

SHIRE OF DENMARK

TOWN PLANNING SCHEME POLICY NO. 7

SECOND DWELLINGS/ADDITIONAL HOUSES AND CHALET DEVELOPMENTS ON RURAL ZONED LOTS

The following levels of approval will apply to all proposals for Second Dwelling/Additional Houses and Chalet Developments within the Shire of Denmark.

	APPROVAL CONDITIONS
<u>Permitted Uses</u>	
** One Residential Dwelling	
** Two Residential Dwellings (over 10ha)	

Council's Discretion

** One Residential Dwelling and Chalet	
** Two Residential Dwellings (less than 10ha)	
** One Residential Dwelling and Two Chalets	(A)
** Additional Houses (Total of three)	(B)

Specific Approval

** One Residential Dwelling and Three or Four Chalets	(C)
** Two Residential Dwellings and Four Chalets	(C)

AMENDMENTS TO TOWN PLANNING SCHEME

Appendix 2 - Schedule of Additional Use Sites Amendments

** One or Two Residential Dwellings and between five and eight Chalets	(D)
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Rezoning to Tourist Zone

** Chalet Developments that exceed eight Chalets	(E)
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COUNCIL DISCRETIONARY APPROVAL CONDITIONS

- (A) (1) Chalets will require a source of potable water to a capacity of 92,000 litres for each chalet. (As per Department of Agriculture Guidelines.)
- (2) A once-off contribution for the upgrading or maintenance of the public road providing access to the chalets, based on an amount per chalet will be required.
- (3) All chalet development will be sited in a manner that will not impinge on the amenity or character of the area. Council may require additional vegetation screening to be planted and established prior to approval of the proposal.
- (4) In giving consideration, Council considers that each chalet will be a maximum of 2 bedrooms.
- (5) External building materials must be compatible with the site's surroundings.
- (6) The method of effluent disposal will be designed so that it has no detrimental impact upon the immediate environment of the site or neighbouring properties, i.e. pollution of water courses, springs, soaks, creeks and/or dams etc.

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- (7) Council requires that all developers of chalets will provide and maintain a register of all persons that utilise the holiday accommodation during the year to Council's satisfaction. A receipt book must also be kept. The development must be registered as a "Holiday Accommodation Premises" and the fee payable will be utilised to undertake the yearly inspection of facilities.
- (B) (1) Any additional houses will need upon application to Council to substantiate that the dwelling is needed for management purposes of an existing rural enterprise.
- (2) In consideration of a proposed venture, Council will require that substantial progress has been taken to bring the venture into operation.
- (3) Requirements of a water source, road contribution(s), siting, effluent disposal and building materials will be as determined by Council.

SPECIFIC APPROVAL CONDITIONS

- (C) (1) In rural areas, Council will only approve chalets that have frontage to a sealed road of a minimum width of 3.7 metres. If the road is not sealed, upgrading will be required as a condition of approval.

In the event that the chalets are approved for land fronting a gravel road, Council will impose a condition that the developer seal this road to Council's satisfaction to a minimum width of 4.0 metres between the existing bitumen road and the access point of the development site.
- (2) All proposals will be advertised once in a paper circulating in the area seeking public comment for a period of not less than 21 days.
- (3) Chalets will require a source of potable water with a storage capacity of 92,000 litres for each chalet. (As per Department of Agriculture Guidelines)
- (4) All chalet development will be sited in a manner that will not impinge on the amenity or character of the area. Council may require additional vegetation screening to be planted and established prior to approval of the proposal.
- (5) External building materials must be compatible with the site's surrounding.
- (6) The method of effluent disposal will be designed so that it has no detrimental impact upon the immediate environment of the site or neighbouring properties, i.e. pollution of water courses, springs, soaks, creeks and/or dams etc.
- (7) Council shall determine on application the need for fire protection measures such as firebreaks, escape routes, clearing of vegetation and standpipe and hose facilities if necessary and in consultation with the Bush Fires Brigade.
- (8) Council shall determine on application that if warranted, a deceleration lane shall be constructed by the developer on the public road to Council standards to enhance traffic safety.
- (9) On the basis that Council can approve two (2) dwellings on a Rural lot, up to four (4) chalets may be approved by Council on an "SA" basis provided that:-

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- (a) one (1) house is occupied by persons involved in the farming of the property;
and
 - (b) the other house is occupied by a Manager/Caretaker.
- (10) Council requires that all developers of chalets will provide and maintain a register of all persons that utilise the holiday accommodation during the year to Council's satisfaction. A receipt book must also be kept. The development must be registered as a "Holiday Accommodation Premises" and the fee payable will be utilised to undertake the yearly inspection of facilities.

APPENDIX 2 - SCHEDULE OF ADDITIONAL USE SITES AMENDMENTS TO TPS3

- (D) (1) Council requires that an amendment to the Town Planning Scheme is prepared by a qualified planning consultant or a suitably qualified and experienced person(s) familiar with the preparation of the statutory documents.
- (2) In preparing the document, the consultant shall pay due regard to the issues of:
- water supply
 - road network(s)
 - access/egress point(s)
 - fire control measures
 - effluent disposal
 - amenity (of surrounding area)
 - siting (management)
 - visual impact (screening)
 - building materials
 - impact on infrastructure
 - suitability of site for proposal
- and any other issue as determined by Council.
- (3) Council requires that all developers of chalets will provide and maintain a register of all persons that utilise the holiday accommodation during the year to Council's satisfaction. A receipt book must also be kept. The development must be registered as a "Holiday Accommodation Premises" and the fee payable will be utilised to undertake the yearly inspection of facilities.

TOURIST REZONING

- (E) (1) Council requires that an amendment to the Town Planning Scheme is prepared by a qualified planning consultant or a suitably qualified and experienced person(s) familiar with the preparation of the statutory documents.
- (2) In preparing the document, the consultant shall pay due regard to the issues of:
- water supply
 - road network(s)
 - access/egress point(s)
 - fire control measures
 - effluent disposal
 - amenity (of surrounding area)
 - siting (management)
 - visual impact (screening)

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- building materials
- impact on infrastructure
- suitability of site for proposal

and any other issue as determined by Council.

Adopted on 23rd June, 1998 in accordance with clause 8.2 of Town Planning Scheme No. 3