



SHIRE OF MERREDIN LOCAL PLANNING SCHEME No. 6

The Shire of Merredin under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 6, hereby adopts the following Policy.

LOCAL PLANNING SCHEME POLICY No. 1 MOVEABLE BUILDINGS

DATE ADVERTISED:

DATE FINALLY ADOPTED:

Applicable Date of Implementation

1. DISCUSSION

The Council is keen to restrict these types of dwellings amongst the existing residential areas as they are considered inappropriate to, the standard of existing housing stock, and the expectations of residents or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

2 DEFINITIONS

A PERMANENT building is generally not designed to be moved and includes the following;

- a) **'Site Built'** structures are built on location as new permanent structures. They are of traditional appearance with pitched roofs and typical house layout, designed to accommodate families.
- b) **'Relocated'** dwellings are structures that have previously been constructed on a site elsewhere. The structures that are relocated are not necessarily designed to be relocated.

A MOVEABLE building is generally any structure capable of being transported from one location to another. There are three basic types as follows;

- a) **'Transportable'** structures are those designed and constructed at a location other than where they are intended to be established. For example dwellings prefabricated in Perth, transported in sections to their building site, and assembled on location.
- b) **'Donga Type'** structures are those usually designed to provide for workforce accommodation in small individual units. The structures are generally those (such as ATCO, Western Portables or Durabuilt units) with skid mountings, metal sandwich panel

and flat roof design. These portable modular structures are also used for other purposes.

- c) **'Containers'**. These structures, although considered 'buildings' by definition under the Building Code of Australia, are solely constructed to transport other goods. They are not in themselves designed, nor suitable, for storage of goods in an urban environment. A container includes 'seatainers' and other large vessels designed to carry, and be carried on specially designed vehicles or transporters.

3 BACKGROUND

The use and reuse of moveable buildings is common. The downside of this trend is that the building stock may be second-hand, may contain undesirable materials like asbestos, and may be visually out of harmony with existing buildings in the locality. Many other Councils are not permitting buildings within their districts which contain asbestos. Without the appropriate controls Merredin could become a 'dumping ground' for such structures.

To ensure that the Council has the opportunity to consider such proposals, all applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Permit.

The Council has delegated authority to its Executive Manager Development Services to determine Applications for Planning Consent for all applications for **transportable** and **relocated** dwellings in zones of the Scheme where dwellings are permitted. The Executive Manager Development Services may impose appropriate conditions including the requirement for a bond or bank guarantee.

Donga type and **Containers** are subject to Council consideration.

4 POLICY

4.1 Council Policy on Moveable Buildings

- a) All applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Permit. Generally the Council is not in favour of the use of moveable buildings, especially in the townsite areas, however the Council will consider each application on its merits.
- b) The Council shall not permit the establishment, occupation or erection of **donga type** structures for residential purposes within a Townsite Boundary in the Scheme Area, unless the site is set aside for Group Housing Accommodation and used as a camp site for accommodating a workforce. In these circumstances it may be argued that the development is not a permanent improvement, and may justify the use of such structures. In this case the Council must be satisfied that the development will not detract from the amenity of the surrounding area.
- c) The Council will only permit **donga type** structures for uses *other than* residential uses where it considers the use or establishment of the structure will not be in conflict with the objectives of this policy.
- d) The Council will only permit **site built** and **relocated** structures where it is satisfied that the standard and quality of building can satisfactorily be integrated into a residential area, and that the buildings do not contain unacceptable materials.
- e) The Council will not permit the storing or use of a **'container'**, as defined above,

within a townsite area, other than in the areas zoned 'Industrial'. The Council considers the appearance, scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme.

f) The Council may give special consideration for the use of '**containers**' outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no viable alternative to the use of these structures, and that the location of the '**containers**' will not detract from the amenity of the locality.

4.2 Measures to ensure Compliance with Planning Consent

When an application for Planning Consent for a Moveable Building is considered by the Council, or the Executive Manager Development Services, that Consent may be granted subject to conditions requiring the applicant, or owner, to:

- a) lodge a bond or bank guarantee with the Council. The bond or bank guarantee will provide the surety for the completion of the moveable building to a standard acceptable to the Council;
- b) specify matters which require attention and the manner in which work is required to be completed in order to satisfy standards acceptable to the Council.
- c) obtain a special Building Permit of a specified duration.

