

# PLANNING POLICY No.3.3.18

## SALVAGE YARDS



### 1. Introduction

The City of Rockingham Town Planning Scheme No.2 defines 'Salvage Yard' as *premises used for the storage and sale of materials salvaged from the erection, demolition, dismantling or renovating of, or fire or flood damage to structures including (but without limiting the generality of the foregoing) buildings, machinery, vehicles and boats.*

The purpose of this Planning Policy is to set out the objectives and policy provisions which the 'Council' shall have due regard to in the assessment and determination of applications for planning approval for the establishment of Salvage Yards.

In assessing applications for Salvage Yards, the overall amenity of the Industrial area and the safety and health issues associated with the use, require specific development guidelines.

In this regard, no person shall commence or carry out any development of a Salvage Yard without first having applied for and obtained the planning approval of the Council, pursuant to the provisions of Part 6 of Town Planning Scheme No.2.

### 2. Policy Application

In Town Planning Scheme No.2, the Zoning Table (Table No.1) indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme Area in the various zones.

The permissibility of the Salvage Yard use in Town Planning Scheme No.2 can be summarised as follows:-

- (a) The use is not permitted in the Light and General Industry zones, unless the Council has exercised its discretion by granting planning approval;
- (b) The use is not permitted in the Port Kennedy Business Enterprise Zone, unless the Council has exercised its discretion by granting planning approval, except where the use is prohibited via clauses 4.9.4.1(a) and 4.9.4.2(a) of the Scheme<sup>1</sup>;
- (c) The use is not permitted in all other zones.

This Planning Policy should be read in conjunction with Planning Policy No.3.3.6 - East Rockingham Industrial Park Development Guidelines, Health Act 1911 and the Environmental Protection (Unauthorised Discharge) Regulations 2004.

1. A Salvage Yard is not permitted in the Port Kennedy Business Enterprise Zone where it is located on any lot with frontage to Wambro Sound Avenue, Port Kennedy Drive, Ennis Avenue or any adjacent parallel service road, as shown hatched on the Subdivision Guide Plan certified by the Chief Executive Officer (see Appendix 1). Refer to clause 4.9.4.1(a) of Town Planning Scheme No.2.

A Salvage Yard is not permitted in the Port Kennedy Business Enterprise Zone where it is located on any lot within 50m of the northern boundary of the Zone, as defined by the broken black line on the Subdivision Guide Plan certified by the Chief Executive Officer (see Appendix 1). Refer to clause 4.9.4.2(a) of Town Planning Scheme No.2.

### 3. Policy Objectives

The objectives of this Planning Policy are as follows:-

- (a) To promote the orderly and proper development of land by making suitable provisions relating to the location and design of Salvage Yards; and
- (b) To secure the amenity, health and convenience of the locality through appropriate development requirements.

### 4. Policy Statement

#### 4.1 Location

In the Light and General Industry zones, Salvage Yards will not be supported on sites abutting, or visible from, major roads such as Patterson Road, Ennis Avenue, Dixon Road or Mandurah Road, unless it can be demonstrated that the premises can be adequately screened from view from these roads.

#### 4.2 Development Requirements

In its consideration of proposals to establish Salvage Yards, the Council will seek to reduce the impact of the use on the amenity of the locality, through the following measures:-

- (a) The portion of the site on which salvaged materials are to be stored is to be screened from the street by a solid fence of at least 1.8 metres in height;
- (b) Salvaged materials stored on the site shall be stacked in neat rows to the satisfaction of the Manager of Statutory Planning, such that they are not visible from the street;
- (c) No salvaged materials are to be stored one on top of the other, such that they would be visible from the street ; and
- (d) The premises are to be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of Council.

#### 4.3 Parking

In accordance with the requirements of clause 4.15.2 of Town Planning Scheme No.2, the Council shall determine the number of carparking bays to be provided on the site having regard to:-

- (a) The nature of the proposed development;
- (b) The number of employees likely to be employed on the site;
- (c) The anticipated demand for parking; and
- (d) The orderly and proper planning of the locality.

#### 4.4 Landscaping

In addition to the landscaping requirements set out in clauses 4.9.8, 4.10.8(b) and 4.10.9(b) of Town Planning Scheme No.2, where it is considered by the Council to be appropriate, additional landscaping is to be provided, both within the property and along the road verge.

#### 4.5 Advertising Signs

Any proposed advertising sign must accord with the provisions of clause 5.3 of Town Planning Scheme No 2. Furthermore, a Sign Licence application is required to be submitted to the Building Department, pursuant to the Council's Signs, Hoardings and Bill Posting Local-Law.

#### 4.6 Building Approval

Where a Salvage Yard requires the construction of a new building or modifications to an existing building, a Building Licence will be required from the Council (in addition to a Planning Approval).

#### 4.7 Health Approval

Where a Salvage Yard is proposed on a property which is not connected to mains sewer as provided by the Water Corporation of WA, all waste water discharge is to be approved to the satisfaction of the Manager, Health Services and shall be adequately treated prior to discharge. The details of such wastewater disposal shall be submitted as part of the Building Licence application.

Should it be intended to store any material that is categorised as any of the Prescribed Premises listed in Schedule No.1 of the Environmental Protection Regulations 1997, the occupier of the premises must obtain a Works Approval for the construction phase and a Licence (or Registration) for the operational phase.

#### 4.8 Consultation

Where the Manager, Statutory Planning considers that an application for planning approval for the establishment of a Salvage Yard is likely to have a significant potential impact upon the amenity of an area or affected neighbouring properties, the application will be the subject of a process of community consultation in accordance with clause 6.3.3 of Town Planning Scheme No.2 and Planning Procedure No.1.3 - Community Consultation.

### 5. **Application Procedure**

Applications for planning approval for the establishment of Salvage Yards shall be made on the form prescribed by the Council, and shall be signed by the owner(s), and accompanied by the following information:-

- (a) A written submission describing the proposal, which should include confirmation that the requirements of this Planning Policy can be achieved;
- (b) Such plans and other information that the Council may reasonably require to enable the application to be determined. Refer to clause 6.2.2 of Town Planning Scheme No.2;
- (c) Any specialist studies that the Council may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies;

- (d) Details of any proposed signage to be erected, together with a separate application for a sign licence to Council's Building Department;
- (e) The payment of an Administration Fee as detailed in the Council's Planning Information Bulletin No.2.2 - Scale of Fees for Planning Services.

## **6. Authority**

This Planning Policy has been adopted by the Council under clause 8.9 of Town Planning Scheme No.2 and whilst it is not part of the Scheme and does not bind the Council in respect of any application for planning approval, the Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

## **7. Interpretations**

For the purposes of this Planning Policy, the following term shall have the same meaning as in Town Planning Scheme No.2:-

*Council means the Council of the City of Rockingham.*

## **8. Delegation**

Where an application for planning approval has been the subject of a process of community consultation and substantiated objections are received, the application for planning approval will be referred to the Council for determination.

All other applications for planning approval that comply in all respects with the objectives and provisions of this Planning Policy will be determined under delegated authority, pursuant to clause 8.10 of Town Planning Scheme No.2 and Planning Procedure 1.1 - Delegated Authority.

## **9. Adoption**

This Planning Policy was adopted by the Council at its ordinary Meeting held on the 27th May 2008.

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## **Appendices**

1. Subdivision Guide Plan for the Port Kennedy Business Enterprise Zone.

