Council's position on development and provide guidance on surrendering the lots.

### **AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY**

The Shire of Beverley, pursuant to Clause 7.6 of the Shire of Beverley Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding the area known as Anglo Estates. The subject area is located outside the Mount Kokeby townsite. This policy will be incorporated into future schemes when Town Planning Scheme No.2, or greater, is revoked.

### **BACKGROUND**

The area known as Anglo Estates was subdivided in 1906 to provide housing lots for an urban settlement centred on the Mount Kokeby train station. The train station no longer exists and apart from a few isolated dwellings there is no remaining urban development. Anglo Estates Pty Ltd purchased the lots in 1995 and in 1996 a test case concerning Council's refusal to grant Planning Approval for a single dwelling was heard by the Town Planning Appeals Tribunal. Council's decision to refuse the application was upheld.

Council has consistently refused to grant Planning Approval for the following reasons:

1. All lots are zoned "FARMING" under the provisions of Shire of Beverley Town Planning Scheme No. 2.
2. A number of the lots concerned do not have frontage to a public road, therefore, access to the same will only be possible through adjoining private property, if the adjoining land owners agree.
3. The building setback provisions within the "Farming" zone of the Shire require that all buildings have the following minimum setback to lot boundaries:

To street:	15.0 m
To rear boundary:	10.0 m
To side boundaries:	10.0 m
4. No reticulated scheme water supply exists in the locality at this time, and due to the distance to existing water mains at Beverley and Brookton, it is unlikely that a scheme water supply will be provided in the future.
5. The existing soil type in the locality suggests that the provision of on-site effluent disposal could be difficult and costly, and that the only long term solution for the disposal of effluent would be via the installation of a sewerage scheme.



6. Due to points 3, 4 and 5 above, the Shire of Beverley has actively resisted the development of the lots concerned for any purpose other than farming.
7. Council's action with regard to the development and/or amalgamation of Anglo Estates lots at Mount Kokeby has consistently been one of non-support, and this action has been the subject of an Appeal by Anglo Estates to the Town Planning Appeal Tribunal of Western Australia, who dismissed that Appeal, due to doubts regarding:
  - ❖ Effluent disposal capability of the land area as a whole.
  - ❖ The provision of an adequate potable water supply to each lot.
  - ❖ The effect that residential development could have on the rural amenity of the locality.
  - ❖ The environmental harms that may be caused to persons occupying residences.
  - ❖ The effect which single residential development could have on the orderly and proper planning of the Mount Kokeby Locality.
8. In conclusion, the Beverley Shire Council has consistently considered that support for the development of the small, generally unserviced, "Farming" zoned lots in the farming locality of Mount Kokeby, for purposes of a single residential nature, would be irresponsible from the Local Authority point of view.