5 OBJECTIVES OF POLICY

- a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.
- b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- c) To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (eg. asbestos).
- d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- e) To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of '**containers**' within the non-industrial areas of the townsite.

Greg Powell
CHIEF EXECUTIVE OFFICER



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No. 6

The Shire of Merredin under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 6, hereby adopts the following Policy.

LOCAL PLANNING SCHEME POLICY No. 3
CAR PARKING

DATE ADVERTISED:

DATE FINALLY ADOPTED:

Applicable Date of Implementation:

The car parking requirements for each use are set out in Table II - Development Table of the Shire of Merredin Local Planning Scheme No 6 and in accordance with this policy.

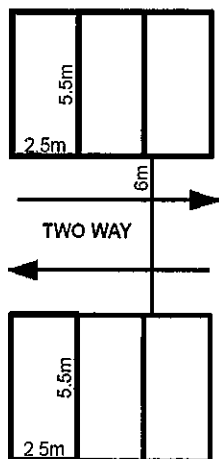
- i) Subject to the provisions of this clause the car parking requirements shall be provided on the site which is the subject of the proposed development, or, with the approval of the Council, in the immediate vicinity thereof.
- ii) Each parking space shall be not less than the dimensions shown in **Figure 1** for the type of parking layout adopted.
- iii) All parking spaces and all necessary accessways shall, unless the Council agrees otherwise and except as hereinafter provided, be paved.
- iv) Where the dimensions of an open car parking area exceed 20 metres in length or width, one parking space in every twenty metres shall be used for garden and planting of native plants and trees to provide visual relief and so long as the garden and planting areas are maintained in good order those parking spaces shall be included in calculations as car parking and not as landscaping.
- v) Where the owner demonstrates to the satisfaction of the Council that there is not the demand for the number of parking spaces specified in Table II - Development Table the Council may permit the owner to provide landscaping in lieu of parking spaces not constructed and the landscaping shall be included in calculations as car parking but not as landscaping; but the Council may from time to time require that additional parking spaces be provided.
- vi) When considering an application for planning approval the Council shall have regard to and may impose conditions in respect of the location and design of the required car parking spaces, the planting of native trees and shrubs and pedestrian spaces on the lot; and

in particular but without limiting the generality of the foregoing, the Council shall take into account and may impose conditions concerning -

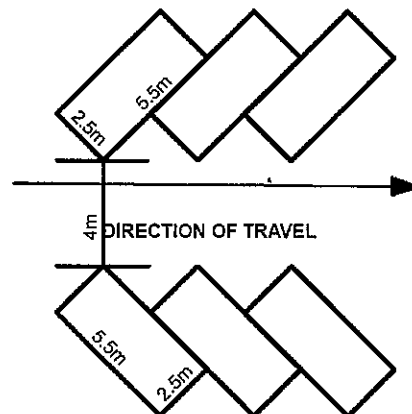
- (a) the means of access to each parking space and the adequacy of any vehicular manoeuvring area;
 - (b) the location of parking spaces on the lot and their effect on the amenity of adjoining properties;
 - (c) the location or proposed location of private footpaths and vehicular crossings and the effect on pedestrian and vehicular traffic movement and safety;
 - (d) the practical possibility of adjoining land uses with different trading hours sharing the car parking requirement.
- vii) The Council may consider the use of street parking as part of a planning approval, however this will only be approved by the Council where an annual payment for this provision is made to the satisfaction of the Council.

