Policy Review and Development Committee

Notice of Meeting & Agenda
15 September 2015

Committee Terms of Reference

1 To review all existing Bunbury City Council policies within a two year period, in line with the local government election cycle and facilitate the development of new policies for consideration by Council on an ongoing basis.

2 To make recommendations to Council on matters of policy, policy review and policy development.

3 To explore opportunities that promote policy development in all areas that are within Council’s jurisdiction.

4 To allow any draft policy developed and fully considered by another Advisory Committee of Council to be referred directly to Council for consideration.

5 To provide Bunbury City Councillors with assistance and support to develop new Council policies.
Policy Review and Development Committee
Notice of Meeting

Dear Committee Members

The next Ordinary Meeting of the Policy Review and Development Committee will be held in the Council Chambers, 2-4 Stephen Street, Bunbury on 15 September, immediately following the Ordinary Meeting of Council.

Signed:
Greg Golinski
Manager Governance

Agenda
15 September 2015

Members of the public to note that recommendations made by this committee are not final and will be subject to adoption (or otherwise) at a future meeting of the Bunbury City Council.

Committee Members:

<table>
<thead>
<tr>
<th>Member Name</th>
<th>Representing</th>
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<tbody>
<tr>
<td>Mayor Gary Brennan</td>
<td>City of Bunbury</td>
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<tr>
<td>Deputy Mayor Brendan Kelly (Presiding Member)</td>
<td>City of Bunbury</td>
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<td>Cr Murray Cook</td>
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<td>Cr Michelle Steck</td>
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<td>Cr Karen Steele</td>
<td>City of Bunbury</td>
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</table>

Ex-officio Members (non-voting):

<table>
<thead>
<tr>
<th>Member Name</th>
<th>Representing</th>
</tr>
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<tbody>
<tr>
<td>Mr Andrew Brien</td>
<td>Chief Executive Officer</td>
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Support Staff:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr Greg Golinski</td>
<td>Manager Governance</td>
</tr>
</tbody>
</table>
Table of Contents

<table>
<thead>
<tr>
<th>Item No</th>
<th>Subject</th>
<th>Page No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Declaration of Opening</td>
<td>3</td>
</tr>
<tr>
<td>2.</td>
<td>Disclaimer</td>
<td>3</td>
</tr>
<tr>
<td>3.</td>
<td>Announcements from the Presiding Member</td>
<td>3</td>
</tr>
<tr>
<td>4.</td>
<td>Attendances</td>
<td>3</td>
</tr>
<tr>
<td>4.1</td>
<td>Apologies</td>
<td>3</td>
</tr>
<tr>
<td>4.2</td>
<td>Approved Leave of Absence</td>
<td>3</td>
</tr>
<tr>
<td>5.</td>
<td>Declaration of Interest</td>
<td>3</td>
</tr>
<tr>
<td>6.</td>
<td>Public Question Time</td>
<td>3</td>
</tr>
<tr>
<td>7.</td>
<td>Confirmation of Minutes</td>
<td>3</td>
</tr>
<tr>
<td>8.</td>
<td>Petitions, Presentations and Deputations</td>
<td>3</td>
</tr>
<tr>
<td>8.1</td>
<td>Petitions</td>
<td>3</td>
</tr>
<tr>
<td>8.2</td>
<td>Presentations</td>
<td>4</td>
</tr>
<tr>
<td>8.3</td>
<td>Deputations</td>
<td>4</td>
</tr>
<tr>
<td>9.</td>
<td>Method of Dealing with Agenda Business</td>
<td>4</td>
</tr>
<tr>
<td>10.</td>
<td>Reports</td>
<td>5</td>
</tr>
<tr>
<td>10.1</td>
<td>Proposed Electronic Graphic Display Screen Sign and Increased Height to Existing Limestone Wall Base at Lot 100 (#121) King Road, East Bunbury</td>
<td>5</td>
</tr>
<tr>
<td>10.2</td>
<td>Review of the Advertising Devices Policy made under the Local Law Relating to Advertising Devices</td>
<td>11</td>
</tr>
<tr>
<td>10.3</td>
<td>Proposed Draft Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures</td>
<td>14</td>
</tr>
<tr>
<td>11.</td>
<td>Applications for Leave of Absence</td>
<td>16</td>
</tr>
<tr>
<td>12.</td>
<td>Questions from Members</td>
<td>16</td>
</tr>
<tr>
<td>12.1</td>
<td>Response to Previous Questions from Members taken on Notice</td>
<td>16</td>
</tr>
<tr>
<td>12.2</td>
<td>Questions from Members</td>
<td>16</td>
</tr>
<tr>
<td>13.</td>
<td>Urgent Business</td>
<td>16</td>
</tr>
<tr>
<td>14.</td>
<td>Date of Next Meeting</td>
<td>16</td>
</tr>
<tr>
<td>15.</td>
<td>Close of Meeting</td>
<td>16</td>
</tr>
</tbody>
</table>
1. **Declaration of Opening**

