

Shire of Coolgardie

Local Planning Policy – Sea Containers

Purpose: To provide guidance for proposals for sea containers

Statutory: Shire of Coolgardie Local Planning Scheme No 5
Planning and Development Act 2005

Policy Objectives:

The objectives of the Sea Containers Local Planning Policy are.

- To provide clear guidelines for the placement and use of sea containers
- To ensure there are no adverse impacts on the streetscape and overall amenity of the area and neighbouring properties
- To eliminate the unauthorised use of sea containers
- To set out minimum standards and requirements

Definitions

- **Sea Container:** Large metal container originally intended to carry goods on a sea vessel
- **Outbuilding:** a detached enclosed, non-habitable structure, including garages, storage sheds, studios, games rooms and patios, but not carports, pergolas or structures that are connected to or form part of the main building
- **R Codes:** Residential Design Codes, provide a basis for planning and approval of residential and ancillary development

Policy Provisions:

1. Development approval is required for **all** sea containers which are to be used as an outbuilding.
2. Sea containers will only be granted approval if there is acceptable exterior treatments including cladding, external colouring and/or screening of the sea container from neighbouring properties and the public road.
3. Where an outbuilding is proposed for storage purposes while building a single house, the Local Government will only grant temporary approval for a period of two years.
4. Sea containers should generally comply with the criteria set out in table below

Zoning	Setback requirements (from boundary)			Maximum number
	Front	Rear	Side	
Residential	6m	1m	1m	One (1)
Commercial	6m	1m	1m	One (1)
Industrial	7.5m	1m	1m	One (1)
Rural	7.5m	5m	5m	One (1)

5. In **Commercial** zones sea containers cannot impact on any approved development, requirements such as on-site parking areas and/or landscaping required area.
6. Sea containers cannot adversely affect the amenity of neighbouring properties, or streetscape from public roads.

7. Sea containers **must not**.
 - a. Obstruct vehicle or pedestrian sightlines.
 - b. Be placed on verges or road reserves, or other public places.
 - c. Be used for human habitation; and
 - d. Be located over septic tanks, leach drains or other effluent disposal utilities, or within.
 - i. 1.8m from drains; and
 - ii. 1.2m from tanks
8. Sea containers must be located on a flat, compacted area
9. The Local Government reserves the right to instruct a landowner to remove a sea container from the land if any, or all, of the approval conditions are not carried out to the satisfaction of the Local Government.

Variations of Provisions:

Variations to the above policy provisions can be considered acceptable where there are no adverse amenity impacts on neighbouring properties or when viewed from a public road.

When assessing variations, the Local Government may refer the application to neighbours for comment. Variations shall be determined in accordance with the purpose, objectives and other relevant provisions of this policy.

Application Requirements:

Planning Approval

When applying for Planning Approval, the following information must be submitted.

1. A copy of the.
 - a. Site plan – drawn to scale - showing the location of the sea container on the site
 - b. Floor plan, drawn to scale - showing the layout, modifications, additions and/or exterior materials and finishes such as verandah, windows to the sea container
 - c. Elevations to scale
2. A written statement outlining the intended use of the sea container and time-frame it is intended to be on the site temporary, (less than 2 years) or permanent.
3. Plans, details and photographs of the sea container and the exterior treatments, cladding, materials, finishes and colours to improve the appearance relative to the site location, zoning and surrounding development.
4. Construction program, detailing the timeframe to complete all exterior treatments nominated in the application (which should be within 6 months of approval).
5. A signed development application form.
6. Payment of the appropriate fee

Building permit

1. Use of Sea containers as part of a residence, storage, office & commercial are subject to compliance with Building Codes of Australia (BCA).
2. Applicants are responsible to undertake all necessary checks and obtaining all relevant approval prior to locating any sea container on the site to ensure the intended use will meet the statutory planning and building requirements.