## **DETERMINATION**

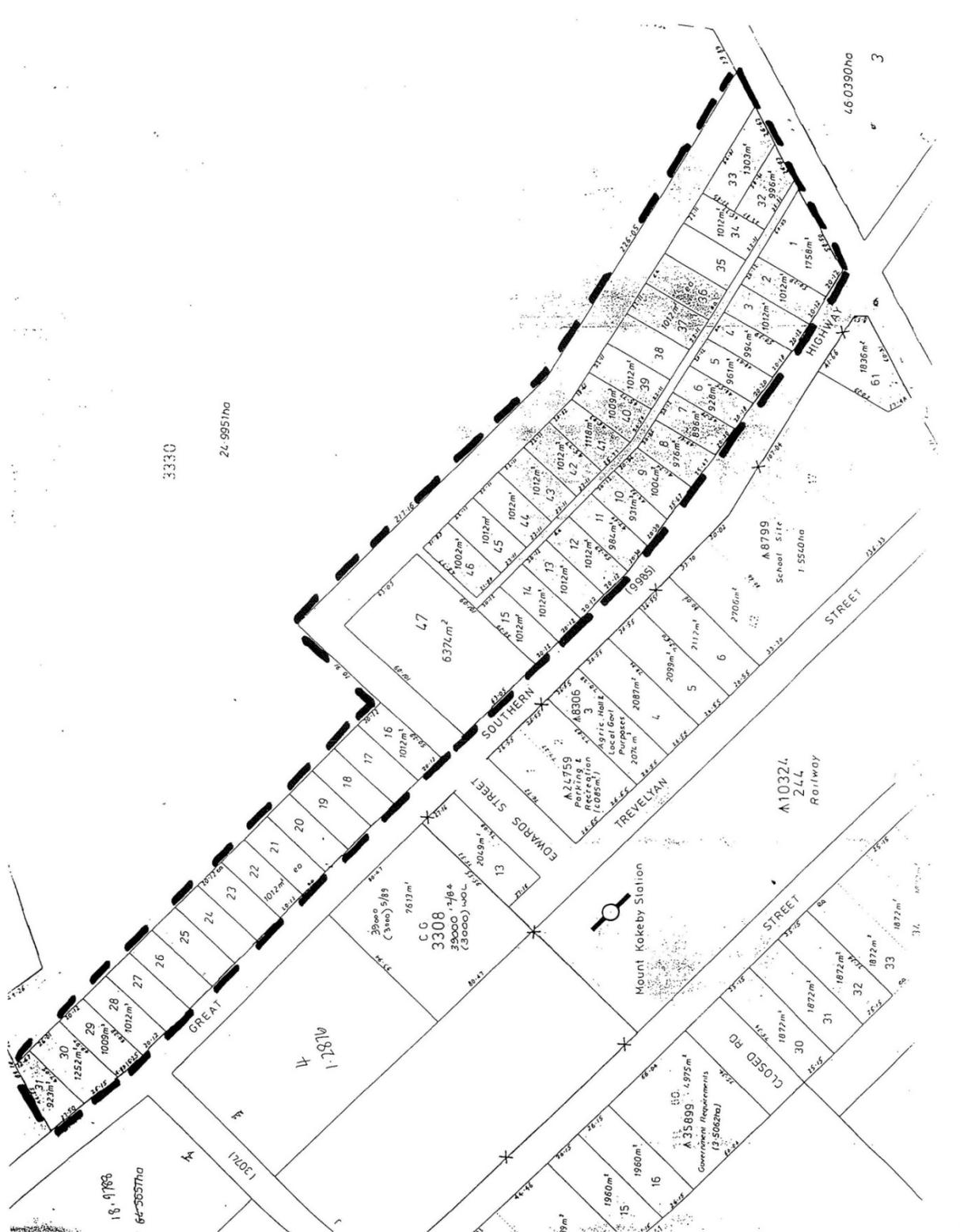
Under the Shire of Beverley's Town Planning Scheme No. 2 Planning Approval is required for all development in Farming zones except for Rural Pursuit and compliant outbuildings. Under Clause 6.3.2 of TPS 2 Council may refuse an application if it is not consistent with the orderly and proper planning for an area.

Therefore Council has consistently refused Planning Approval for any development on the Anglo Estates lots that is not consistent with Farming purposes. Such refusal to grant Planning Consent includes single dwellings.

## **POLICY**

1. The lots referred to are included within the heavy broken black line on the attached plan.
2. Development proposals that are inconsistent with viable agricultural production will not be approved.
3. Residential development including single dwellings will not be supported.

To provide a financial incentive for landowners to surrender the lots. Should a landowner surrender the lot(s) then the current and previous years rates would be refunded if paid, or expunged if unpaid. The Shire would then pay all transfer of ownership costs. As the lots are potentially undevelopable it is anticipated the cost of the rates would be equal to or greater than the value of the land.





## **TPS POLICY No. 12: DEVELOPER CONTRIBUTIONS for ROAD and FOOTPATH UPGRADING**

### **PURPOSE**

This policy sets the basis for seeking contributions for the upgrading of the Shire's road and footpath network as a result of the subdivision and development of land. The policy will allow a consistent approach to be applied to all subdivisions and relevant development and will provide guidance on Council's decision making. The policy will also provide certainty to the community in estimating the costs of the subdivision and development process

### **AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY**

The Shire of Beverley, pursuant to Clause 7.6 of the Shire of Beverley Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding subdivision and development contributions for road and footpath upgrading throughout the Shire of Beverley. This policy will be incorporated into future schemes when Town Planning Scheme No.2, or greater, is revoked.

### **OBJECTIVES**

- To provide a basis for seeking financial contributions to the upgrading of the road and footpath network as a result of the subdivision process.
- To provide a basis for seeking financial contributions to the upgrading of the road and footpath network as a result of development proposals.
- To ensure consistency in the recommendations made to the Western Australian Planning Commission on subdivision applications.
- To provide clear and consistent advice to the community on the Shire's expectations for road and footpath upgrading.

### **DEFINITIONS**

'Road' shall have the definition applied to it under the Road Traffic Act 1974 which includes any highway, road or street open to, or used by, the public and includes every carriageway, footway, reservation, median strip and traffic island thereon.

'Footpath' shall mean any land or thoroughfare used by pedestrians and/or cyclists and shall include pathways, dual use paths and any other walkway designed for this use.

### **STATUTORY POWERS**

This Policy relates to determinations made by the Western Australian Planning Commission under the Planning and Development Act 2005. This Act gives the Commission the power to require developer contributions as part of the subdivision of land.



Where a development proposal requires the upgrading of the road and or footpath network, Council may require developer contributions under Clause 6.3.2 of the Shire of Beverley's Town Planning Scheme No. 2.