2. **Disclaimer**
   
   Not applicable to this committee.

3. **Announcements from the Presiding Member**

4. **Attendances**
   
   4.1 **Apologies**
   
   4.2 **Approved Leave of Absence**

5. **Declaration of Interest**
   
   IMPORTANT: Committee members to complete a “Disclosure of Interest” form for each item on the agenda in which they wish to disclose a financial/proximity/impartiality interest. They should give the form to the Presiding Member before the meeting commences. After the meeting, the form is to be forwarded to the Administration Services Section for inclusion in the Corporate Financial Disclosures Register.

6. **Public Question Time**

   Not applicable

7. **Confirmation of Minutes**

   Committee Decision: Moved ___________ Seconded ___________

   The minutes of the Policy Review and Development Committee Meeting held on 20 August 2015, are confirmed as a true and accurate record.

   CARRIED/LOST

8. **Petitions, Presentations and Deputations**

   8.1 **Petitions**

   Nil
8.2 Presentations
Nil

8.3 Deputations
Nil

9. Method of Dealing with Agenda Business
10. Reports

10.1 Proposed Electronic Graphic Display Screen Sign and Increased Height to Existing Limestone Wall Base at Lot 100 (#121) King Road, East Bunbury

<table>
<thead>
<tr>
<th>File Ref:</th>
<th>P14370, DA/2014/228</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant/Proponent:</td>
<td>Pinnacle Planning on behalf of Donald Charles Maasdorp</td>
</tr>
<tr>
<td>Author:</td>
<td>Bob Karaszewych, Director Planning, Development and Regulatory Services</td>
</tr>
<tr>
<td>Executive:</td>
<td>Bob Karaszewych, Director Planning, Development and Regulatory Services</td>
</tr>
<tr>
<td>Attachments:</td>
<td>Appendix 1: MRWA Crash Matrix Report</td>
</tr>
<tr>
<td></td>
<td>Appendix 2: Proposed Signage Illustration</td>
</tr>
<tr>
<td></td>
<td>Appendix 3: Local Planning Policy: Signage and Advertising</td>
</tr>
</tbody>
</table>

Summary

At its meeting held 1 September 2015, Council resolved to defer consideration of the matter to replace an existing billboard sign near the intersection of King Road, Picton Road and Sandridge Road in East Bunbury with an LED illuminated electronic graphic display screen, referring it to the Policy Review and Development Committee for review. The matter is required to be presented back to Council on 29 September 2015 for determination.

Executive Recommendation

That the Policy Review and Development Committee recommends that Council resolves to:

1. Refuse the application for planning approval (application reference: DA/2014/228) for the development of the proposed electronic graphic display screen sign and increased height of the existing limestone wall base at Lot 100 (street address number 121) King Road, East Bunbury, in accordance with the City of Bunbury’s Town Planning Scheme No. 7, for the following reasons:
   
   (a) The proposed electronic graphic display screen sign being located outside of the ‘City Centre Zone’ is contrary to Local Planning Policy: Signage and Advertisements. Table 3 of the Local Planning Policy lists ‘electronic graphic display screen’ signage as being ‘X’ not permitted in the ‘Residential Zone’.

   (b) The proposed electronic graphic display screen sign is inconsistent with the aims of the Scheme and objectives of the ‘Residential Zone’, and the display of third party advertising in a zoning outside the ‘City Centre Zone’ is contrary to Local Planning Policy: Signage and Advertisements.