FIGURE 1 – PARKING LAYOUT REQUIREMENTS

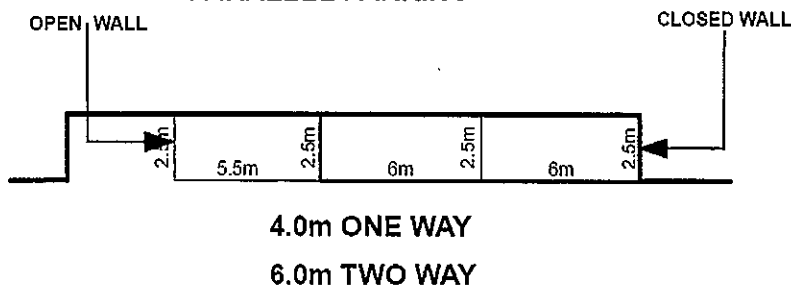
90 degree PARKING



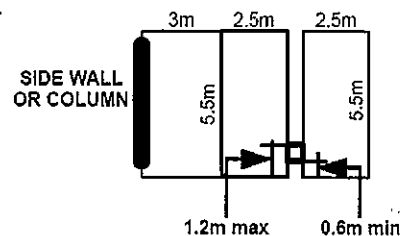
45 degree PARKING



PARALLEL PARKING



OBSTRUCTIONS



Greg Powell
CHIEF EXECUTIVE OFFICER



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No. 6

The Shire of Merredin under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 6, hereby adopts the following Policy.

LOCAL PLANNING SCHEME POLICY No. 4
LANDSCAPING

DATE ADVERTISED:

DATE FINALLY ADOPTED:

Applicable Date of Implementation:

1. The landscaping requirement shown in Table II - Development Table or referred to in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use and, at the discretion of the Council, it may include natural bushland, swimming pools and areas under covered ways, but recreational buildings, amenity buildings, garbage collection and handling spaces and other open storage areas shall not be included.
2. Access driveways between a street alignment and a building may be included in the landscaping requirement but otherwise car parking areas and driveways shall not be included.
3. The Council may in a landscaped area encourage the use of gravel, pebble and similar hard materials and the planting of native trees, shrubs or ground cover that require little maintenance.
4. Where a proposed development utilises less than fifty percent of the allowable plot ratio, the Council may reduce the landscaping requirement, but the landscaping requirement shall be required proportionately as subsequent development occurs.
5. A requirement of the landscaping is that one tree capable of growing to a height of 3m or more shall be planted for every 10m² of landscaped area but this requirement does not apply in the case of residential land use.
6. A person shall not, unless the Council otherwise approves, occupy a building forming part of an approved development until the required landscaping has been constructed and planted.

Greg Powell
CHIEF EXECUTIVE OFFICER



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No. 6

The Shire of Merredin under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 6, hereby adopts the following Policy.

LOCAL PLANNING SCHEME POLICY No. 6
RURAL RESIDENTIAL DEVELOPMENT

DATE ADVERTISED:

DATE FINALLY ADOPTED:

Applicable Date of Implementation:

1 INTRODUCTION

The Council's Local Planning Strategy designates areas considered appropriate, subject to more detailed analysis, for Rural Residential development.

These areas are located within close proximity to the Merredin town centre in order that the future residents of these areas will have easy access to the facilities, amenities and services of the town.

2. APPLICATION OF THE POLICY

The Policy applies to the initiation of new Rural Residential zones in the Scheme.

3. DEFINITIONS

Rural Residential development includes development permissible on lots created in the Rural Residential zones of the Scheme zones

4. POLICY OBJECTIVES

The objectives of this policy are;

- to ensure that there is an adequate supply of Rural Residential lots available for sale or development.
- to ensure that there is not an oversupply of Rural Residential lots, of a similar size and character, that will compromise the ability of developers to properly market the land.
- to consider the supply of different lifestyle types that may include a range of Rural Residential lot sizes and types from perhaps 1 hectare to 40 hectares in size.

5. POLICY MEASURES

The Council will not initiate a new Rural Residential zone until such time as it is satisfied that the supply of rural residential lots is likely to be inadequate. This may include involve the creation of different lifestyle choices that offer a range of lot sizes, lot tenure and environments.

In making its decision to initiate (or not) a new Rural Residential area it will take into account the processing time likely to be encountered for such an Amendment to be referred to EPA; obtaining WA Planning Commission's approval to advertise; assess any submissions; and then receive the Minister's final approval.