This Policy has regard to the information contained within the Western Australian Planning Commission's State Planning Policy 3.6 - Development Contributions for Infrastructure. The objectives of the policy are:

- To promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development;
- To ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided;
- To ensure consistency and transparency in the system for apportioning, collecting and spending development contributions; and
- To ensure the social well-being of communities arising from, or affected by development.

This Policy adopts and implements these principles for seeking developer contributions as part of the subdivision and development process.

## **POLICY**

1. All applications for subdivision or development approval made within the Shire of Beverley, where there is an identified nexus between the requirement for a road and/or footpath upgrade and the proposal, will be subject to the provisions of this policy. This policy does not supersede or influence any other requirement for developer contributions as part of the subdivision or development approval process toward other facilities or infrastructure, such as public open space, community facilities, etc.
2. In making recommendations to the Western Australian Planning Commission on applications for subdivision where at least one additional lot will be created from the parent lot/s, the Council will consider seeking a financial contribution to be made towards the upgrading of the road and/or footpath network.
3. The Council reserves the right to seek a financial contribution towards the upgrading of the road and/or footpath network in the case of boundary rationalisation applications where no additional lots will be created, if it is considered warranted under certain circumstances.
4. When determining a development application, if in the opinion of Council the development generates the requirement for a road and/or footpath upgrade, the Council will seek a financial contribution to be made towards the upgrading of the road and/or footpath network.



5. Contributions towards the upgrading of the road and footpath network will be based on the standards contained in Table No 1 of this policy. The standards will be reviewed as part of Council's periodic review of the Shire of Beverley's Policy Manual. Thereby allowances can be made for changing community expectations.
6. The road and footpath upgrading contribution will be a pro-rata calculation of 50% of the road/footpath as contained in Table No 1, based on the per kilometre / per metre frontage of the parent lot/s to the road. Where a secondary street exists, the Council reserves the right to seek a contribution for the secondary street in addition to the primary street frontage, however the Council will take into account traffic movements and existing rights of entry.
7. If a subdivision requires that the created lots be provided with constructed road access that does not currently exist; this policy shall not supersede any requirements for the developer to pay the full construction costs to provide this road access.
8. Nothing in this policy shall prohibit Council from seeking the construction of a footpath network within a subdivision at the developer's expense.
9. In terms of the expenditure of the financial contributions made as part of the subdivision of land, the following principles shall apply:
  - a) Should the applicant not construct the road, the construction/upgrading of the road(s) shall comply with the Shire's Works Program; and
  - b) The upgrading of any footpath network shall occur within three (3) years following the completion of all subdivisions affecting a particular area, or prior to this date as determined by Council.
10. The Council may vary the requirements of this policy, where it is considered that full compliance with the policy is impractical or such variation is warranted in the circumstances of the subdivision or development.
11. **This Policy does not apply to main roads.**



Zone	Standard			
	Road Width (metres)	Road Surface	Kerbing/ Drainage	Comment
Residential R5 and above	6	Two coat – Chip Seal	Yes	
Residential R2.5 and below	6	Two coat – Chip Seal		
Town Centre	As appropriate	Asphalt	Yes	
Industrial	7	Asphalt	Yes	Kerbing to be provided if appropriate
Rural Residential	6-7	Two coat seal	Yes	Kerbing to be provided if appropriate
Farming	7	Gravel – 150mm thick		A sealed road standard may be required in specific circumstances.
Footpaths where identified in strategy or structure plan	1.6	Concrete – 100mm thick		Mesh to be placed in all crossovers



## **TPS POLICY No. 13: SIGNAGE**

### **PURPOSE**

To provide guidance for the Planning requirements for all signage within the Shire of Beverley

### **AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY**

The Shire of Beverley, pursuant to Clause 7.6 of the Shire of Beverley Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding all signage visible from outside of a property, throughout the Shire of Beverley. This policy will be incorporated into future schemes when Town Planning Scheme No.2, or greater, is revoked.

This Policy supersedes the previous Signage Policy which is hereby rescinded.

### **BACKGROUND**

Signage is considered to have a major impact on the amenity of the Shire, particularly in relation to roadside advertising. Except where specifically exempt under the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) or lawfully erected prior to the gazettal of the Scheme, under Clause 4.1 of TPS 2, all advertisements within the Shire of Beverley require the prior approval of Council. This policy is to provide guidance for the location and desired standards when an application for planning approval is being considered.

### **OBJECTIVE**

The policy is to enhance the amenity and character of all areas within the Shire of Beverley through the provision of acceptable standards of development for advertisements.

