

Temporary Structures

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP1.14 Last Review Date: 25 October 2019
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Policy Objectives

To allow the use of temporary structures for construction and storage purposes where they are located so to minimise the amenity and safety impacts upon adjoining properties and the surrounding area.

Policy Scope

This policy refers to the installation of temporary structures for 12 months or less, on both private property and property under the care and control of the City of Melville.

The policy provisions do not apply for the installation of temporary structures for a period in excess of a 12 month period. In such cases, proposals will be assessed against the relevant provisions of LPS6, the R-Codes (where relevant) and Council Policy.

In accordance with Section 6 of the *Planning and Development Act 2005*, where a public authority (such as the City of Melville or other agency), installs a temporary structure on land zoned under LPS6, development approval may not be required.

In accordance with Clause 61(f) of Schedule 2 of the Regulation, the City reserves the right to waive the requirement for development approval for a temporary structure.

Definitions / Abbreviations Used In Policy

LPS6	Local Planning Scheme No. 6
R-Codes	State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 – Apartments
the Regulations 2015	Planning and Development (Local Planning Schemes) Regulations
Temporary structures	Include sea containers, prefabricated or demountable offices, portable toilets, skip bins and the like. For guidance in relation to temporary signs refer to Local Planning Policy 2.2 – Outdoor advertising and signage.

Policy Statement

On private property

The placement of temporary structures on private property is permitted without the requirement to obtain development approval where the temporary structure will be:

- In place for no longer than 14 calendar days within a 6 month period;
- Located entirely within the property boundaries; and
- Located so not to obstruct vehicle sight lines.

Where temporary structures are proposed to be installed on private property for longer than 14 calendar days, development approval is required to be obtained prior to installation. Applications for development approval will be assessed against the criteria set out below.

During construction

The placement of temporary structures on private property during construction to facilitate storage, sale, administration and construction activities is acceptable where the temporary structure will be:

- In place for no longer than 12 months;
- Located entirely within the property boundaries; and
- Located so not to obstruct vehicle sight lines

Outside of a construction period

The placement of temporary structures on private property where construction works are not occurring can be necessary for temporary storage purposes. This is acceptable where the temporary structure is:

- In place for no longer than 12 months;
- Limited to one per property;
- Located so not to obstruct vehicle sight lines;
- Setback from property boundaries in accordance with LPS6, the R-Codes (where relevant) and Council Policy;
- Effectively screened from view of the street or any adjacent public space; and
- Will not obstruct any on-site car parking bays or vehicular manoeuvring area which are required to be provided for the approved use(s) of the property.

On property under care and control of City of Melville

Within the road reserve

Development approval is not required however there may be a need to obtain materials on verge permit from the City's Building Services. Owners and applicants are encouraged to liaise directly with Building Services to obtain more information in this respect.

Local Open Space

Development Applications for the placement of temporary structures on reserves for construction or temporary storage purposes (relating to the development or use of the reserve only) will be assessed against the following criteria:

- In place for no longer than 12 months;
- Located so not to obstruct vehicle sight lines;
- Located adjacent to existing buildings or vegetation on the reserve which will provide adequate screening; and
- The applicant provides evidence of public liability insurance to the value of \$20 million.

Once the temporary structure is removed, the applicant will be required to reinstate the reserve to the City's specifications.

Land Reserved under the MRS

Development approval may be required from the relevant state government agency.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 – Apartments LPP1.6 Car Parking and access LPP2.1 Non-Residential Development Planning Bulletin 94: Approval Requirements for Public Works and Development by Public Authorities
Delegated Authority No:	DA – 020: Planning and Related Matters

Origin/Authority

Planning and Development Services Committee

18/02/92

Item No.

Reviews

Special Planning and Development Committee
Ordinary Meeting of Council
Ordinary Meeting of Council
Ordinary Meeting of Council
Ordinary Meeting of Council
Administrative Review
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27/6/2000
17/8/2010
15/04/2014
20/09/2016
16/04/2019
6/8/2019

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P10/3152
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P16/3718
P19/3808