6. IMPLEMENTATION

This Policy will be effective from the advertising of the Policy in accordance with Scheme provisions.

Greg Powell
Chief Executive Officer

Date



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No. 6

The Shire of Merredin under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 6, hereby adopts the following Policy.

LOCAL PLANNING SCHEME POLICY No. 7

Car Parking Cash in Lieu Payments

DATE ADVERTISED:

DATE FINALLY ADOPTED:

Applicable Date of Implementation:

1 INTRODUCTION

The Merredin Council has the responsibility to control development in the Shire. Part of this development control is to ensure that development conforms to the provisions of the Scheme.

Where a development occurs (especially) in Merredin town centre, and the Council can see the merit in maximising the development potential of a site, it may wish to allow a degree of flexibility in the interpretation of the development control provisions of the Scheme.

Table 2 of the Scheme provides for minimum car parking bays for various development types. The requirements vary according to the anticipated demand for parking from each use or development type. This demand can be assessed in many ways including; the numbers of visitors/clients to a site using a motor vehicle; the duration of the stay; the time of day; the number of bays required for employees; and the number of premises likely to be visited during the parking stay.

For example the Council may decide to reduce the car parking requirements where a mixed use development involves a shop opening in normal hours and a premise that may only be used at night. The same bays can be used to satisfy both car parking requirements.

2. COUNCIL BAYS

The Council provides on-street parking bays and general parking areas to supplement the privately operated parking areas by providing easily accessible bays parallel to the street and in car parks. These on-street bays and parking areas are constructed and maintained by the Council all year round and are funded through general revenue from ratepayers. This management and maintenance includes signage, line marking, road sweeping,

landscaping (to some degree), drainage, and on-going maintenance of the road seal.

3. APPLICATION OF POLICY

The Policy applies to the Scheme requirements for parking in the Merredin townsite.

4. DEFINITIONS

Parking bays relate to the Scheme requirements for parking on-site and off-site.

4.1 On-site parking bays means those parking bays that are provided on the same site as the development that requires the parking. These parking bays are usually privately owned and maintained by the owner of the property - or the lessee of the property.

4.2 Off-site parking bays means those parking bays that are provided for a development but are not located on the same site as the development that requires the parking bays.

These off-site parking bays may be provided by;

- a) the owner or lessee of the development requiring the parking bays, however these parking bays must be in a location within close proximity as agreed by the Council.
- b) the Council using cash-in-lieu payments from the applicant of a development where;
 - the applicant cannot achieve the parking bay requirements of the Scheme on the same site as the development that requires the parking bays; or the Council considers there to be adequate parking in the vicinity of the development; and
 - the development involves non-residential development.

5. POLICY OBJECTIVES

The objectives of this policy are;

- to ensure that the Council (and therefore ratepayers) are recouped for the costs of on-going management and maintenance of the parking bays provided by the Council;
- to promote, support and facilitate development in the Merredin town centre;
- to allow the Council to be flexible in its requirements for the location and provision of the Scheme requirements for parking bays.

6. POLICY MEASURES

6.1 Car Parking Requirements

In determining an application for planning approval the Council will consider the requirements for each development in accordance with the Scheme requirements - in particular Table 2 (Development Table) and the Residential Design Codes (in the case of residential development).

Where an application seeks an approval for a mixed use development the Council will determine the car parking requirements based on several factors including; the shared

nature of the developments; the parking bays used for visiting more than one development; the likely duration of visits; the distribution of demand throughout opening hours and any other factor considered relevant by the Council.

6.2 Cash-in-Lieu

Where an applicant request the Council to provide parking bays as outlined in 4.2 b), the Council may decide to:

- accept cash-in-lieu payments (for on-site parking bay shortfalls) to be collected to allow the Council to purchase or maintain a site, or sites, dedicated for off-site car parking; and/or
- accept an annual payment for the provision for on-street parking.

In both cases above the Council shall determine the cost of each contribution. This costing shall be reviewed annually, or as decided by the Council, but will be based on the cost of land as determined by a licensed valuer at the market price and the construction of the parking bays. The value for the land shall be based on;

- 30m² per parking bay (15m² for the bay and 15m² for circulation and maneuvering); or
- 15m² per bay for verge parking in a road reserve.

