

Temporary Structures

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP1.14 Last Review Date: 20 September 2016
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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.

Notwithstanding the content of this policy, where a public authority (such as the City of Melville or other agency), installs a temporary structure on land zoned under LPS6, planning approval may not be required pursuant to Section 6 of the *Planning and Development Act 2005*.

Definitions / Abbreviations Used In Policy

LPS6	Local Planning Scheme No. 6
R-Codes	Residential Design Codes of Western Australia
Temporary structures	Include sea containers, prefabricated or demountable offices, portable toilets, skip bins and the like.

Policy Statement

On private property

The placement of temporary structures on private property is permitted without the requirement to obtain planning 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, planning approval is required to be obtained prior to installation. Applications for planning 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, 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

Where temporary structures are proposed to be installed on land vested under the care and control of the City of Melville, such as road reserve or public reserves, planning approval is required to be obtained prior to installation. Applications for planning approval will be assessed against the following criteria:

Within the road reserve

The installation of a temporary structure within the road reserve will only be permitted where no other option to position the structure within the property boundaries exists and the following criteria are satisfied:

- Traffic safety will not be compromised;
- Footpaths, driveways and on-street parking will not be obstructed;
- Street trees and street furniture will be protected; and
- The applicant provides evidence of public liability insurance to the value of \$20 million.

The timeframe for approval will generally be limited to 7 calendar days, however a longer approval timeframe may be permitted where the temporary structure is required for construction purposes and the Council is satisfied that there is no other reasonable option to locate the structure within the property.

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

Siting within Designated Reserves

The placement of temporary structures on reserves for construction or temporary storage purposes (relating to the development or use of the reserve only) will only be permitted where the temporary structure is:

- 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 is 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.

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 Residential Design Codes of Western Australia LPP3.1 Residential Development LPP1.6 Car Parking (Non-Residential) 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

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