

Division 35 Salvage Yard Code

35.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Salvage Yard Code are the following:-
 - (a) The siting and physical form of any **salvage yard** activities are appropriate to the desired character and environmental values of the area in which they are situated;
 - (b) Acceptable levels of amenity for occupants of adjoining premises are provided and maintained;
 - (c) Potential contaminants associated with the operation of the **salvage yard** are not released into the environment; and
 - (d) Safe, convenient and adequate infrastructure is available to the premises.

35.2 Compliance with the Salvage Yard Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.35 – Assessment Criteria for Assessable Development* contained in Section 35.4 complies with the Salvage Yard Code.

35.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Development Site Area Limitations
- (2) Siting, Setbacks and Buffers
- (3) Screening of On-Site Activities
- (4) Special Provisions for Vehicle Wrecking Yards
- (5) Wastewater Control Measures
- (6) Infrastructure provision

35.4 Development Requirements Table

Table 6.1.35: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Development Site Area Limitations	
SO 1 The overall development site is of a size which adequately accommodates the siting and use of the buildings and other associated facilities comprising the salvage yard while maintaining the established or desired character of the area.	PS 1 The overall development site has an area of no less than 2,000m ² .
Siting, Setbacks and Buffers	
SO 2 All car parking facilities, service vehicle facilities, buildings and other structures , whether temporary or permanent, are located on the development site in a manner which:- <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to users of adjacent land, or land in the general vicinity of the site; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	PS 2.1 Unless more extensive buffering is required by another code within this planning scheme which is applicable ¹ to the particular development site , a landscaped buffer having the following attributes is provided and maintained adjacent to the road boundaries of the development site :- <ol style="list-style-type: none"> (1) a planted width of no less than 10m which, except for those sections required solely for vehicular access² to and from the development site, is continuous for the full length of the road boundary to the site; and (2) constructed to the standard prescribed in <i>Planning Scheme Policy PSP30 Landscape Design</i>. For the purposes of this provision, the property boundary includes any identified probable future land acquisition line . <p style="text-align: center;">AND</p> PS 2.2 Parking facilities, vehicle circulation paths and buildings and other structures other than:- <ol style="list-style-type: none"> (1) freestanding retaining walls and fences; and (2) the vehicle circulation paths identified in <i>PS 2.1</i>; are not constructed within the buffer prescribed in <i>PS 2.1</i>.

Specific Outcomes for Assessable Development	Probable Solutions
Screening of On-Site Activities	
<p>SO 3 Activities on the development site are screened from direct view from adjacent land in such a manner that no significant loss of amenity to users of adjacent land, or land in the general vicinity of the site, will result.</p>	<p>PS 3.1 Material stored on the site pending processing, breaking down or its removal from the land is stored in such a manner that no part of this material projects more than 2m above finished ground level unless the material is kept within a fully enclosed building.</p> <p style="text-align: center;">AND</p> <p>PS 3.2 A screen fence having a height of not less than 2m above finished ground level is provided for the full length of and adjacent to:-</p> <ol style="list-style-type: none"> (1) the rear boundary of the site; (2) the property side of the buffer referred to under the "Siting, Setbacks and Buffers" element of this code; and (3) those sections of the side boundaries to the site between the fences referred to in (1) and (2) above. <p style="text-align: center;">AND</p> <p>PS 3.3 The screen fences required under <i>PS 3.2</i> have a ratio of obscure area to open area of no less than 10 to 1.</p>
Special Provisions for Vehicle Wrecking Yards	
<p>SO 4 On-site activities associated with the use of land for vehicle wrecking purposes are carried out in a manner which:-</p> <ol style="list-style-type: none"> (1) optimises the working conditions for the removal of reusable parts from vehicles delivered to the site for wrecking purposes; (2) promotes the efficient use of the land for vehicle wrecking purposes; and (3) restricts opportunities for the harbourage of vermin on the land. 	<p>PS 4.1 Dismantling of vehicles is carried out solely within a fully enclosed building.</p> <p style="text-align: center;">AND</p> <p>PS 4.2 No more than 30 vehicles, (other than those garaged within a fully enclosed building), are stored on the development site at any point in time pending their use for parts retrieval for either sale or reuse in a different vehicle.</p> <p style="text-align: center;">AND</p> <p>PS 4.3 No more than 10 vehicle shells, (other than those contained with a fully enclosed building), are stored on the development site at any point in time once all re-useable parts have been removed.</p>
Wastewater Control Measures	
<p>SO 5 Washwater and stormwater runoff from those areas of the site on which materials are stored, processed, sorted or cleaned are dealt with in a manner which does not result in the discharge of an unreasonable quantity of contaminants into the environment.</p>	<p>PS 5 Washwater and stormwater runoff from those areas of the development site on which materials are:-</p> <ol style="list-style-type: none"> (1) stored pending processing; or (2) broken down into component parts; or (3) sorted; or (4) cleaned; or (5) stored pending disposal or reuse; <p>are collected and stored on the development site pending:-</p> <ol style="list-style-type: none"> (6) their reuse on the development site; or (7) their treatment on the development site to a standard which permits their discharge directly into the stormwater disposal or sanitary drainage system leaving the site; or (8) their transport from the site to a lawful point of discharge for wastewater of that quality. <p>However, there is no probable solution for the storage capacity of the washwater and stormwater runoff collection and storage facility prescribed herein.</p>
Infrastructure Provision	
<p>SO 6 The overall development site has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:-</p> <ol style="list-style-type: none"> (1) road access; (2) stormwater drainage; and (3) water supply. 	<p>PS 6 No solution provided.</p>



- ¹ Those codes identified in the assessment table and any overlay code relevant to the land.
- ² Physical attributes of vehicle access crossings are set out in detail in the Access and Parking Code.

Historic Version
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