The Council will use its discretion as to whether or not verge parking (and hence the payment of cash-in-lieu for verge parking) is acceptable.

In addition to the valuation of land for the purpose of determining the amount of cash-in-lieu contribution, the cost of construction of the parking bays will be added, and an annual maintenance fee where considered applicable by the Council.

7. IMPLEMENTATION

This Policy will be effective from the Council's final adoption following the advertising of the Policy in accordance with Scheme provisions.

Greg Powell
Chief Executive Officer



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No. 6

The Shire of Merredin under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 6, hereby adopts the following Policy.

LOCAL PLANNING SCHEME POLICY No. 8

Signage on Reserves

DATE ADVERTISED:

DATE FINALLY ADOPTED:

Applicable Date of Implementation –

1 INTRODUCTION

The Merredin Council has the responsibility to control development in the Shire. Part of this development control is to ensure that development conforms to the provisions of the Scheme.

Where a development occurs on Reserves vested with the Shire of Merredin Council seeks to ensure that signage is in keeping with the general theme of the Reserve and that the signage is nondiscriminatory, not offensive, does not overstate the use of the land, the colours are in keeping with the general colours associated with the Reserve use and that the signage shall be in conformity with this policy.

This policy is made pursuant to Clause 2.2 of the Shire of Merredin Local Planning Scheme No. 6.

2. POLICY OBJECTIVES

The objectives of this policy are;

- to provide guidance to users on the placement of advertising signage on Reserves vested with the Shire of Merredin;
- to promote, support and facilitate proper usage of the Reserves within Council's control;
- to allow the Council to be flexible in its requirements for the location and provision of the signage placed within Reserves.

3. DEFINITIONS

“Community signage” means signage to identify a community group, its address, contact details and the group's purpose or objectives;

“Special Events Signage” means signage to promote an event endorsed by Council within Council vested Reserves;

“Fence” means the boundary fence of the property and does not include any internal fences;

4. POLICY MEASURES

The Policy is to address signage on reserves that are placed on fences or on buildings from which the sign can be seen from a public place outside the reserve.

Council will permit the placement of advertising signage within Reserves vested with the Shire of Merredin for Community groups, special events and Community events. In determining an application for consent the Council will consider the requirements for each sign in accordance with the following requirements: -

Community Events

Council will permit the placement of community signage to advertise community events and projects in accordance with the following: -

- a) Applications shall include a plan in colour detailing the information contained in the sign and its proposed location;
- b) The signs shall be a maximum of 2m in height x 6m in length;
- c) Signage indicates the community group, contact details, event information; and
- d) May include advertising signage of sponsors to a total area of 40% of the proposed sign;
- e) The signs are located so as not to create a hindrance to the use of the reserve by persons nor such that the signs can damage vehicles or structures or cause personal injury to members of the public

Community Group Buildings

Council will permit the placement of community signage on buildings within reserves vested with the Shire of Merredin providing signage is limited to: -

- a) An area of less than 24m²;
- b) The sign is placed on the building proper and affixed in a manner as approved by the Executive Manager of Development Services of the Shire of Merredin;
- c) and
- d) The sign indicates the community group, its roles and contact person information.

“**Special events signage**” shall be limited to a sign of maximum area of 12m² and meet the requirements for community events applications.

Signs shall be installed such that standard winds – i.e. N2 (33m/s) do not affect the structural stability of the sign.

Signage information shall be non-offensive, nondiscriminatory and nonpolitical. If, in the opinion of the Chief Executive Officer of the Shire of Merredin, the proposed sign is considered unsuitable for whatever reason e.g. but not limited to offensive to race, religion or sex, the application will be refused.

Nothing within this policy prevents the local government considering a proposal for signage on reserves outside the gambit of this policy on a case by case basis.

5. IMPLEMENTATION

This Policy will be effective from the Council's final adoption following the advertising of the Policy in accordance with Scheme provisions.

Greg Powell
Chief Executive Officer

Date