   (c) The proposed sign face area of 40.3 m² exceeds the prescribed maximum of 20 m² for electronic graphic display screen signs, and hence, represents a significant variation to the specifications set out in Local Planning Policy: Signage and Advertisements.

   (d) The proposal is contrary to objective (c) of Local Planning Policy: Signage and Advertisements, which relates to the safety and operation of roads designated as ‘Other Regional Roads Reserve’.

   (e) The proposal is likely to result in adverse impacts on road safety and the visual amenity of the locality, and hence, does not represent orderly and proper planning.
2. Advise the applicant, landowner and submitters of Council’s decision.

Alternate Recommendation 1

1. That Council advises the landowner and applicant that it would consider a separate application for planning approval, submitted in accordance with the provisions of the City of Bunbury’s Town Planning Scheme No. 7 and Local Planning Policy: Signage and Advertisements, for a ‘billboard sign - large’ (i.e. a non-illuminated static sign); displaying advertising content restricted to community based or locally owned business advertisements, to the specifications and satisfaction of the local government.

2. That Council advises the proponent that there are no prescriptive development controls regarding the location or design of illuminated and animated signs within the ‘Central Business District Signage Control Area’ under Local Planning Policy: Signage and Advertisements (reference should be made to the performance-based requirements set out under clause 9.6 of Part C of the policy); and hence, would invite the proponent to consider alternative sites located within the ‘City Centre Zone’ for the placement of an LED illuminated electronic graphic display screen, which would be considered suitable in a CBD environment.

Background

Council at its meeting held on 1 September 2015 considered agenda item 10.4.3 to replace an existing billboard sign near the intersection of King Road, Picton Road and Sandridge Road in East Bunbury with an LED illuminated electronic graphic display screen.

The Council received a presentation by the consultant Ben Carter of Pinnacle Planning and the landowner Charles Maasdorp. On review of the transcript of the presentation, a range of key issues have been identified and are discussed below.

1. *Bunbury Farmers Market sign being “a benchmark”*

   This should not be considered as representing a “benchmark”, as signage and advertising controls for the Bunbury Farmers Market site are specific to that Special Use Zone, which requires a Detailed Area Plan and an associated Precinct Signage Plan. The Detailed Area Plan does not specifically nominate a maximum sign face area for the site; and as such, the City of Bunbury has discretion in determining an appropriate total signage area.

   The Bunbury Farmers Market digital illuminated (static) screen has the dimensions of 3.2m by 4.5m, or an area of 14.2m² per side. This sign is visible from both an easterly and westerly direction. It should be noted that the proposal for an LED illuminated electronic graphic display screen on Lot 100 (#121) King Road, East Bunbury, would have the dimensions of 12.6 m by 3.2m or an area of 40.3m², which would be 65% or three times larger in area than the Bunbury Farmers Market sign.

   The proposal is depicted in Appendix 2, and illustrates the substantial nature of the proposed LED illuminated electronic graphic display screen in comparison to the scale of the existing Bunbury Farmers Market sign.

2. *Main Roads Western Australia statistical information on accidents, unknown*
Although the intersection is not on a designated highway or freeway, the subject site is nevertheless situated on a significant four lane light controlled interchange of King Road, a designated ‘Local Distributor Road Reserve’ under the Local Planning Scheme, with Sandridge and Picton roads which are designated as ‘Other Regional Roads Reserve’ under the Regional Planning Scheme.

Therefore, it is considered that the location and size of the proposed illuminated electronic graphic display screen sign, in conjunction with the frequency of advertisement rotation and the rotation of advertisements during night time hours, will likely result in adverse impacts on road safety and the visual amenity of the locality.

The MRWA has provided a Crash Factor Matrix for the intersection of King, Sandridge and Picton roads for the period 2010 to 2014 (Appendix 1). The summary of that report lists 79 crashes occurring during the time period, of which there were:

- 47 vehicles travelling in one direction;
- 23 vehicles travelling from opposing directions;
- 5 intersection collisions;
- 3 manoeuvring;
- 1 off path on straight.

