

## PLANNING

### Development Control

- (1) Council's objective is to ensure that building work is of a high standard in accordance with legislation, engineering codes, building codes and Australian Standards, and that it is constructed and maintained as per approved plans, specifications and fire safety standards.

### Horse Keeping

- (1) General
  - (a) Horse keeping shall only be permitted in areas prescribed in Council's Development Plan.
  - (b) The keeping of horses shall not lead to:
    - i. A health or safety risk to the community.
    - ii. Nuisance or inconvenience to neighbours and the community due to dust, flies, smell, straying of horses and damage to fences.
    - iii. An impairment of the amenity of the locality due to unsightly structures, over-grazed paddocks and damaged or ring-barked trees.

### Second Hand Transportable Buildings

- (1) The Council does not prohibit the introduction of secondhand buildings into the Council area but if approved compliance with the Development Plan and Building Code of Australia will need to be adhered to.
- (2) Development in the nature of second-hand transportable dwellings and other secondhand buildings shall:
  - (a) Be reclad, where required, with new materials which match the materials used on the dwelling;
  - (b) Be sited in accordance with the front, side and rear setback standards applicable to dwellings, sheds, garages and other outbuildings;
  - (c) Ensure that the space between the base of the exterior walls and the ground is enclosed with a material which matches the external wall cladding;
  - (d) Comply with the Building Code of Australia and the Public and Environmental Health (Waste Control) Regulations 1995;
  - (a) Not be relocated until such time as adequate security in the form of a bond, guarantee or deposit has been lodged with the relevant planning authority; and
  - (b) Be sited, reclad, painted and landscaped to complement and enhance the character and amenity of the locality.
  - (c) Completely reclad the building with new materials if the existing cladding contains asbestos. It is the responsibility of the applicant to prove that there is no asbestos
- (3) If an application is lodged proposing the introduction of a second hand transportable building within the Council area, for use as a dwelling, the following procedures shall be followed.
- (4) If the building is within the Council area Council staff shall inspect it. The applicant shall take photos of the interior and externally from all angles. If the building is to be inspected by Council staff, depending on the location, a fee as per Council's Fees & Charges Policy will be incurred.

- (5) The building will be required to meet, in all respects, the Development Act and Regulations, the planning objectives of the Council and the requirements of the Building Code of Australia.
- (6) The details to be lodged will be the same as for a new building with regards to building and planning matters, which include the following:
- (a) A detailed site plan showing all relevant information, including siting arrangements, landscaping and waste disposal.
  - (b) Plans and specifications of full structural details which includes all floor, wall and roofing members; bracing, tie down and fixings; all cladding and finishes.
  - (c) The base of the exterior walls and the ground is to be enclosed with a material which matches the external wall cladding.
  - (d) Details of the base infill showing its location, supporting footing and ventilation.
  - (e) A written statement from a qualified electrical contractor certifying that the electrical wiring and installations meet current regulations.
  - (f) The written statement from a qualified Electrical Contractor is to be lodged with Council with the plans and specifications at application if no upgrading is required.
  - (g) Where upgrading is required or proposed the statement is required prior to the building being occupied.
  - (h) If the structure is to be split/cut into sections, full details of where and what members are to be cut, full details of any temporary strutting an/or blocking required to ensure the stability of the building, and full details of how the members are to be re-joined.
- Note:
- I. *The above are minimum requirements. However, the extent of the restoration work required will depend on the condition/appearance of the building and the surrounding locality.*
  - II. *In some instances a complete re-roof and re-cladding may be required.*
- (7) Council is the approving authority for septic tank systems and an application with the required fee in accordance with Council's Fees and Charges Policy will need to be lodged and approved prior to siting the dwelling.
- (8) Soil classification or percolation test of the effluent disposal area may be required if the allotment is not provided with Common Effluent Drainage.

