



POLICY NO:-
<b>CP096 - SEA CONTAINERS</b>

GOVERNANCE INFORMATION			
Procedure Link:	NA	Administrative Policy Link:	NA

ADMINISTRATION INFORMATION					
History:			OCM 08/03/12 Res: 57/12	Synopsis:	Policy created. 08/03/2012
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Version:	2	CP096	SCM 26/07/18 Res: 251-18	Synopsis:	Reviewed and Adopted by Council

## 1. RESPONSIBLE DIRECTORATE

Engineering & Development Services

## 2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Part VIII of Town Planning Scheme No. 3.

The objective of this policy is to regulate the use of sea containers within the Shire of Dardanup to ensure that they are located appropriately and when approved, have minimal impact on the amenity of the area through the implementation of appropriate conditions.

## 3. REFERENCE DOCUMENTS

Planning and Development Act 2005  
 Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)  
 Shire of Dardanup Town Planning Scheme No. 3 (TPS3)

## 4. DEFINITIONS

'Sea Container' - Standardised re-sealable transportation box for unitised freight handling.

## 5. POLICY

Sea containers are sometimes considered an economical or convenient means of storage, whether individually or as part of a larger development, and their use in the Shire of Dardanup is permitted in accordance with the following conditions:

- a) Council will not permit sea container(s) on land zoned 'Residential' or within any designated townsite boundary as defined under TPS3.
- b) Council may approve the placement of sea container(s) in accordance with (a) subject to the proposed sea container(s):
  - i) not being located within the front setback area of any property;
  - ii) not being located in areas designated for car parking, landscaping, effluent control or storm-water control;
  - iii) not being used for human habitation;
  - iv) only being used for the purpose of storage, unless otherwise approved by Council;
  - v) being screened from view and not being visible from nearby roads, other public places, or adjoining properties;
  - vi) if sea container(s) are visible from nearby roads, other public places, or adjoining properties, then Council may grant approval subject to:

- the exterior of the sea container(s) being upgraded (i.e. painted to blend in with the surrounding development) within 3 months of being granted planning approval; and/or
  - suitable screening planting of native vegetation being planted within 3 months of being granted planning approval.
- c) A maximum of one sea container per property can be approved for land zoned 'Small Holding'.
- d) All development applications for other zones (other than 'Residential') will be dealt with on their merits in accordance with the provisions of this policy.
- e) Approval may be granted for the temporary storage of a sea container for a specified timeframe. In assessing an application for temporary storage, all provisions of this policy will apply.

#### 5.1 Application

- a) This policy applies to all land zoned under TPS3.
- b) This policy does not apply to sea containers which have been previously approved by Council.
- c) The storage of all sea containers in all areas will require development approval from the Shire of Dardanup, prior to placement.

#### 5.2 Approval Requirements

- a) In considering an application for development approval, Council will consider the impact of the proposal on the amenity of the area. If in the opinion of Council, a sea container will have a detrimental effect on the local amenity, or have the potential to visually impair or detract from the exterior design or appearance of other buildings in the vicinity, the application will be refused.
- b) An application for development approval shall be made on an Application for Development Approval form together with the following information:
- i) A site plan showing the proposed location of the sea containers on the property and the location of any existing buildings/structures;
  - ii) Plans, dimensions and details of the sea container(s);
  - iii) Photographs of the proposed structure(s);
  - iv) Details of proposed modifications and other works to be carried out to improve appearance and address amenity concerns.
- c) Notwithstanding that development approval may be granted by Council, a building permit may also be required to ensure compliance with all relevant requirements under the Building Code of Australia and relevant Australian Standards, if modifications are to be made to the sea container.

#### 5.3 Standard Conditions of Planning Approval

The placement and use of sea containers may be approved subject, but not limited to, the following conditions:

- a) All development being generally in accordance with the approved development plans which form part of this Development Approval.
- b) The exterior of the sea container shall be upgraded (i.e. painted to blend in with the surrounding development) within 30 days of being placed on site.

- c) The applicant is required to plant a suitable vegetation screen of a minimum 2 metres in width, using suitable native endemic species, within 3 months of being granted approval.
- d) Any activity relating to the hereby approved development is not to prejudicially affect the amenity of the locality due to the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, steam, soot, ash, dust, grit, oil, liquid wastes or waste products.
- e) The approved development shall not be used for human habitation purposes.