3. *City of Bunbury Local Planning Policy: Signage and Advertisements “can be varied”*

Local Planning Policy: Signage and Advertisements was adopted by the Council on 10 June 2014 following an extensive and comprehensive review process that included consultation with the Bunbury Chamber of Commerce and Industry (BCCI) and advertising sign businesses operators in order to arrive at a consensus.

The absence of guidance in the Local Planning Scheme has meant reliance upon the Policy to inform both the assessment of the development proposal by the City of Bunbury from an operational perspective, and Council on matters requiring the exercising of discretion.

Nevertheless, Council may exercise its discretion in granting planning approval for a development application for any sign, with or without conditions, having due regard to the Policy on balance with the merits/nature of the project and its site specific circumstances and conditions.

4. *This is not a standard residential site*

The residential zoned lot containing the existing billboard has an area of 766m². It is capable of being developed for two dwellings sharing common access onto King Road.

5. *To replace a sign that has been there for four years*

The existing billboard has been subject to previous Council decisions and a State Administrative Tribunal (SAT) appeal. The previous sign licence issued restricted the advertising content to community based and locally owned businesses.

6. *LED signage is best suited to specific locations*
... This prominent location would create a landmark location first of its kind in WA ...
Bunbury is a sought after location ... belief that there is a place for third party signage in every City ... reducing signage in general as it allows multiple businesses to utilise the screen ... technology is changing rapidly.

Western Australia's peak motoring lobby group the RAC recently called for an electronic billboard that is visible from the Mitchell Freeway to be shut down, after it was revealed that it is exposed to approximately 10,000 more drivers and is three times the height of the Kwinana Freeway electronic billboard.

The City of Perth and the Western Australian Planning Commission (WAPC) approved the sign, after considering draft guidelines for electronic billboards prepared by MRWA. The guidelines recommended standards for brightness and rate of change and content, which were adopted as development conditions in the planning approval.

To approve that sign, MRWA had to agree to meet 17 conditions including completing a road safety audit and addressing its recommendations prior to the sign being switched on. That audit assessed the merge distances approaching the sign, the crash history of the location, and a range of factors that might lead to driver distraction.

Nevertheless, the sign which has been the subject of four road safety audits, was switched off because of safety concerns regarding driver distraction, resulting in the state government compensating the developer for its construction cost of $680,000.

A spokesperson from the RAC stated that: "It can be seen from long distances, it's elevated and it has the potential to draw people away at merge points and at higher speeds."

The State Government had said in May 2015 that nine electronic billboards were being considered at various locations, including on the Mitchell and Kwinana freeways. However, before any more electronic billboards are installed, the RAC has requested that a standardised and robust process of review and approval is established.

Given this history, it may be prudent for Council to await the outcome of a standardised and robust process of review and approval before it entertains allowing any LED illuminated electronic graphic display screen(s) outside of the ‘City Centre Zone’ with frontage to major roads/intersections.

**Council Policy and Legislative Compliance**

The following regulatory and policy documents are applicable to the assessment of this application for planning approval:

- Planning and Development Act 2005;
- Greater Bunbury Region Scheme (GBRS);
  Note: the subject site abuts ‘Other Regional Roads Reserve’ under the GBRs; however, the Department of Planning has advised that in this circumstance GBRs approval is not required.
- City of Bunbury Town Planning Scheme No. 7 (TPS7); and
- Local Planning Policy: Signage and Advertisements
Officer Comments

Due to the type of development proposed and its proximity to a major intersection, the application was referred to the Bunbury RoadWise Committee and MRWA for comment as follows:

**Bunbury RoadWise Committee**

“... strongly objects to the “Electronic Graphic Display Screen” proposed for #121 King Road, East Bunbury, as well as any other static signage that may contribute to driver distraction at this important intersection...the intersection was a high volume traffic area identified by Bunbury Police as a “hot spot” qualifying for a red light camera.”

**Main Roads Western Australia**

“The current sign is located approximately 35 metres from the nearest traffic control signal, which is less than half of the recommended minimum distance.

If the advertising device was to be illuminated there would need to be strict controls applied in relation to colours (to not conflict with the traffic control signals) and luminance or increased levels of driver distraction could result.

