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## PP005 – Local Planning Policy 5 – Sea Containers

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### 1. Intention

To regulate the use of sea containers within the Shire of Waroona so as to ensure that they do not detract from the amenity of the area.

This Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices, or the type of building commonly referred to as “Dongas”.

### 2. Scope

This policy applies throughout the district.

### 3. Definitions

For the purpose of this Policy, a sea container is a metal transportable structure designed for the storage and transport of goods from one location to another by road and sea, but can be used in a multitude of ways i.e.:

- (a) **Road and Sea Transport:** Used by transport and shipping companies to transport and store goods or are temporary used for storage on private or public property.
- (b) **Temporary storage of materials on a building site.**
- (c) **Conversion to any other use.**

In relation to (c) above, where a sea container has been converted and is no longer used for the road and sea transport purposes, such structure shall be assessed in terms of the relevant legislation i.e. Residential Design Codes and / or Local Planning Scheme.

All other terms within this Policy shall have the same meaning given under the provisions of the Shire of Waroona Local Planning Scheme No. 7.

### 4. Statement

#### 4.1 Assessment of Proposals

##### 4.1.1 Road and Sea Transport

Council may approve the temporary storage of sea containers subject to sea containers not being located within the front boundary setback area or in areas designated for car parking or landscaping.

Sea containers must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to Council, to ensure that storage areas are not exposed to view from nearby roads or other public places.

##### 4.1.2 Temporary Storage of Materials on a Building Site

A sea container may be placed on a property to store building materials while construction of a house or commercial building is being carried out on the property, without requiring planning approval or a building permit. A sea container must not be placed on the property prior to the issue of a building

permit and must be removed immediately upon completion of construction or expiry of the building permit.

#### 4.1.3 Conversion to Any Other Use

An application to permanently place a sea container on a property shall not be supported unless the following criteria are met:

- (a) The sea container must be screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties; and/or
- (b) If the sea container will be easily seen from nearby roads, other public places, or adjoining properties, then the exterior of the sea container shall be in a state of good repair and/or shall be upgraded (i.e. painted to blend in with the surrounding development or landscape) within three (3) months of being placed on site.

## 5. Legislative and Strategic Context

The *Planning and Development Act 2005* and the associated subsidiary legislation provide the broad framework within which this policy operates.

## 6. Review

This policy is to be reviewed every 5 years.

## 7. Associated Documents

Nil.

<b>Division</b>	Planning				
<b>Policy Number</b>	PP005				
<b>Contact Officer</b>	Manager Planning				
<b>Related Legislation</b>	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015				
<b>Related Shire Documents</b>	Nil				
<b>Risk Rating</b>	Medium	<b>Review Frequency</b>	Every 5 years	<b>Next Review</b>	2024
<b>Date Adopted</b>	26/03/2019				OCM19/03/017

Amendments		
Date	Details of Amendment	Reference
22/06/2021	Updated as part of major review and reformatted.	OCM21/06/071
Previous Policies		
PR010 – Sea Containers		