

TEMPORARY VIEWING PLATFORMS

INTRODUCTION

This Policy applies to temporary viewing platforms.

The City of Vincent is committed to promoting development within its precincts and finding innovative ways to do so. The City of Vincent has experienced a rise in the number of applications for multiple dwellings. Temporary viewing platforms allow for the public to experience the prospective views of new multi-storey developments within the City of Vincent as part of the marketing and promotion stage of development.

The City encourages development that creates vibrancy and promotes economic growth, however in order to ensure that temporary viewing platform are appropriately located and managed, this Policy provides a clear framework for their implementation.

OBJECTIVES

1. Provide a framework and clear direction on the requirements for temporary viewing platforms within the City of Vincent.
2. Ensure temporary viewing platforms do not have an undue impact on the amenity of the area.
3. To ensure that suitable provision is made for ensuring the safety of persons using temporary structures.
4. To provide a consistent approach to planning for temporary viewing platforms.

POLICY STATEMENT

1. DEFINITIONS

Temporary viewing platform: means a removable structure that has been erected for a limited period of time, only at an approved location, for the sole purpose of demonstrating the prospective views of a new residential, mixed use or commercial development.

2. APPROVAL REQUIREMENTS

A Development Application for a temporary viewing platform cannot be considered until there is a valid Planning Approval for the redevelopment of the subject site.

Community consultation is required for 14 days and will include properties where it is considered that the temporary viewing platform will impact the public amenity of the area and those properties that are impacted in accordance with the provisions of the R Codes relating to visual privacy.

3. DEVELOPMENT STANDARDS FOR ALL TEMPORARY VIEWING PLATFORMS

3.1 *Security & Fencing*

The base of the temporary viewing platform must be enclosed by security fencing. The security fencing is to be at least 1.8 metres high and securely locked outside viewing times. Shade cloth is to be applied to the fencing to limit visibility into the subject site.

3.2 *Privacy & Screening*

Each floor of the proposed structure must comply with the visual privacy requirements of the R Codes as if each floor were considered an unenclosed active habitable space in an area coded lower than R50 as outlined in the Residential Design Codes 2013 (i.e. screened to a height of 1.6 metres if it is within the 7.5 metre cone of vision).

3.3 *Height*

The overall height of the temporary viewing platform is to be no higher than the overall height of the approved development.

3.4 *Duration of Temporary Viewing Platform*

Temporary viewing platforms can be erected for a maximum of **three months** from the date of the issue of the building permit for the temporary viewing platform. Temporary viewing platforms must be taken down within **7 days** following the completion of the sales period if this occurs before the three month period elapse. The applicant may apply for Planning Approval to extend the period of the Temporary Viewing Platform a further three months.

3.5 *Days/Hours of Operation*

The days and hours of operation shall be limited to 11:00am - 5:00pm on Saturdays and Sundays, excluding Public Holidays. Variations to the days and hours of operation may be considered where the City deems it appropriate.

3.6 *Signage*

All temporary viewing platforms are required to provide safety related signage attached to the temporary viewing platform, which is required to be in line with Australian standard AS 1319 – 1994 Safety Signs for the Occupational Environment.

Any promotional signage affixed to the platform shall be in accordance with the City's Policy 3.5.2 Signs and Advertising and subject to a separate application for approval.

3.7 *Building requirements*

The temporary viewing platform is to be erected by a qualified scaffolder and signed off by a certified structural engineer. The fixed platform is to conform to Australian standard AS 1657 for fixed walkways and platforms.

3.8 *Power Lines*

The builder of the viewing platform must consult with Western Power prior to its construction and implement any precautions necessary and required by that agency to ensure the safety of persons constructing and using the platform.

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