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Local Planning Policy: 1.5 Exempt Development Policy

Development	Conditions
	<ul style="list-style-type: none"> • Maximum height of 1.8m from natural ground level with a maximum overall height of 2.1m where barbed wire is placed on top of the fence; • Supported by steel galvanised pipe posts: <ul style="list-style-type: none"> ➤ 2.7m in length; ➤ Nominal bore of 40mm and outside diameter of Ø 48mm; ➤ Spaced at 4m centres; ➤ Sunk 0.6m into the ground, encased in concrete having diameter of Ø 150mm; and ➤ Terminal posts are braced in line of the fence with diagonal pipe braces having nominal bore of 50mm and outside diameter of Ø 60mm. • Centre and bottom high tensile galvanised steel wire 3.15mm in diameter, double twisted. <p>Rural Residential Zones - Front Fences and Lot Boundary Fences:</p> <ul style="list-style-type: none"> • Post and rail or post and wire or timber posts with uncoated chain mesh (this exemption does not include industrial style coated chain mesh with metal posts and top rail; and • Maximum 1.2m to a street boundary or 1.8m high from natural ground level to a lot boundary with no street. <p>Rural Smallholding, Rural, Environmental Conservation Zones:</p> <ul style="list-style-type: none"> • Post and rail or post and wire or timber posts with uncoated chain mesh (this exemption does not include industrial style coated chain mesh with metal posts and top rail; and • Maximum 1.8m high from natural ground level to a lot boundary and 1.2m to a street boundary. <p><u>Internal Fences for Rural Residential zones</u></p> <ul style="list-style-type: none"> • Maximum height of 1.5m from Natural Ground Level; • Constructed in materials such as brushwood and timber lap; • Constructed in colorbond where finished in earthy colours (darker green, brown or greys) or a colour that



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Local Planning Policy: 1.5 Exempt Development Policy

Development	Conditions
	<p>matches the existing dwelling;</p> <ul style="list-style-type: none"> • Fibro fences are not acceptable; • The fencing shall not be established between the dwelling and the primary public road; • The fencing shall not be located within the setback areas listed under LPS3 (10m side and rear, 20m from the front); and • Internal fenced areas shall not to be more than 10% of the lot area. <p>Front Fences</p> <ul style="list-style-type: none"> • Where compliant with the deemed-to-comply requirements of the R-Codes and/or designated as 'Residential' under a Structure Plan.
Farm Gate Stalls	<ul style="list-style-type: none"> • A Farm Gate Stall must be located in the 'Rural Residential', 'Rural Smallholding', or 'Rural' zone; • No more than one Farm Gate Stall per lot; • Must be incidental to the approved and/or permitted land use which is of a production nature; • Limited to the sale of the produce produced primarily on the land; • The floor area does not exceed 10m²; • The wall height does not exceed 2.4m; • Located within the minimum setback areas under LPS3 (20m from the primary road); • Parking can occur within the lot boundaries; • A single sign no greater than 2m² located within the property boundary and not on the verge; • Hours of operation of 7.00am - 7.00pm Monday - Saturday and 9.00am -7.00pm Sunday and Public Holidays. • The land does not comprise a place on the State Heritage Register or Scheme Heritage List; or • The land is not adjacent to Primary Regional roads, Primary Distributor roads and Other Regional roads. <p>If a proposal does not meet the above, it is not to say such is prohibited, rather that it would need to seek development approval.</p>



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Local Planning Policy: 1.5 Exempt Development Policy

Development	Conditions
Feature walls (Landscape Walls)	<ul style="list-style-type: none"> Maximum 3m width at a max height of 2.1m from natural ground level; and Setback behind the primary street setback.
Horse Shelter(s)	<ul style="list-style-type: none"> Do not require the clearing of any vegetation; No greater than 16m² in area per shelter; One shelter per paddock. Height is not greater from natural ground level than: <ul style="list-style-type: none"> Front: 3m Rear: 2.4m Enclosed on not more than three sides; Setback in accordance with the relevant provisions specific to the applicable zone/designation. <p><i>Note: Horse Shelters complying with these Conditions are not included in the floor area calculations for Outbuildings, Sheds and Stables.</i></p>
Outdoor Cooking facilities - Pizza Oven, BBQ	<ul style="list-style-type: none"> Maximum height 1.8m from natural ground level excluding chimney or flue; and Structures above 1.8m from natural ground level need to be setback as required by the R- Codes.
The erection or extension of a single house, external fixture, boundary wall or fence, pergola, veranda, garage, carport or swimming pools and spas on the same lot as a single house or grouped dwelling within the Urban Development Zone	<ul style="list-style-type: none"> Where a Structure Plan is in place and designates an R Codes and the proposed development complies with the R-Codes as amended by this policy; OR Where a District Structure Plan is in place and designates the land as Urban/Residential and the development satisfies the deemed-to-comply requirements of the R-Codes based on the equivalent minimum site area compared to the lot size.
Painting/Maintenance of a Building	<ul style="list-style-type: none"> The repairs will replicate the external appearance of the structure in its original state; and <p>No additions are applied or implemented to the structure as part of the works</p>



