

### Sea Containers

Sea Containers in Residential Areas can create functional benefits however also include amenity impacts depending on the placement of the site, screening and use.

The Shire of Coolgardie has adopted a Planning Policy, to

- provide clear guidelines for the placement and use of sea containers.
- ensure there are no adverse impacts on the streetscape and overall amenity of the area and neighboring properties.
- eliminate the unauthorised use of sea containers.
- 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.

### Do I need Planning approval?

**YES:** Development approval is required for all sea containers which are on:-

- residential site, including being used as a shed or outbuilding and/or
- Commercial / Industrial sites.

### Planning Approval Requirements

- 1) Completed Planning Application Form - Signed by each owner of the property. 1 copy can be downloaded from the Shire website.
- 2) Completed checklist – Development (Planning) Application checklist – Outbuilding.
- 3) Planning Application Fee payable
- 4) Certificate of Title (issued within 6 months)
- 5) Floor Plan – Scale 1:100
- 6) Site Plan – Scale 1:200 showing:
  - a. North Point
  - b. Lot boundaries
  - c. Existing dwelling and other structures on the lot. Refer to the example below.
- 7) Elevation Plans – Scale 1:100 showing front, side and rear elevations showing height, natural ground levels, visually permeable panels and all dimensions. Refer to the example below.
- 8) Variations Report or letter detailing any aspects that do not comply with the R-Codes or Shire Policies

For more information refer to the Shire's planning application requirements page.

### What are the 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. 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 neighboring 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.
  - e. 1.8m from drains; and
  - f. 1.2m from tanks
8. Sea containers must be located on a flat, compact 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.

### Building Permit Requirements?

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 obtain 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.

For more information refer to the Shire's building permit requirements page.

### Site details

Information on your property, lot sizes, dimensions and recent aerial imagery is available from: -

- Shire's website – [public mapping](#)
- [Landgate Viewer Plus map](#)

### Further information.

For further information please visit the Shire's website at [www.coolgardie.wa.gov.au](http://www.coolgardie.wa.gov.au) or visit the Shires Customer Service Counters at the Coolgardie and Kambalda Recreation Centre or by phoning the Development Services on 9080 2111 or email ([planning@coolgardie.wa.gov.au](mailto:planning@coolgardie.wa.gov.au))