

POLICY TYPE:	LOCAL PLANNING POLICY
DATE ADOPTED:	19/11/2020

POLICY NO:	3
DATE LAST REVIEWED:	

LEGAL (PARENT):	<i>Shire of Wandering Town Planning Scheme No. 3</i>
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LEGAL (SUBSIDIARY):	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
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DELEGATION OF AUTHORITY APPLICABLE:	Nil
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DELEGATION NO.	
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ADOPTED POLICY	
TITLE:	Sea Containers
OBJECTIVE:	<ul style="list-style-type: none"> To regulate the use of sea containers to ensure they do not detract from the visual amenity of the locality. This policy applies to the whole Shire.

DEFINITIONS

All reference to containers shall mean either a sea container, shipping container or railway carriage.

BACKGROUND

In recent years there has been increased use of sea containers within the Shire for storage. While these can serve a useful role in rural areas there have been concerns about aesthetics, particularly in more settled areas such as the Residential and Rural Residential Zones.

Sea containers are generally second-hand structures which were originally designed for commercial and industrial use but are sought by landowners for use in a residential environment.

The Shire of Wandering Town Planning Scheme No. 3 makes no direct reference to containers and Council has regulated them under general development control powers covering amenity and protection of the natural environment.

This policy has been created to provide guidance to Council and land owners on the use and sitting of containers.

POLICY STATEMENT

General Requirements for Containers

- (a) All containers shall require the planning approval of Council.
- (b) As they are second-hand relocated structures, containers are not considered as being "ancillary outbuildings".
- (c) Containers may be approved in any zone.
- (d) There is a presumption that no more than one container will be permitted per property, particularly in the Residential Zone. Council may consider additional containers where it is satisfied that there is a genuine need for such container(s).
- (e) Containers may be approved on a vacant property.
- (f) Containers are not to be used for habitable purposes, unless specifically repurposed for such use.
- (g) Containers are not to be located within front boundary setbacks as required by Town Planning Scheme No. 3 or the Residential Design Codes.
- (h) Containers may be temporarily placed on a property to store building materials while construction of a house is being carried out on the property. Where containers are proposed for a temporary period the following will apply:
 - i. The use will expire with the building licence.
 - ii. A building licence for the dwelling must be issued before a planning approval is granted for a container.

- iii. The container must be maintained in a reasonable condition as determined by Council.
- (i) Where containers are proposed to be permanently installed on a property the following will apply:
 - i. They should be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.
 - ii. They should be painted in muted tones to the satisfaction of the Shire, so as not to be visually intrusive.
 - iii. They should be maintained in good repair with no visible rust marks.
- (j) Applications for Town Planning Approval shall include:
 - i. A scaled site plan showing the proposed location of the container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, watercourses and vegetation on the property.
 - ii. The proposed size and use of the container.
 - iii. Evidence 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.
- (k) Containers approved in the Rural Residential Zones, shall not be located within the front boundary setback area or in areas designated for car parking or landscaping.

Permitted Development

Planning consent is not required for the use of containers that are fully enclosed within a building and are compliant with the objectives of the policy.

ADOPTION

Adopted by Council at its meeting of the 19th November 2020