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Local Planning Policy: 1.5 Exempt Development Policy

Development	Conditions
<p>Patios – (these provisions are in addition to the requirements in relation to buildings built up to lot boundaries under the R-Codes)</p>	<p><u>Residential Zone</u> (Including where designated Residential under a Structure Plan) with a density code of R20 or greater:</p> <ul style="list-style-type: none"> • Roofline Set back at least 500mm from up to two lot boundaries (Posts may be built up to boundaries); • Where the length of any patio wall/s, built up to a lot boundary, does not exceed 10m; • Open Space and Outdoor Living compliant with the deemed-to-comply requirements of the R-Codes. <p>All other Zones:</p> <ul style="list-style-type: none"> • Compliant with the relevant development standards for the applicable zone/designation. <p>All Zones:</p> <ul style="list-style-type: none"> • Positioned behind the building line; and • No higher than the roof of the attached approved dwelling on the property.
<p>Public Art</p>	<ul style="list-style-type: none"> • Is not offensive; and • Does not cause obstruction to clear vehicle sightlines. • Where it is proposed on public land and has obtained approval from relevant management Authority or; • When in accordance with LPP 1.6 or Public Art Master Plan
<p>Reserve Signage (Reserve refers to any local road and public open space reservation)</p>	<ul style="list-style-type: none"> • Where advertising for a single, one-off event, permitted within three (3) weeks leading up to the event advertised; • The sign is removed within three (3) days following the event date; • Is not located on a Main Road WA reserve without the consent of Main Roads; and • Complies with the 'Standards' contained within Local Planning Policy 4.11 – Advertising.
<p>Satellite Dishes, masts and antennas</p>	<p>All Zones:</p> <ul style="list-style-type: none"> • Is not visible from the primary street;



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Local Planning Policy: 1.5 Exempt Development Policy

Development	Conditions
	<ul style="list-style-type: none"> • Maximum diameter of 1.8m. • Maximum projection of 3m from the highest point of the building to which it is attached.
Solar Panels	<ul style="list-style-type: none"> • Solar panels are positioned on the roof of an existing building; • Maximum projection of 1.5m from the highest point of the building to which it is attached; and • Incidental to an approved land use.
Sail and Shade Structures	<ul style="list-style-type: none"> • Is associated with a residential development; • Where no part of the fabric is closer than 500mm to any boundary, • The posts can have a nil setback; and • Setback behind the primary street setback area.
Swimming Pools and Barriers	<ul style="list-style-type: none"> • Below ground on lots zoned 'Residential' or designated 'Residential' under a Structure Plan
	<ul style="list-style-type: none"> •
<p>Trading or Events –</p> <p>The use of any land which is approved through a license or permit issued under a local law</p>	<ul style="list-style-type: none"> • The activity does not involve alterations to the land or construction of permanent structure(s); • Is only in existence for less than 48 hours; • Does not require a greater period of 5 days setup and breakdown of event infrastructure; and • The cumulative total number of events at the property does not exceed more than two (2) events in any 12 month period. <p><i>Note: for events in existence greater than 48 hours, Approval from the Shire will be required.</i></p>
Trellis – or similar perforated material attached to Common or Dividing Fence	<p>If located adjacent to a side or rear (not secondary street) dividing fence:</p> <ul style="list-style-type: none"> • The combined height of the fence and trellis does not exceed 2.4m from natural ground level; and • Setback 6m from primary street boundary OR if located on a primary street dividing fence.



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Local Planning Policy: 1.5 Exempt Development Policy

Development	Conditions
	<ul style="list-style-type: none"> The combined height of the fence and trellis does not exceed 1.5m; and The trellis does not cover more than 25% of the frontage.
Water Feature	<ul style="list-style-type: none"> Maximum height of 2.4m above natural ground level if located behind the primary street setback; Maximum height of 1.2m above natural ground level if located within the primary street setback; and Permitted with a nil boundary setback.
Windmills and Wind Turbines	<ul style="list-style-type: none"> Incidental to a use occurring on the land which has Council approval, or does not require Council approval. Only permitted in the Rural Residential, Rural Smallholding, or 'Rural' Zone/designation. Compliant with the relevant setbacks/ requirements for the applicable Zone/designation. A maximum height of 12m. One Windmill or Wind Turbine is permitted per lot. <p><i>Note: Noise must be compliant with the Environmental (Noise) Regulations 1997.</i></p>
Works to a building in a dangerous state or state of an emergency. (i.e. a building that presents a hazard to members of the public)	<ul style="list-style-type: none"> The repairs will replicate the external appearance of the structure in its original state; and No additions are applied or implemented to the structure as part of the works.

References:

Office Use Only				
Relevant Delegations				
Council Adoption	Date	23 July 2018	Resolution #	OCM063/07/18
Reviewed/Modified	Date	November 2023	Resolution #	OCM275/11/23
Reviewed/Modified	Date	September 2024	Resolution #	
Reviewed/Modified	Date		Resolution #	



Appendix A – Internal Fencing Standards

Exempt Development	Development Requiring Approval

Streetscape Perspective