Given that the advertising sign is already situated too close to the traffic control signals, and that there is no scope to achieve the desired clearance distance, Main Roads does not support the proposal to increase the size of the sign or to illuminate it.”

**Analysis of Financial and Budget Implications**

The application for planning approval relates to private property, therefore, has no direct budgetary or financial implications for the City of Bunbury.

If the applicant is aggrieved by Council’s decision they may apply for a review of the decision through the SAT, in those circumstances the City may incur legal costs.

**Community Consultation**

The development application was advertised for public comment from 15 October 2014 to 28 October 2014. In total, five objections were received from surrounding landowners, the MRWA and the Bunbury RoadWise Committee.

**Councillor/Officer Consultation**

The proposal has been referred to the City of Bunbury’s Development Coordination Unit (DCU) for professional advice and technical assessment prior to the finalisation of this report. Additionally, the proposal was referred to the Department of Planning, MRWA and Bunbury RoadWise Committee for advice.

**Delegation of Authority**

This application for planning approval has been referred to Council for its determination, as submissions objecting to the proposal were received during the public consultation process, and therefore, cannot be determined under delegation.

**Relevant Precedents**
The Bunbury Farmers Market electronic graphic display screen sign (located at #2-6 Vittoria Road, Glen Iris) was approved under delegation in 2013 (application reference DA/2013/266). This was prior to the adoption of Local Planning Policy: Signage and Advertisements. Nonetheless, the development plans were submitted and approved by MRWA.

The proposed LED illuminated electronic graphic display screen on Lot 100 (#121) King Road, East Bunbury, is 40.3m² in area, which is approximately 65% or three times larger in area than the Bunbury Farmers Market digital screen of 14.2m² displaying static images.

Officers are not aware of the SAT having dealt with such a proposal or conditions of development approval necessary to satisfactorily mitigate against road safety and amenity considerations.
10.2 Review of the Advertising Devices Policy made under the Local Law Relating to Advertising Devices

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<thead>
<tr>
<th>Applicant/Proponent:</th>
<th>Planning, Development and Regulatory Services</th>
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<tbody>
<tr>
<td>Author:</td>
<td>Ann-Kristin Jank, Team Leader Development Assessment and Compliance</td>
</tr>
<tr>
<td>Executive:</td>
<td>Bob Karaszkewych, Director Planning, Development and Regulatory Services</td>
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</table>

Summary

The existing ‘City of Bunbury Advertising Devices Policy’ (2003) adopted by Council under the head of power created by the ‘City of Bunbury Local Law Relating to Advertising Devices’ has been reviewed. The aim of this review was to:

- provide clearer guidance on the management of signage and advertising devices located on publicly owned and managed reserved land; and
- minimise the requirements for sign licences in relation to community purposes and public events.

Executive Recommendation

That the Policy Review and Development Committee recommends that Council resolves to:

1. Publicly advertise the revised draft City of Bunbury Local Law Policy Relating to Advertising Devices on Public Land (2015) for a period of not less than 21 days for community comment.
2. Publicly advertise the proposed amendment to the City of Bunbury Schedule of Fees and Charges for the 2015/2016 financial year to include the standard fee of $147.00 to be charged for the granting of a sign licence, in accordance with the Local Government Act 1995.
3. Following public advertising of the proposed revised draft City of Bunbury Local Law Policy Relating to Advertising Devices on Public Land (2015), the proposal and any public submissions lodged with the City of Bunbury during the advertising period is to be returned to Council for further consideration.
4. Subject to the final adoption by Council of the revised draft City of Bunbury Local Law Policy Relating to Advertising Devices on Public Land (2015), resolves to revoke the existing City of Bunbury Advertising Devices Policy (2003).

Background

Consistent with many local governments in Western Australia, signage has been historically regulated through the Local Government Act 1995 by subsidiary local laws appropriate to each municipality’s local conditions and circumstances.

In the case of the City of Bunbury from 2003 until 2012, signage and advertising devices have been regulated through its Local Law Relating to Advertising Devices and its associated City of Bunbury
Advertising Devices Policy (2003), (current policy attached at Appendix 5). As such, the local law and policy provided a framework for the granting of sign licences irrespective of its location.

