

Local Planning Policy – Sea Containers

Objective

To control the use and placement of sea containers within the townsites of the Shire, to ensure an acceptable standard of development is achieved and the amenity of the area is not adversely affected.

Statutory

Authority to prepare and adopt a Local Planning Policy contained in clause 2.4 of Town Planning Scheme No.1 which allows Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Shire of Trayning.

Policy Statement

- 1 A planning application will be required to be submitted for assessment and approval is to be obtained prior to locating a sea container on-site with the exception of sea containers located on Rural or General Industrial zones.
- 2 This policy is based on sea containers up to 6 metres (20 feet) in length for Residential, Commercial, Light Industrial, Townsite and Rural Residential zones and up to 12 metres (40 feet) in length for Rural and General Industrial zones. Containers larger than this may need planning approval in accordance with the Scheme requirements.
- 3 In all zones, a sea container may be placed on a property to store building materials in conjunction with approved building works, without prior Shire approval. A sea container must not be placed on the property prior to the issue of a building licence for the construction and must be removed immediately upon completion of construction or expiry of the building licence.
- 4 Sea containers will not be permitted for habitable use or conversion for habitable use unless it can be demonstrated that the proposal meets the provisions of the Building Code of Australia and will not detrimentally impact the amenity of the locality where the development is to be situated.
- 5 Sea containers shall comply with the following design and location criteria:
 - a) Containers are to be painted and in good condition prior to location upon any property.
 - b) Containers shall be suitably screened and/or fenced from the road frontage and be situated at the rear of the property unless otherwise determined by Council.
 - c) Container will not be permitted within the front setback area.
 - d) Containers must satisfy the setback requirements according to the Residential Design Codes.
 - e) Containers are not to be located over septic tanks and/or leach drains or utilities.
 - f) Sea containers are to be used for purpose of storage only.
 - g) Council may require additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a sea container.
 - h) The use of containers shall relate directly to, and be ancillary to, the predominant use of the property as approved by Council.