### **POLICY**

1. This policy is for all signage that is visible from outside the property, complex or facility concerned, either from private land or from public places or streets.
2. Protection of amenity and in the Farming and Rural Residential zones, rural character shall be a priority when considering applications. Proposals which are not in harmony with the character and amenity of the area shall be refused.
3. Should the application be on or adjacent to a Main Road reserve, approval from Main Roads WA is also required.
4. Signs denoting property and/or owner name and/or property address do not require approval.
5. Temporary signage erected on any land, to encourage persons to vote for a candidate, political party or issue which may be for a forthcoming election of the parliament of the Commonwealth or State or Local Government or a



referendum, removed within 72 hours of close of polls on the voting day, does not require planning approval.

6. Signage placed within the property boundary by a Licensed Real Estate agent specifically relating to the sale of the property, does not require planning approval.
7. Signage for community events, no larger than 1.2m<sup>2</sup> and for a period not exceeding 4 months, does not require the payment of a planning application fee and may be approved by the Shire Planner under delegated authority.
8. Signage for retail sales placed on or adjacent to the associated business, no larger than 1.2m<sup>2</sup> and for a period not exceeding 4 months, does not require planning approval.
9. Where an advertisement proposal requires approval, including those that form a component of a development application, the applicant shall complete and lodge a control of advertisements form contained in Appendix No. 1 to this policy in addition to an application for Planning Approval.
10. All advertisements shall comply with the criteria contained in Table 1 of this policy.
11. Approval for the continuation of approved signage requires that a request shall be made to the Shire in writing, prior to planning approval expiring. Approval for the continuation of signage approval **may** be granted by the Shire Planner under delegated authority.



Location	Sign Purpose	Maximum Allowable Signage
All Locations	All Advertising	<ul style="list-style-type: none"> <li>• Signage must be complementary to its surroundings.</li> <li>• Any signage which in the opinion of Council is distracting to motorists shall not be approved.</li> <li>• Except for Commercial or Industrial zones flashing or illuminated signs shall not be approved.</li> </ul>
Recreational Precinct - Oval	Commercial Advertising	<ul style="list-style-type: none"> <li>• Signage around the Oval circle shall have a minimum as well as maximum height of 80cm (inclusive of frame) measured from natural ground level to the top of the sign (refer to Appendix 2).</li> <li>• No limitation on width of signage.</li> <li>• Advertisements along the Oval circle shall be framed with an appropriate material to inhibit possible injuries to spectators and participants in sports events.</li> <li>• Advertising contents, font and colour scheme shall be to the satisfaction of the Shire.</li> <li>• All other Commercial Oval Advertising to be considered on individual merit in relation to contents, dimensions, type and siting, etc.</li> </ul>
Within Main Roads Road Reserve	Local Government or Community Organisation	<ul style="list-style-type: none"> <li>• Maximum dimension of 4.5m<sup>2</sup>.</li> <li>• Should the organisation cease to operate, all relevant signage must be removed.</li> </ul>
	Commercial Advertising	Not allowed
Adjacent to Main Roads Road Reserve	All Advertising	<ul style="list-style-type: none"> <li>• Maximum dimension of 4.5m<sup>2</sup>.</li> <li>• All signage must comply with the setback requirements contained in Table 2 of TPS 2.</li> <li>• Consideration must be given to the grouping of signage.</li> <li>• Should the business cease to operate, all relevant signage must be removed.</li> <li>• Advertising shall be for businesses or activity located within 5 km of the sign.</li> </ul>
Road Reserve (Non Main Road)	Private and commercial advertising.	<ul style="list-style-type: none"> <li>• Signage must be specific to an event and time period. Ongoing approval shall not be granted.</li> </ul>
	Local Government or Community Organisation	<ul style="list-style-type: none"> <li>• Signage must be specific to an event and/or time period</li> </ul>



Residential Zone	Home Business – Signage does not require approval if compliant with policy	<ul style="list-style-type: none"> <li>• Maximum dimension of 1m<sup>2</sup>.</li> <li>• Signage must relate to the business being conducted.</li> <li>• Should the business cease to operate, all relevant signage must be removed.</li> </ul>
	Domestic Advertising (Garage Sale Etc.)	<ul style="list-style-type: none"> <li>• Maximum dimension of 1m<sup>2</sup>.</li> <li>• Advertising must relate to the property upon which the signage is placed.</li> <li>• All signage approval shall be limited to a maximum of two months after which a new approval must be sought and granted.</li> </ul>
Rural Residential Zone	All Advertising	<ul style="list-style-type: none"> <li>• Maximum dimension of 4.5m<sup>2</sup>.</li> <li>• Advertising must relate to the property upon which the signage is placed.</li> </ul>
Rural Townsite Zone	All Advertising	<ul style="list-style-type: none"> <li>• Maximum dimension of 1m<sup>2</sup>.</li> <li>• Advertising must relate to the property upon which the signage is placed...</li> <li>• All signage approval shall be limited to a maximum of two years after which a new approval must be sought and granted.</li> </ul>
Farming Zone	All Advertising	<ul style="list-style-type: none"> <li>• Maximum dimension of 4.5m<sup>2</sup>.</li> <li>• Consideration must be given to the grouping of signage.</li> </ul>
Commercial Zone	All Advertising	<ul style="list-style-type: none"> <li>• Maximum dimension of free standing signs to be 15m<sup>2</sup>.</li> <li>• Advertising must relate to the property upon which the signage is placed.</li> <li>• Consideration must be given to the grouping of signage.</li> <li>• All signage approval shall be limited to the business for which approval has been granted. For any change of business, a new approval must be sought and granted.</li> </ul>
Industrial Zone	All Advertising	<ul style="list-style-type: none"> <li>• Maximum individual dimension of 6m<sup>2</sup>.</li> <li>• Maximum total area of signage 15m<sup>2</sup>.</li> <li>• Advertising must relate to the property upon which the signage is placed.</li> <li>• Consideration must be given to the grouping of signage.</li> <li>• All signage approval shall be limited to the business for which approval has been granted. For any change of business, a new approval must be sought and granted.</li> </ul>



