

POL	SEA CONTAINERS	LPP 5.8
------------	-----------------------	----------------

POLICY CODE:	LPP 5.8
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	15 March 2005
DATE LAST REVIEWED:	9 March 2017
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	OLPD33
VERSION NO.	7

Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012	2 June 2015
	22 August 2013	26 November 2015
	26 February 2015	23 February 2017
OCM:	9 April 2009	12 March 2015
	11 October 2012	11 June 2015
	12 September 2013	10 December 2015

BACKGROUND:

Sea Containers (also known as ISO Containers and Shipping Containers) have become available in increasing numbers on the second hand market from transport agencies and Sea Container repair companies in recent years.

Sea Containers afford a cheap, secure method of storing items or goods and are becoming increasingly popular for this purpose. Sea Containers are made in varying sizes, but are generally 2.4m x 2.4m² and range in length from 3m to 12m. The most common length is the 6m (20 feet) version. As Local Planning Scheme No. 3 (LPS 3) contains no guidance on this matter, this policy will ensure the use of sea containers is managed effectively.

PURPOSE:

The purpose of this policy is to guide and control the use of Sea Containers within the City of Cockburn.

POLICY:

- (1) Sea containers are not permitted within the boundaries of any Residential zoned land within the City other than for a temporary period (maximum 18 months) in association with building construction subject to obtaining planning approval from the City. In this respect only one container is permitted at any one time.

POL	SEA CONTAINERS	LPP 5.8
------------	-----------------------	----------------

- (2) One (1) Sea Container may be permitted to be kept on Rural, Rural Living or Resource zoned land, subject to obtaining planning approval from the City and the following conditions:
1. The container shall be no longer than 6m (20 feet).
 2. The container is to be located behind the dwelling on-site and within the Building Envelope (if one exists). The container is also to be screened from view of the street, including secondary streets, and adjoining properties.
 3. The container shall be set back from the side and rear boundary in accordance with the setback requirements of the LPS 3 for land zoned Rural, Rural Living and Resource zone.
 4. The container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property, or the prevailing landscape and/or upgraded to the satisfaction of the City.
 5. Sea Containers are to be used for storage purposes only, that is, the container shall not be used for any commercial, industrial or habitable purpose.
 6. Sea containers will not be permitted on land where there is no existing dwelling or where there is no dwelling under construction.
- (3) Sea Containers on land zoned Local Centre, District Centre, Regional Centre, Mixed Business, Light & Service Industry and Industry zones may be kept within an approved yard subject to obtaining planning approval from the City and the following conditions:-
1. The container(s) shall not be located within car parking areas or within the front or secondary street building setback area.
 2. The container(s) shall be screened from view of the street, including secondary streets.
 3. The container(s) shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property and/or upgraded to the satisfaction of the City.
 4. As per the order of the Executive Director, Public Health WA, Sea Containers may not be used for the purpose of storing food products unless they are modified to comply with the Health (Food Hygiene) Regulations 1993.

POL	SEA CONTAINERS	LPP 5.8
-----	----------------	---------

5. Refrigerator motors and other cooling devices must be modified to ensure that the noise emitted from the unit complies with the *Environmental Protection (Noise) Regulations 1997*.
- (4) Development Applications for Sea Containers in a Development Zone will be assessed and determined on their merits taking into LPS 3 and the content of any Structure Plan that may apply.
- (5) Refrigerated Sea Containers are not permitted on Residential, Rural, Rural Living or Resource zoned land anywhere in the City.
- (6) Sea containers are not permitted to be used for or in conjunction with advertising signs or the like.
- (7) The City has the right to instruct a landowner to remove a sea container from land in the City if any or all of the above conditions, or any other conditions associated with a planning approval for a sea container have not been addressed.
- (8) Sea Containers are not permitted to be placed on public reserve or other public or Crown land within the City unless all relevant approvals are obtained through the Engineering Directorate
- (9) Sea Containers and skip bins are permitted only within the road reserve to facilitate minor home renovations or landscaping works subject to the following conditions:
 - 1 Sea Containers are permitted to be located on the verge adjacent to the property where the request has been received by the Engineering Directorate subject to the following:
 1. Sea Containers size – 6m (20 foot) (max)
 2. 14 day period (max)
 3. Not to be located on a footpath (where possible)
 4. Not to impede the vision of adjacent property owners
 5. Not to impede the street tree (where possible)
 - (2) Skip Bins are permitted to be located on the verge adjacent to the property where the request has been received by the Engineering Directorate subject to the following:
 1. Skip Bin Size – 8m³ (max)
 2. 14 day period (max)
 3. Not to be located on a footpath (where possible)
 4. Not to impede the vision of adjacent property owners
 5. Not to impede the street tree (where possible)