

Local Planning Policy 3.23: Transportable Storage Structures

ADOPTION DATE: 23 June 2020

LAST AMENDED DATE: N/A

AUTHORITY: *Planning and Development Act 2005*
Planning and Development (Local Planning Schemes) Regulations 2015

INTRODUCTION

Transportable storage structures have an industrial appearance and are generally not considered appropriate structures within residential areas as they are visually intrusive and unsympathetic with the form and style of development found in residential areas.

The purpose of this policy is to provide guidance for the acceptable use of transportable storage structures associated with residential development.

APPLICATION

This Policy operates pursuant to Clause 3 of the Deemed Provisions for Local Planning Schemes [Planning and Development (Local Planning Schemes) Regulations 2015] (Deemed Provisions). The Policy applies to Residential zoned land within the Town of Cambridge.

Where relevant to an application for development approval, Clause 3(5) of the Deemed Provisions requires Council to have due regard to this Policy in exercising its discretion to determine such an application.

OBJECTIVES

- To minimise the visual intrusion of structures with an industrial appearance in the residential area;
- To facilitate the temporary storage of domestic items and/or materials associated with residential building activities;
- To ensure public safety when transportable storage structures are utilised in a residential area.

DEFINITIONS

Transportable storage structure	A prefabricated, transportable structure designed for the storage and/or transport of goods such as, but not limited to, a sea container, shipping container and mobile storage unit.
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PROVISIONS

1. Transportable storage structures as permanent structures

Transportable storage structures are not permitted within the boundaries of any Residential zoned land within the Town, other than for a temporary period (maximum 12 months), where the use of the transportable storage structure on the site is necessary to

facilitate construction on the site, and is subject to obtaining planning approval from the Town.

2. Temporary use of transportable storage structures

The Town may grant approval for temporary use of a transportable storage structure, up to 12 months, in the following circumstances:

- 2.1 The total number of transportable storage structures on the lot at any time shall not exceed one; and
- 2.2 The transportable storage structure shall be located wholly within the lot, and shall be located behind the primary and secondary street setbacks; and
- 2.3 The transportable storage structure shall be set back at least 1.0m from lot boundaries; and
- 2.4 The transportable storage structure shall not restrict access to any required car parking bays; and
- 2.5 The transportable storage structure shall not be placed within 1.5m of where a driveway (on any property) meets a public street or where two streets intersect; and
- 2.6 The transportable storage structure shall not exceed 6.5m in length and 3.0m in height; and
- 2.7 The transportable storage structure shall be utilised for storage of materials associated with residential building activities only. The transportable storage structure shall not be used for habitation; and
- 2.8 The transportable storage structure is not to be visible from the street. Where a transportable storage structure would be visible from the street, it is to be appropriately screened to lessen the industrial appearance of the structure; and
- 2.9 The transportable storage structure shall have suitable safety mechanisms in place to allow emergency exit from the structure, to the satisfaction of the Town.

3. Variations to this Policy

Variations to the above requirements (unless otherwise state in this Policy as acceptable) shall be considered against the Local Planning Framework and the objectives of this Policy.