

## **1 INTRODUCTION**

The City of Rockingham Town Planning Scheme No.2 defines *'Motor Vehicle Wrecking Premises'* as *premises used for the storage, breaking up or dismantling of motor vehicles and includes the sale of second-hand motor vehicle accessories and spare parts.*

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 Motor Vehicle Wrecking Premises.

In assessing applications for Motor Vehicle Wrecking premises, 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 Motor Vehicle Wrecking Premises 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 Motor Vehicle Wrecking Premises use in Town Planning Scheme No.2 can be summarised as follows:

- (a) The use is permitted in the Port Kennedy Business Enterprise Zone, except where prohibited via clauses 4.9.4.1(a) and 4.9.4.2(a) of the Scheme<sup>1</sup>;
- (b) The use is not permitted in the Light Industry and General Industry zones, unless the Council has exercised its discretion by granting planning approval;
- (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 Motor Vehicle Wrecking Premises is not permitted in the Port Kennedy Business Enterprise Zone where it is located on any lot with frontage to Warnbro 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 4.9.4.19(a) of Town Planning Scheme No.2.

A Motor Vehicle Wrecking Premises 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 Motor Vehicle Wrecking Premises; 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 Industry and General Industry zones, Motor Vehicle Wrecking Premises 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 Motor Vehicle Wrecking Premises, the Council will seek to reduce the impact of the use on the amenity of the locality (particularly adjacent to residential areas), through the following measures:

- (a) The portion of the site on which motor vehicles are to be broken down and stored is to be screened from the street by a solid fence of at least 1.8 metres in height;
- (b) Motor vehicles 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 vehicles are to be stored one on top of the other; 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 Motor Vehicle Wrecking Premises 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 Motor Vehicle Wrecking Premises 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 License.

#### **4.8 Consultation**

Where the Manager, Statutory Planning considers that an application for planning approval for the establishment of a Motor Vehicle Wrecking Premises 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 Motor Vehicle Wrecking Premises 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 3.2.2 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 terms 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 No.1.1 – Delegated Authority.

## **9 ADOPTION**

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

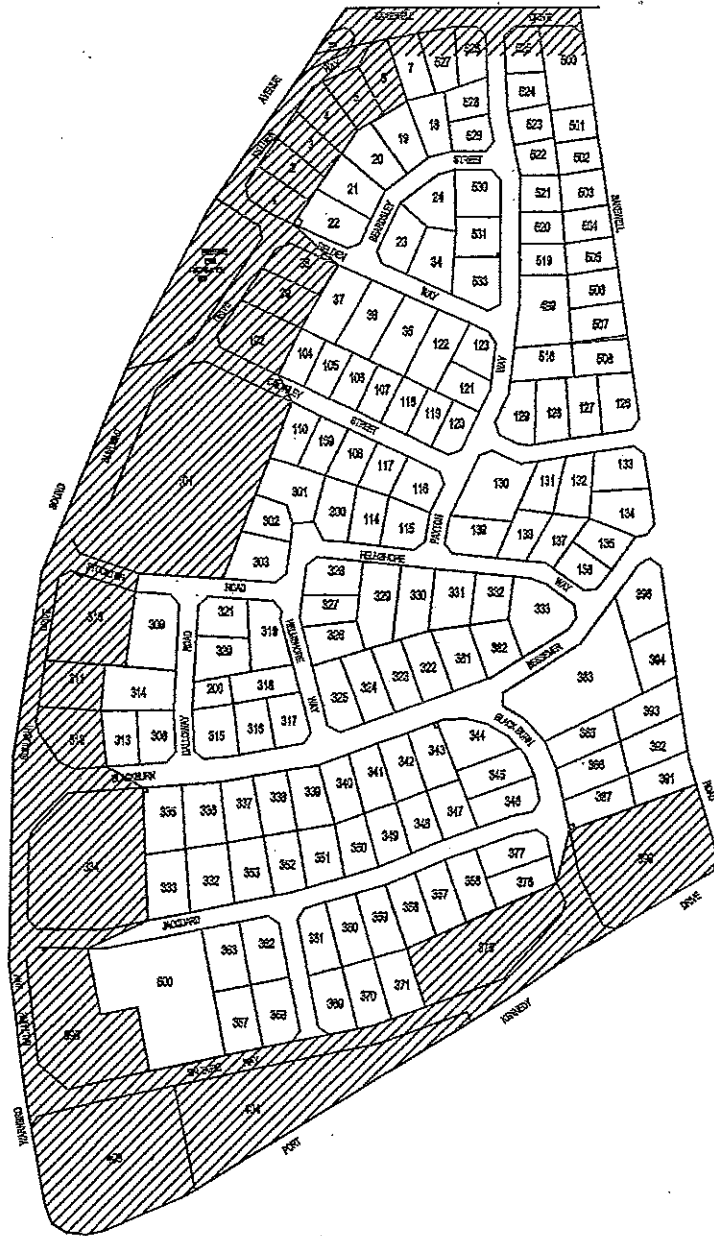
## **10 REVOCATION**

This Planning Policy supersedes the Council's Statement of Planning Policy No.6.2 – Motor Vehicle Wrecking Premises in the Industrial Zones.

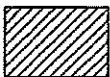
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## **Appendices**

1. Port Kennedy Business Enterprise Zone Subdivision Guide Plan.



**LEGEND**



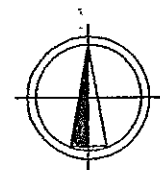
EXCLUSION AREA

Signed:   
Chief Executive Officer

Date: 22 SEP 2000

FIGURE 1

**PORT KENNEDY BUSINESS PARK  
SUBDIVISION GUIDE PLAN**



NORTH  
SCALE 1:8000