However, advice given in 2010 by the Director General of the Department of Local Government stated that local laws made under the Local Government Act 1995 must only apply to signs located on public land managed by the local government, such as public open spaces (POS) and road reserves.

Whereas, the Planning and Development Act 2005 was identified as providing the more appropriate statutory framework for regulating signs and advertisements located on zoned land that is privately owned.

Since then, amendments to the City of Bunbury Town Planning Scheme No. 7 (TPS7) and a new ‘Local Planning Policy: Signage and Advertisements’ (adopted 10 June 2014, Council Decision: 199/14) have been implemented to address this matter with respect to privately owned zoned land.

Council Policy and Legislative Compliance

The proposed draft City of Bunbury Local Law Policy Relating to Advertising Devices on Public Land (2015) attached at Appendix 4, is made pursuant to the Local Law Relating to Advertising Devices, which was gazetted on 24 March 2003 and then amended on 10 August 2007.

Officer Comments

The following is a summary of the proposed changes made to the existing Advertising Devices Policy:

- The revised draft policy clearly outlines that it applies only to signs and advertising devices located on local government property and reserved land within the district.
- The types of advertising devices applicable to public reserves have been rationalised.
- Application requirements, dimensions of sign face area, maximum luminance levels, advertisement definitions and standards, as well as approval categories have been generally translated into the revised draft policy.
- The format has been changed to reflect the style of current corporate documents.
- Objectives have been updated.
- General definitions have been added to provide clarity on the meaning of terms used.
- Standards in relation to referrals to relevant agencies, sponsorship content and currently leased illuminated road verge signs have been added.
- Development requirements have been consolidated and expanded.

The revised policy now sets out more simply the types of signage that would be exempt from the need for a sign licence (e.g. flags, banners and signs located on fences), with only major signage (e.g. billboards and other permanent structures) requiring the approval of the local government through the granting of a sign licence.

Analysis of Financial and Budget Implications

Currently there exists an ad-hoc process for the administration of signage and advertising devices located on publicly owned reserved land - with a myriad of signs of different sizes, appearance and
placement occurring on public reserves and road verges throughout the city.

It is therefore proposed that signage and advertising devices to be located on public reserves requiring approval should be administered by the Planning, Development and Regulatory Services directorate.

Notwithstanding, the Corporate and Community Services directorate will retain responsibility for the managing of any lease agreements that may be required for the installation of signs or advertising devices on reserves managed by the local government.

The current Advertising Devices Policy outlines fees and charges for the making of an application for a sign licence (i.e. $211.20). Hence, it is recommended that a nominal fee of $147.00 be charged for the granting of a signage licence under the revised policy, which is consistent with the minimum fee charged for an application for development approval. If approved, this will require an amendment to be made to Council’s adopted Schedule of Fees and Charges.

**Community Consultation**

Subject to Council approval, the proposed draft City of Bunbury Local Law Policy Relating to Advertising Devices on Public Land (2015), along with the new fee, will be publicly advertised for community comment.

**Councillor/Officer Consultation**

Elected Members have been made aware of the need to have an improved process for regulating the display of community events signage and advertisements within the City of Bunbury. This matter is referred to the Policy Review and Development Committee for consideration and recommendation to Council.

**Economic, Social and Environmental Issues**

**Economic**
Public announcements on a diverse range of community events contribute to employment and an income stream for participants.

**Social**
Community events contribute to social cohesion and community well-being.

**Environmental**
The orderly and proper management of signage and advertising devices on public land with respect to their size, placement and content would avoid potential risks to the safety of road users, proliferation of visual clutter and unregulated competition for space in various locations.

