



# **SHIRE OF JERRAMUNGUP**

## **LOCAL PLANNING POLICY NO 14**

### **SEA CONTAINERS**

#### **1. BACKGROUND**

In recent years, there has been an increased use of sea containers for storage within the Shire. Sea containers can serve a useful purpose as they are a cheap and secure method of storing goods. However, they have the potential to adversely affect the amenity of an area being more industrial in character and often poorly located and maintained.

#### **2. PURPOSE OF POLICY**

The purpose of this policy is to provide guidance for landowners, developers and Council as to where sea containers are acceptable within the Shire.

#### **3. POLICY BASIS**

Clauses 2.2 and 2.4 of the Shire of Jerramungup Town Planning Scheme No. 2 ('the Scheme') provides for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

The Policy does not bind the local government in respect of any application for development approval but the local government is to have due regard to the provisions of this Policy and the objectives which the Policy is designed to achieve before making its determination.

#### **4. SCHEME REQUIREMENTS**

A 'Sea Container' is considered to be a 'Transported Building' and requires the Planning Approval of Council under clause 5.10 of the Scheme.

Whilst sea containers are 'transported buildings', the terms of this policy apply exclusively to sea containers used for storage purposes (Class 10A Building) and Local Planning Policy No.15 'Transported Buildings' does not apply.

Clause 5.13 of the Scheme deals with matters Council will consider regarding the appearance of buildings when dealing with applications for planning approval in respect to any building.

A sea container is development and is not exempted from planning approval under clause 8.2 (b) of the Scheme as it is considered to be a transported building.

Clause 10.2 of the Scheme outlines general matters that Council can take into consideration when assessing any application.

This policy expands on and complements the existing Scheme requirements.

## **5. POLICY STATEMENT**

This policy applies to all land zoned within the Shire of Jerramungup with the exception of the 'Rural' zone. The policy is aimed at controlling the impact of sea containers used for storage purposes on the amenity of the townsites within the Shire of Jerramungup.

## **6. OBJECTIVES**

The objectives of this policy are as follows:

- To establish clear guidelines for the placement of sea containers used for storage purposes within the Shire;
- To ensure that any sea container does not detract from an existing (or reasonably desired) streetscape;
- To achieve a balance between providing for the legitimate need for sea containers as an affordable and secure storage option, and minimising any adverse impacts on neighbours, streetscape, a neighbourhood or locality, amenity or the Shire as a whole.
- To set out minimum standards and requirements for applications to place sea containers on land within the Scheme area.

## **7. REQUIREMENTS**

### ***7.1 Temporary storage of materials on a building site***

In all zones, 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 town planning approval or a building licence. A sea container must not be placed on the property prior to the issue of a building licence and must be removed immediately upon completion of construction or expiry of the building licence.

### ***7.2 Approval Requirements***

Planning approval is required for all sea containers used for storage purposes in the Residential, Rural Residential, Town Centre, Townsite, General Industry, Light Industry and Service Commercial zones.

### **7.3 Location Requirements**

All sea containers are to be located in the following manner:

- i) Located at the rear of the property and suitably screened and/or fenced from the road frontage and neighbouring properties;
- ii) 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. If the container cannot be placed so as to be generally concealed from the street then the Shire will require the installation of screening to a minimum height equal to that of the container.
- iii) The normal Scheme setback requirements for the zone are applicable.

### **7.4 General Conditions and Requirements**

- Sea containers proposed for habitation are to be assessed against LPP15 – Transported Buildings and are to be modified to meet the requirements of the Building Code of Australia. Once a sea container is modified to a habitable standard it is no longer considered to be a ‘sea container’ for the purposes of this Policy.
- In the Residential and Rural Residential zones, the sea container is assessed as being part of the permitted outbuilding floor space detailed in LPP16 - Outbuildings.
- A maximum of one (1) sea container will be permitted per property in the ‘Rural Residential’ and ‘Residential’ zones.
- Sea containers shall not to be located over septic tanks, leach drains or utilities.
- Sea containers shall be located on a flat, compacted area to the satisfaction of the Shire of Jerramungup.
- Sea containers shall be adequately ventilated to the satisfaction of the Shire of Jerramungup.
- The sea container must be in good repair with no visible rust marks, a uniform colour to compliment the building to which it is ancillary and be appropriately screened (vegetation or otherwise), where considered necessary by Council.
- The placement of any sea container in non-conformity with this policy may result in enforcement action being taken by the Shire that could involve removal and impoundment of the sea container at the cost to the landowner.
- The Council reserves the right to rescind a planning approval and instruct a landowner to remove a sea container from land in the district if any or all of the conditions stipulated in this Policy are not carried out to the satisfaction of the Shire of Jerramungup.

## **8. APPLICATION REQUIREMENTS**

An application is required for Planning Scheme Consent prior to siting a sea container on a property, and the following details shall be submitted:

- a) A completed Application for Planning Consent and payment of the appropriate fee.
- b) A scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, access ways, watercourses and vegetation on the property.
- c) The proposed size and use of the sea container.
- 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.

## **9. ADVICE TO APPLICANT**

A sea container is regarded as a building by the Building Code of Australia and therefore a building licence is required prior to the placement of the sea container on site.