# Appendix 1

## ADDITIONAL INFORMATION SHEET FOR ADVERTISEMENT APPROVAL (to be completed in addition to Application for Planning Approval)

Name of Advertiser (if different from owner): .....

Address in full:.....

Description of property upon which advertisement is to be displayed including full details of its proposed position within that property:

.....  
.....  
.....

**Details of Proposed Sign:**

Height:..... Width:..... Depth: .....

Colours to be used: .....

Height above ground level - (to top of advertisement): .....

(to underside):.....

Materials to be used.....

Illuminated: Yes/No. If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

.....

State period of time for which advertisement is required:

.....

Details of signs, if any, to be removed if this application is approved:

.....

.....

.....

.....

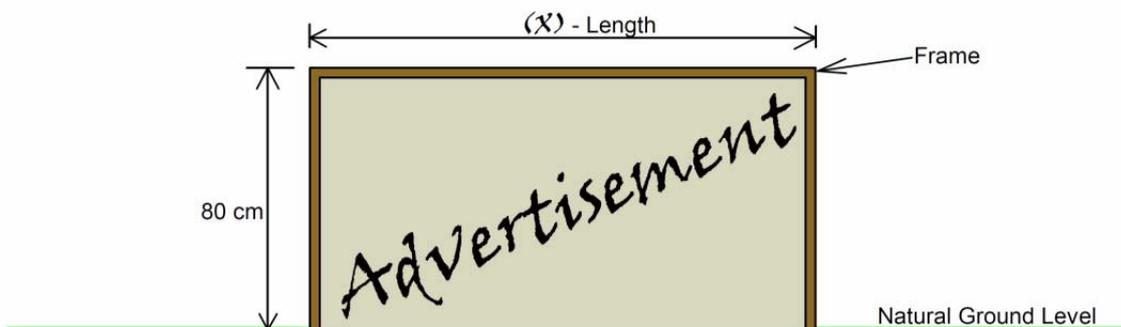
NB. This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed above.

## Appendix 2

### Location of Oval Circle:



### Elevation Sketch Plan – Oval Signage Dimensions:





## **TPS POLICY No. 14: STOCKING RATES – Residential, Rural and Rural Smallholding Zone Land**

### **PURPOSE**

The purpose of this policy is to provide a guide for the assessment and determination of applications for Planning Approval involving the keeping of livestock on properties zoned *Residential R2, R2.5, R5, Rural Residential* and *Rural Smallholding*, within the Shire of Beverley.

It is not intended that this policy be applied rigidly, but that each application be examined on its merits, with the objectives and intent of the policy the key for assessment.

### **OBJECTIVES**

The objectives of the policy are to:

- Ensure that livestock keeping is undertaken in a sustainable manner;
- Ensure that the keeping of livestock does not have a significant negative impact on the natural environment;
- Ensure that the keeping of livestock does not impact detrimentally on the health and/or amenity of adjoining landowners.

### **BACKGROUND**

The Shire of Beverley Council investigated avenues to accommodate '*Rural Pursuit*' land uses, with Council's consent, within specific zones in the Shire of Beverley, and as a result initiated an Amendment to the Town Planning Scheme (Amendment 21 to Shire of Beverley Town Planning Scheme No. 2).

Prior to Amendment 21 being adopted by Council, '*Rural Pursuit*' land uses were unlawful on Residential Zoned land in terms of the Shire of Beverley Town Planning Scheme No. 2.

As a result of their size, certain types of properties necessarily invite rural lifestyle and associated land uses inclusive of low key stabling and training of horses, rearing and agistment of animals, etc. An assessment of these types of land uses in the subject area meet the definition of a '*Rural Pursuit*' as per the Shire of Beverley Town Planning Scheme No. 2.