**Delegation of Authority**

The proposed draft City of Bunbury Local Law Policy Relating to Advertising Devices on Public Land (2015) has been referred to the Policy Review and Development Committee for consideration and recommendation to Council. It is recommended that public advertising of the proposal for community comment should occur prior the adoption of any policy made under Council’s Local Law Relating to Advertising Devices.
10.3 Proposed Draft Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures

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<tr>
<th>Applicant/Proponent:</th>
<th>Planning, Development and Regulatory Services</th>
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<tr>
<td>Author:</td>
<td>Thor Farnsworth, Manager Sustainability, Planning and Development</td>
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<tr>
<td>Executive:</td>
<td>Bob Karaszkewych, Director Planning, Development and Regulatory Services</td>
</tr>
<tr>
<td>Attachments:</td>
<td>Appendix 6: Proposed Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures</td>
</tr>
</tbody>
</table>

Summary

Currently there is no statutory guidance for the development control of sea containers and other transportable or relocatable types of storage containers and structures within the City of Bunbury.

The City of Bunbury is receiving an increasing number of inquiries, with six pending applications for development approval to permit sea containers in and around residential areas, as they are increasingly seen as a cheaper alternative to constructing purpose built sheds or outbuildings.

Consequently, the draft Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures has been prepared in order to provide guidance on the regulation of sea containers and other transportable or relocatable storage containers and structures with respect to:

- allowing for their unhindered use for port related activities and shipping in suitable locations where environmental and public health standards can be met;
- enabling their temporary use for storage purposes in appropriate locations provided that they do not create a potential risk to public safety, detract from the streetscape, character, amenity or environmental attributes of the local area; and
- permitting them to be converted and used as outbuildings in residential, mixed use and commercial areas in a manner that is sympathetic with dwellings.

Executive Recommendation

That the Policy Review and Development Committee recommends that Council resolves to:

1. In accordance with to clause 4 of ‘Division 2 - Local planning policies’ under ‘Part 2 - Local planning framework’ of ‘Schedule 2 - Deemed provisions for local planning schemes’ of the Planning and Development (Local Planning Schemes) Regulations 2015, advertise the draft Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures for public comment for a period of not less than 21 days.

2. Following public advertising of the draft Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures, the proposal and any submissions lodged with the City of Bunbury during the public advertising period are to be returned to Council for further consideration.

Background

The City of Bunbury does not presently have an adopted local planning policy position with respect
to the development control of sea containers and other transportable or relocatable types of storage containers and structures within the Scheme area.

**Council Policy and Legislative Compliance**

The draft Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures, (attached at Appendix 6), has been prepared in accordance with the provisions of ‘Division 2 - Local planning policies’ under ‘Part 2 - Local planning framework’ of ‘Schedule 2 - Deemed provisions for local planning schemes’ of the Planning and Development (Local Planning Schemes) Regulations 2015.

**Officer Comments**

The draft local planning policy was formulated to satisfy local conditions and circumstances, but was informed by a literature review of other local government policies dealing with sea containers and other transportable or relocatable types of storage containers and structures.

**Analysis of Financial and Budget Implications**

The draft local planning policy relates to the regulation of development on private property, and therefore, the effect of the recommendation has no direct budgetary or financial implications for the City of Bunbury.

**Community Consultation**

Subject to Council approval, the draft Local Planning Policy: Sea Containers and Transportable or Relocatable Storage Containers and Structures will be publicly advertised for community comment for a period of not less than 21 days, in accordance with clause 4 of ‘Division 2 - Local planning policies’ under ‘Part 2 - Local planning framework’ of ‘Schedule 2 - Deemed provisions for local planning schemes’ of the Planning and Development (Local Planning Schemes) Regulations 2015.

**Councillor/Officer Consultation**

The proposal has been referred to the City of Bunbury’s Development Coordination Unit (DCU) for professional advice and technical assessment prior to the finalisation of this report. This proposal is now referred to the Policy Review and Development Committee for its consideration and recommendation to Council.

**Delegation of Authority**

The draft policy will be referred to Council for its determination, as the making or amending of a local planning policy involves a statutory public advertising procedure, and hence, requires a decision of Council in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.
11. **Applications for Leave of Absence**

   Not applicable to this committee.

12. **Questions from Members**

   12.1 Response to Previous Questions from Members taken on Notice

   Nil

   12.2 Questions from Members

13. **Urgent Business**

   Nil

14. **Date of Next Meeting**

   TBC following 2015 City of Bunbury elections.

15. **Close of Meeting**

   The Presiding Member closed the meeting at _________.

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Page 16