

**POLICY NO. LPP 2.6****DISPLAY HOMES AND LAND SALES OFFICES****PURPOSE**

To provide guidance on the assessment and regulation of 'Display Homes' and 'Land Sales Offices'.

POLICY STATEMENT**1. APPLICATION OF POLICY**

Any proposal to develop a Display Home and/or a Land Sales Office requires Development Approval. For the purpose of assessment and determination a 'Display Home' and/or a 'Land Sales Office' will be considered as a use not listed in the Zoning Table of Town Planning Scheme No. 6, and will be determined in accordance with clause 3.4.2.

2. OBJECTIVES

- (a) To promote the development of land within the City of Gosnells by making suitable provision for Display Homes and Land Sales Offices.
- (b) To ensure Display Homes and Land Sales Offices are appropriately located and serviced.
- (c) To ensure the amenity of existing locality is not compromised by the development of Display Homes and Land Sales Offices.

3. POLICY

- 3.1 Generally, Display Homes and/or a Land Sales Office should be provided on roads designated as Local Distributor or District Distributor (B) roads on the City of Gosnells Road Network Hierarchy Plan. Display Homes and/or a Land Sales Offices should not front a road that is shown as either a Primary Distributor or District Distributor (A) road on the City's Road Network Hierarchy Plan, except where alternative vehicular access is available from another road or rear laneway.
- 3.2 Display Homes should generally be located within planned Display Villages rather than separately in ad-hoc locations across the City.
- 3.3 Car parking shall be provided as follows:
 - a) Land Sales Office - A sealed off-street car parking area providing a minimum of five spaces (including one space signed and maintained as a car parking bay for people with disability).
 - b) Display Home – A sealed off-street car parking area providing a minimum of five spaces for the first dwelling and one additional space per dwelling where the display home is within a display village.
- 3.4 A minimum of one toilet facility being provided for the Land Sales Office in accordance with applicable legislation.



- 3.5 To ensure the external appearance of the building will not have an adverse effect on the amenity of the surrounding area, a photograph of the proposed Land Sales Office shall be submitted with the Development Application.
- 3.6 Notwithstanding Clause 3.4.2 (b) of TPS 6, consultation may not be required if the Land Sales Office and Display Home(s) are located within a development area where there are no existing dwellings within 100m from the subject site.
- 3.7 All Development Approvals for Display Homes and Land Sales Offices shall be temporary and time limited for a maximum period of four years. Unless a further approval has been issued by the City, after the expiry date, the Land Sales Office shall be removed and any Display Home shall revert to the relevant residential use without the need for a further Development Approval.
- 3.8 Separate Development Applications are not required for Display Homes that form part of an approved Display Village and that meet the deemed-to-comply provisions of the Residential Design Codes and/or relevant Local Development Plan and Local Planning Policy(s).

GOVERNANCE REFERENCES

Statutory Compliance	Planning and Development Act 2005 City of Gosnells Town Planning Scheme No. 6
Industry Compliance	State Planning Policy 7.3 – Residential Design Codes Development Control Policy 1.2 – Development Control – General Principles 2004
Organisational Compliance	Local Planning Policy 1.1.1 – Residential Development
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning and Development		Manager Development Services		9397 3000.	
Risk Rating	Low	Review Cycle	Triennial	Next Due:	2024
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 797/24/09/2002		Local public notice with a 21 day submission period.		
2.		OCM 124/25/02/2003	Adopted for assessment of display homes.		
3.		OCM 142/22/06/2018	Renamed and combined with LPP 2.7. Amendments to provide clear objectives and additional policy measures to address Building and Health requirements.		
4.	OCM 138/22/06/2021	OCM 187/24/08/2021	Amended		