The Shire recognises that the majority of landowners manage their properties in a sustainable manner, however, the keeping of livestock on smaller properties requires a higher level of management than broad acre farming due to the higher density of animals and closer proximity of neighbouring landowners which results in a higher potential for both environmental and amenity impacts. The Shire recognises that unsustainable land management practices often lead to land degradation problems such as soil erosion, dust nuisance, odour, water pollution and damage to vegetation.

This *Stocking Rates Policy* endeavours to guide Council when considering applications for planning approval when livestock is going to be kept, as part of a *Rural Pursuit* Land Use, on properties in the specific zones. It also enables Council to appropriately condition planning approvals for '*Rural Pursuit*' land uses, so as to protect the amenity of the locality.



## APPLICATION OF POLICY

The policy is applicable to all land zoned Residential R2, R2.5, R5, Rural Residential and Rural Smallholding, within the Shire of Beverley where Council's discretion is required for a 'Rural Pursuit' land use (the keeping of livestock) in terms of the Shire of Beverley Town Planning Scheme No. 2, or its successor in title.

## BASIS FOR POLICY

The Stocking Rates Guidelines of the Department of Agriculture and Food of Western Australia (*Stocking Rate Guidelines for Rural Small Holdings, 2000*), have been used as the basis for this policy. These guidelines provide a scientifically sound and practical means by which the appropriate stocking rate for land within the subject area can be determined, and provide guidelines for the assessment of applications for the stocking of land.

## STOCKING RATES

### Definition of Stocking Rate:

*For the purposes of this Policy, stocking rates are defined and shown as Dry Sheep Equivalents (DSE) which are the number of adult sheep (wethers) that can be sustained on each hectare all year round.*

Stocking rates are the number of stock, e.g. sheep, cattle, horses, emus or other type of animal that can consistently be kept on a piece of pasture all year round with minor additional feed and without causing environmental degradation. Environmental degradation can include wind and water erosion, tree decline, increasing levels of nutrients in groundwater and waterways, the spread of weeds into adjoining bushland and soil structure decline.

Stocking rates are largely based on the amount of pasture that each particular type of animal will consume, but are also influenced by feeding patterns, animal weight, foot structure and activity.

## BASE STOCKING RATE & ANIMAL EQUIVALENTS

The base stocking rate is the number of DSE that would apply to a property with the lowest level of pasture management in an average year. The recommended base stocking rate should:

- Provide enough feed to maintain animals in good condition;
- Avoid soil erosion by providing enough pasture cover to protect the soil throughout the year (at least 30% ground cover – hay, sawdust, etc.);
- Be sustainable through average years.

In consultation with the *Department of Agriculture and Food of Western Australia*, a Base Stocking Rate for the Shire of Beverley has been determined to be **5 DSE per hectare**. This Base Stocking Rate has been determined taking due cognisance of amongst others the annual average rainfall and length of the growing season.