### **Septic Tank**

- (1) All owners of buildings will be required to participate in a council initiated septic tank pump out scheme in accordance with Health Commission requirements. Charging, frequency and conditions associated with this service shall be determined by Council. All other periodic maintenance including desludging shall be the landowners responsibility.
- (2) The Manager will ensure that all Planning and Development Applications are assessed in accordance with the provision of the Development Act 1993 and Council's Development Plan.

### **Signs – Moveable Business**

Moveable business signs placed on footpaths must comply with the following policy:

(1) Exemptions

This policy does not apply to a moveable sign which:

- (a) Directs people to premises that are open for inspection for sale or lease and are removed immediately following the activity;
- (b) Directs people to a garage sale that is being held on residential premises;
- (c) Directs people to a charitable function, social event or cultural activity that is being held that day;
- (d) Is a flat sign containing only the banner or headlines of a newspaper or magazine; and
- (e) Relates to a State or Commonwealth election and is displayed during the period commencing on the issue of the writ or writs for the election and ending at the close of polls on polling day, subject to compliance with Schedule 3 (1) (f) of the Development Act 1993.

(2) Design & Construction

A moveable sign displayed on a public street or road shall:

- (a) Be of a kind known as an "A" Frame or Sandwich Board sign, an "inverted T" sign or a flat sign;
- (b) Be constructed with no sharp or jagged edges or corners so as not to present a hazard to any member of the public;
- (c) Be constructed of timber, metal, plastic or plastic coated cardboard, or a mixture of such materials;
- (d) Be of strong construction so as to be stable when in position and to be able to keep its position in adverse weather conditions;
- (e) Not be unsightly or offensive in appearance or content;
- (f) Be of such design and contain such colour which are compatible with the architectural design of the premises adjacent to the sign, and which relate well to the townscape and overall amenity of the locality in which it is situated;
- (g) Not contain a flashing light, or have attached to it balloons, bunting or similar;
- (h) Not be more than 1.0m high in perpendicular height, or have a base with any side exceeding 900mm in length;
- (i) Have a display area not exceeding 1.0m<sup>2</sup> in total or, if the sign is two-sided, 1.0m<sup>2</sup> on each side;
- (j) Not rotate;
- (k) Be hinged or joined at the top;
- (l) Be of such construction that its sides shall be securely fixed or locked in position when erected; and
- (m) In the case of an "inverted T" sign, contain no struts or supports that run between the display area and the base of the sign.

(3) Placement

A moveable sign shall only be positioned on a public street or road on the footpath area subject to the following conditions:

- (a) Must not be placed anywhere except on the footpath;
- (b) Must not be placed on a footpath that is less than 2.1m wide;
- (c) Must not be placed on a sealed part of any footpath area unless the sealed part is wide enough to contain the sign and still leave a clear thoroughfare at least 1.2 metres wide;
- (d) Where there is no kerb to define the footpath, a set back of 500mm from the edge of the carriageway is required;
- (e) In the case of a flat sign, must be in line with and against the property boundary of the street or road;

- (f) Must not be placed on a landscaped area, other than on landscaping that comprises only lawn;
- (g) Not within 2.0m of the corner of a street or road;
- (h) Must not be placed within 2m of a vehicular entrance to any premises;
- (i) Must not be placed on a footpath within 1m of a pedestrian entrance to the business premise; and
- (j) Must not be less than 2.0m between the sign and any structure, fixed object, tree, bush or plant (including another moveable sign);

(4) Restrictions

A moveable sign displayed on a footpath is subject to the following restrictions:

- (a) it must only contain material which advertises the goods and service and/or the business being conducted on or within the business premise adjacent to the sign;
- (b) only one moveable sign is to be displayed in relation to a business premise that has a frontage to a footpath;
- (c) it must not be in place unless the business to which it relates is open to the public;
- (d) be securely fixed in position such that it cannot be blown over or swept away;
- (e) not be in such a position or in such circumstances that the safety of any user of the street or road is at risk;
- (f) not be displayed during the hours of darkness unless it is clearly visible; and
- (g) not be displayed on a median strip, traffic island or on a carriage way of a street or road.

### **Steel Clad Building Finishes**

- (1) See Tatiara Development Plan