

## **18.0 SEA CONTAINERS**

### **1. Background**

### **2. Objective**

It is Council's objective 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".

### **3. Legal Status / Considerations**

The Policy is adopted as a Local Planning Policy pursuant to Clause 4 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

### **4. Special Procedural Considerations**

#### Interpretation

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.

### **5. Policy Statement**

#### Application

Where an application is required for Council's Planning Consent prior to siting a sea container on a property, the following details shall be submitted:

- a) A completed Application for Planning Consent and payment of the minimum fee.
- b) A neatly drawn and scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, watercourses and vegetation on the property.
- c) The proposed size and use of the sea container and if approval is being sought for a temporary period (state time period) or on a permanent basis.

- d) Evidence by photos that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.
- e) If a sea container can be easily seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or screening shall be provided.

## **6. Assessment of Proposals**

### **a) 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.

### **b) 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.

### **c) Conversion to any other use.**

(1) 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.

## **Adoption/Amendments**

Draft:

Final: **24/10/06 – OCM06/2006**

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