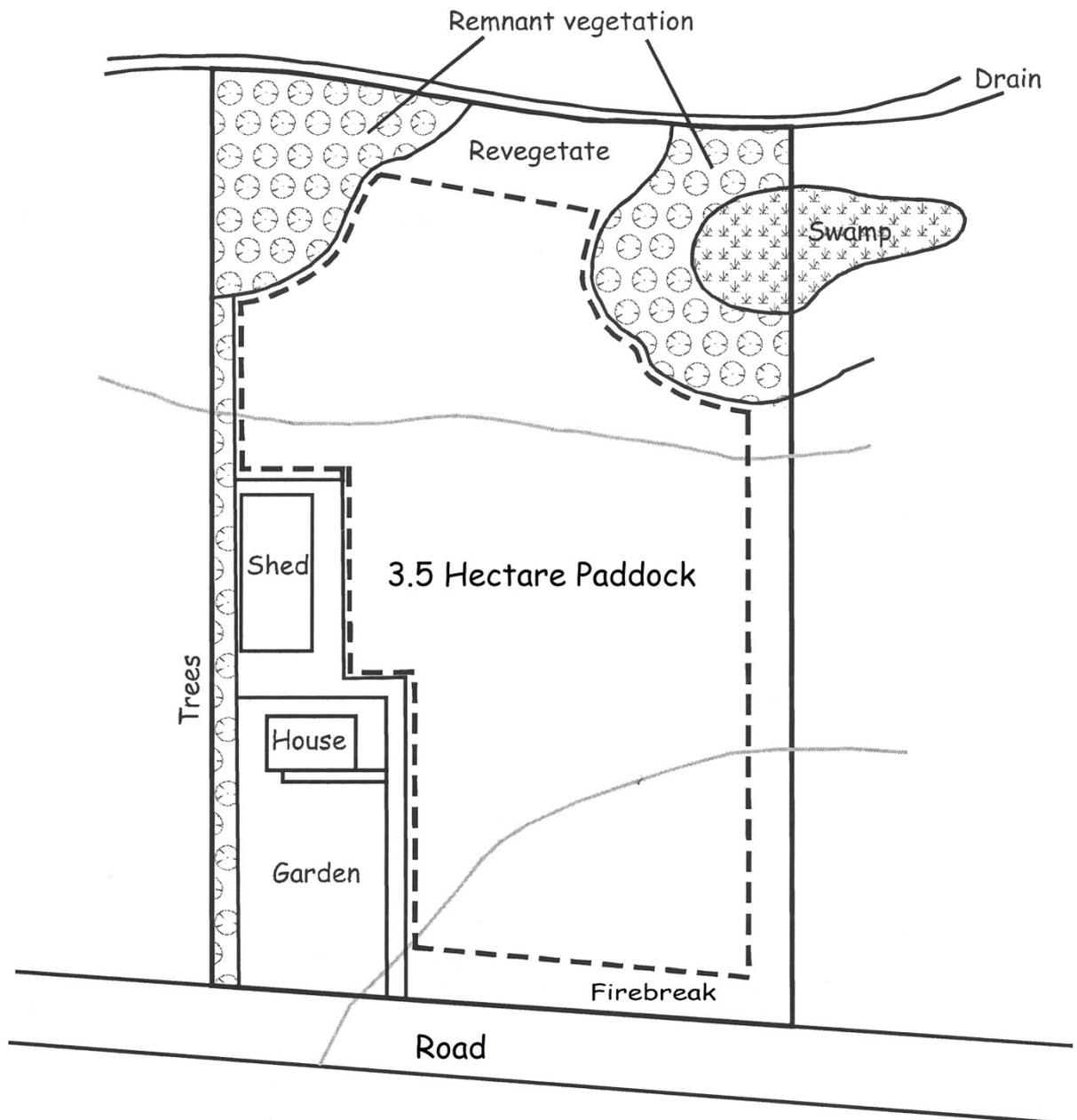
**ANIMAL EQUIVALENTS FOR THE CALCULATION OF STOCKING RATES**

Type of livestock	Weight (kg) and animal type	Dry Sheep Equivalent (DSE)
<b>Sheep</b>	50 kg Wether, ewe	1.0
	40-45 kg Lambing ewe (ewe and lamb)	1.5
	75 kg Rams	1.5
<b>Cattle</b>	425 kg Milking cow	10.0
	425 kg Dry cows, yearling, steer or heifer	8.0
	300 kg Yearling, heifer	6.0
	200 kg Smaller cattle (Dexter, Lowline)	4.0
	750 kg Bull, cow with calf	15.0
	Cow with young calf	10.0
<b>Horses</b>	450 kg Light	10.0
	1000 kg Draught	20.0
	250 kg Pony	5.0
<b>Goats</b>	30-35 kg Dry Angora	0.7
	35-40 kg Cashmere goat	1.0
	50-60 kg Dry milk goat	1.5
	Milking goat	2.0
<b>Deer</b>	120 kg Red deer	2.2
	50 kg Fallow deer	1.0
<b>Other</b>	55-120 kg Ostrich average (assumes half introduced feed)	1.4
	55 kg Emu average (assumes half introduced feed)	0.7
	150-210 kg Llama	3.0
	60-70 kg Alpaca	0.8

**Note:** Where a particular livestock is not mentioned in the table Council will determine the DSE

**CALCULATION OF DSE FOR A PROPERTY**

The following section describes how the DSE for a specific property can be calculated for the purposes of applying for Planning Approval for a 'Rural Pursuit' land use.

**Figure 1. Example Site Plan (not to scale)****Key Elements of example site plan – calculating the DSE for the above property:**

- Parent Lot = 4.5 ha;
- Fencing the remnant vegetation, including a small swamp;
- Revegetating a 30 metre buffer to a seasonally flowing stream;
- Exclusion of house, shed, tracks and garden area (inclusive of fire break for shed and house);
- Leaves 3.5 ha of useable paddocks.

