

*Draft Amended Relocatable Storage Units Policy - See underlined text in Part 5

POLICY NO.	TP.17
POLICY SUBJECT	Relocatable Storage Units
ADOPTION DATE	20 December 2001
REVIEW DATE	24 November 2016 (C.09/1116)
LAST REVIEW DATE	28 November 2019 (C.06/1119)

1.0 Introduction

The purpose of this policy is to regulate the use of relocatable storage units and establish guidelines for the assessment of proposals to place such units on land within the Shire of Bridgetown-Greenbushes, to ensure that they do not detract from the visual amenity of an area.

The Policy does not address the placement of transportable dwellings, relocated dwellings or outbuildings, railway carriages or transportable offices.

2.0 Policy Statement

For the purpose of this Policy, a relocatable storage unit can include a pre-fabricated metal transportable structure designed for the storage and transport of goods from one location to another by road and sea, and includes a sea container, cool room, etc.

The use of relocated storage units may be an economical means of providing storage space with a high level of security; however, due to the 'industrial' appearance and relatively large size of units such as sea containers, they can detract from the visual amenity of an area. Such units are generally without architectural features such as pitched roofs or windows, they can appear to be out of place in a residential or semi-rural setting as they are inconsistent with general residential housing form.

The placement of a relocatable storage unit on land requires the planning approval/consent of the Shire of Bridgetown-Greenbushes as it is considered to fall within the definitions of 'development' under the Shire's Town Planning Scheme No. 3 and 4. For the purposes of assessment and approval, the Shire classifies a relocatable storage unit as an 'outbuilding' ancillary to the approved use of the land and approval is required in some cases.

The permanent use of a relocated storage unit in a residential and special residential area is prohibited but can be considered in a rural, special rural commercial or industrial zone. Given the placement and use of sea containers on a large rural property is unlikely to have an impact upon the amenity of the agricultural areas, approval is not required where the container is not visible from public view.

If the building is proposed to be used for any purpose, other than storage, alterations may be required in order to comply with the Building Code of Australia.

3.0 Policy Requirements

In order for the Shire to assess an application for the permanent use of a relocatable storage unit on a property, the following requirements must be addressed by the applicant.

The proposed relocatable storage unit will:

- i) not be located within a Residential, Residential Development, Special Residential or Community zone, where defined under the relevant Town Planning Scheme;
- ii) not result in a detrimental impact on the amenity of the land or any adjoining land or development;
- iii) not impinge on any boundary setbacks, as required by the relevant Town Planning Scheme or be located in front of the boundary line or outside of a building envelope (where relevant);
- iv) not compromise any associated approved development or use by:
 - a) impinging on any car parking bays required to satisfy the minimum car parking requirement for the associated approved development or use;
 - b) locating within in an existing service yard or bin storage area;
 - c) obstructing any existing access or visual truncation provided to an access way, pedestrian or traffic;
- v) be in good repair with no visual rust marks; and
- vi) be appropriately screened with vegetation or other means, in order to meet the aims of point ii) above.

Applications for a relocatable storage unit will have to include a site plan illustrating the proposed location of the structure on the land and its relationship with the existing development on the land. Any proposed screening or landscaping for the purpose of buffering the appearance of the structure from adjoining land and roads is also required to be illustrated, together with any other information deemed necessary at the time of application.

4.0 Conditions

Conditions of planning approval shall be applicable as deemed necessary by the Shire and without limiting the generality of the foregoing, approvals are to contain the following conditions:

- i) The exterior of the relocatable storage unit shall be in good condition. Any rusted/damaged areas are to be treated/repared within 28 days of being placed on site and thereafter maintained to the satisfaction of the Shire of Bridgetown-Greenbushes.
- ii) The relocated storage unit is to be used for non-habitable, storage purposes only to the satisfaction of the Shire of Bridgetown-Greenbushes.
- iii) The relocatable storage unit shall not be located within the front setback area and shall be screened from public view and shall not be seen from nearby roads, other public places, or adjoining properties.
- iv) The relocatable storage unit must rest directly on compacted, level ground and is not permitted to rest on sleepers or concrete skids, unless a building licence has been granted by the Shire of Bridgetown-Greenbushes.
- v) The relocated storage unit must not be located over any easements, effluent disposal system or utilities.

- iv) The Shire of Bridgetown-Greenbushes reserves the right to instruct a landowner to remove an approved relocatable storage unit if any of the above conditions are not carried out to the satisfaction of the Shire.

5.0 Exemption to Policy

The Shire of Bridgetown-Greenbushes will not require planning approval where a relocatable storage unit is being used for the temporary storage of plant, machinery or building equipment on a building site or for furniture and household effects where a building licence for a dwelling on the same lot has been submitted for approval. A storage unit must not be placed on the property prior to the issue of a building licence and must be removed within 28 days upon completion of the construction or expiry of the building licence.

Where a relocated storage unit is to be used on a permanent basis on a 'Rural' zoned property, outside of the Bridgetown townsite, approval is not required under Town Planning Scheme No. 4 if used for agricultural purposes or for urgent security of plant or equipment, subject to compliance with standard setbacks.