

POLICY NUMBER - 8.6

POLICY SUBJECT - 8.6 Shade type structures between dwelling and boundary fence

1. POLICY PURPOSE

To give property owners the choice of enhancing the amenity of their property by providing shade protection to their dwellings without having to obtain Local Authority approval.

2. POLICY SCOPE

This policy applies to persons wishing to erect shade type structures within the Shire of Merredin in accordance with this policy--

3. LEGISLATIVE REQUIREMENTS

N/A

~~**1. POLICY STATEMENT Objectives:** To give property owners the choice of enhancing the amenity of their property by providing shade protection to their dwellings without having to obtain Local Authority approval.~~

~~Definitions:~~

~~Shade material:~~

~~Any flexible material that allows air and light to pass through.~~

~~Shade structure:~~

~~The structural members used to construct a framework to support the shade material.~~

4. Policy:

1. A shade structure that complies with the following requirements maybe constructed without the owner having to obtain approvals from the Shire of Merredin.
2. The area between the required side setback may be used as shade protection to that area of the site provided that:
 - a) The shade structure support framework to be of non- combustible materials;
 - b) The framework is to slopes in a plane from the point of attachment (fascia/eaves) to the same height of the boundary fence, if existing, but no higher than 1.8 metres above the finished ground level;
 - c) The top of framework at the boundary is not to be more than 1.8 metres from finished ground level measured on the applicant's side;
 - d) The shade material is not restrict more than 75% of the natural light and is to allows air to pass through it;
 - e) The shade material is to be kept in a good condition at all times and secured to prevent it from flapping;
 - f) The structural members are to be of sufficient size, have sufficient fixings, bracing and footings to provide the required structural adequacy for wind and live loads.

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g) The shade structure must not be attached in any way to the boundary fence. Separate support posts and rails, suitable for the purpose, are to be installed.

1. The point of attachment shall be no less than 750mm from the boundary and no higher than 3 metres from the finished ground level measured directly below that point.

From this point (fascia) the support framing must slope in one plane to the same height of the boundary fence, if existing, but no higher than 1.8 metres above the finished ground level;

2. Shire approval will be required for shade structures that do not comply with this policy prior to commencing that work.

5. KEY POLICY DEFINITIONS

Shade material: Any flexible material that allows air and light to pass through.

Shade structure: The structural members used to construct a framework to support the shade material.

6. ROLES AND RESPONSIBILITIES

Executive Manager of Development Services ~~XX~~ is responsible for the implementation of this policy.

7. MONITOR AND REVIEW

This policy will be reviewed by Council every two years.

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