**Calculated DSE:**

5 DSE (Base Stocking Rate) x 3.5 ha (available paddock area) = **17.5 DSE**

## FENCING

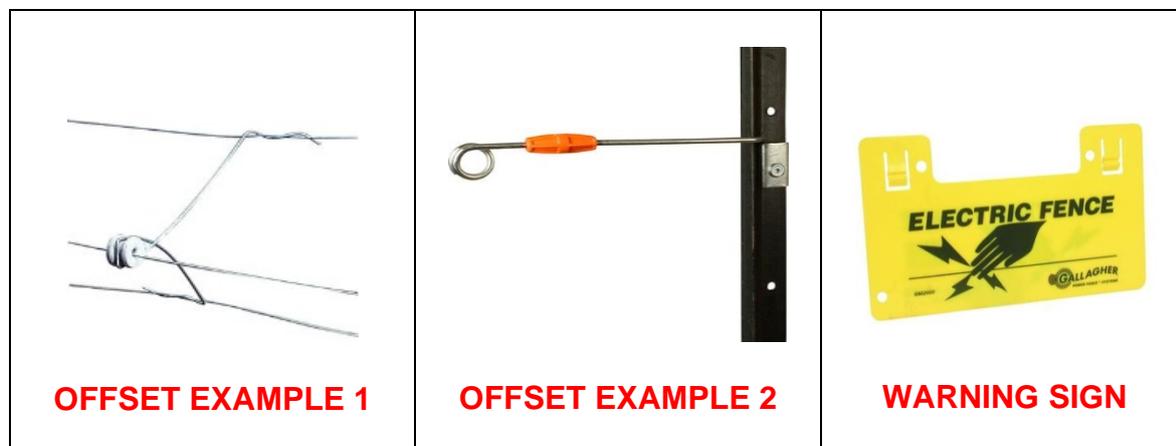
Appropriate fencing shall be made a Condition of Planning Approval for the keeping of livestock, with the following standards given as a guideline:

- SHEEP AND SMALL STOCK: 5 - 7 strand/line ring-lock, or similar;
- CATTLE: 7 strand/line with electric fence\*;
- HORSE: 7 strand/line ring-lock or similar with 'sighter' strands or electric\*;

\*Non-lethal electric fencing systems shall be installed and operated as per the relevant Australian Standard (ASNZ 3129 & ASNZ 3014), and shall be installed so as to be on the inside of the subject property, and offset from the fence, with appropriately spaced warning signs, as shown in the samples in Figure 2:

Figure 2.

### SAMPLE OFFSET ELECTRIC FENCE CONFIGURATION & WARNING SIGN



## MANAGING WIND EROSION RISK

Responsible grazing management is required, especially over summer, to maintain sufficient ground cover to reduce the risk of wind erosion. The ideal level of ground cover to minimize wind erosion is for about 50% of the soil surface to be covered by grass and pasture plant residues. At least 30% of the ground cover needs to be anchored to prevent soil being moved downwind during strong wind events. Grazing has to be managed so that it does not detach all of the pasture residues and the critical level of ground cover percentage is 30%. Once the amount of ground cover falls below 30% then wind erosion is likely to occur. Livestock should be removed from all paddocks once ground cover falls to 30%. In the case of horses, they should then be kept in a stable or small yard and hand fed to substitute for paddock feed. These paddocks should not be grazed again until new green pasture starts growing and ground cover is more than 30%.

## REQUIREMENT FOR A PROPERTY MANAGEMENT PLAN

Council will only consider applications for Planning Approval for a Rural Pursuit land use in excess of the Base Stocking Rate, where applicants submit a Property Management Plan which demonstrates that pasture improvement, nutrient and waste management methods are addressed.



Where it is proposed to keep livestock in excess of the base stocking rate, the following measures should be incorporated into the property management plan (where applicable):

- Drainage management practices that prevent direct runoff to watercourses or dams;
- Yards or pens should be sheeted with compacted soil, sand or sawdust if located on clay soils and should be regularly cleaned;
- Adequately fenced vegetation belts capable of effectively separating environmental features such as watercourses, from areas of intensive stocking;
- Manure should be regularly collected;
  
- Supplementary feeding as a means of reducing grazing pressure;
- Areas of remnant vegetation, wetlands and watercourses should be fenced to exclude livestock;
- Where stables or other structures are proposed to be constructed for the housing of livestock, they must be located and managed so as not to detrimentally impact on the amenity of neighbouring residences;

Further to the above, the following information is required in the Property Management Plan:

Site plan of the property drawn to scale, indicating:

- Location of pasture areas, stables and yard areas/arenas;
- Fencing (including fencing of environmentally sensitive areas);
- Watercourses, wetlands, dams and areas prone to waterlogging;
- Existing vegetation;
- Manure Storage/composting area.

A written statement shall be provided that addresses the following (where applicable):

- The number and type of stock;
- Stabling practices;
- Collection, storage and disposal of manure, including fly management and odour control;
- Nutrient management plan;
- Pasture management techniques, including type and condition of pasture, rotation of pasture;
- Fertiliser application rates;
- Irrigation;
- Dust control;
- Weed control;
- Water availability and use;
- Soil type.



## **CONCLUSION**

Where the keeping of animals results in problems due to land degradation, nutrient enrichment/leaching, animal welfare or public nuisance, Council may require further reduction in the number of stock kept on a particular property. When Planning Approval is granted, the period of planning approval might be limited, to the Shire's discretion.