

 <p data-bbox="376 264 564 367"><b>Shire of Serpentine Jarrahdale</b></p> <p data-bbox="355 383 592 409"><i>Sustainable. Connected. Thriving!</i></p>	<p data-bbox="687 197 1273 226"><b>DRAFT LOCAL PLANNING POLICY NO. 20</b></p> <p data-bbox="687 230 895 259">Sea Containers</p> <p data-bbox="687 297 986 461">Draft version: 1.0 Updated: 10 July 2015 File: SJ1101 Trim: E15/3198 Adopted:</p>
--	--

## 1.0 Policy Objectives

The objectives of this Policy are to:

- *Provide direction on the placement and use of sea containers and similar storage containers within the Shire.*
- *Ensure that sea containers are situated and appear visually integrated with the surrounding area.*
- *Ensure that sea containers are used in a way to minimise impact on the amenity of the locality.*

## 2.0 Background

The Shire of Serpentine Jarrahdale's *Strategic Community Plan* recognises the need to preserve the character and lifestyle of our rural communities. Sea containers are commonly utilised for storage purposes by landowners within the Shire. Due to their bulk and appearance, sea containers can have a negative visual impact on the surrounding area, particularly when used in residential areas. The surrounding landscape and the visual outlook from the street and adjoining properties should be considered in the placement of sea containers and the use of sea containers should not detract from the amenity or character of the area. These intentions are closely aligned with the objectives of the *Strategic Community Plan*.

This Policy outlines the development controls for sea containers within the Shire to ensure applicants are fully aware of the information requirements necessary for lodgement and to reduce unnecessary delays in the assessment and determination of applications.

## 3.0 Application

This policy applies to all land within the Serpentine Jarrahdale Shire.

## 4.0 Status

- (a) **Relationship to Town Planning Scheme No.2**  
This Policy is a planning Policy prepared, advertised and adopted pursuant to Clause 9.1 of Town Planning Scheme No.2 (TPS2). Under Clause 9.2 of TPS2 all planning policies are documents supporting the Scheme. The Policy augments and is to be read in conjunction with the provisions of TPS2 relating to development applications.
- (b) **Relationship to other documents**  
This policy has due regard to, and should be read in conjunction with the State Planning Policies (SPPs), the Shire's Local Planning Policies (LPPs) and other legislative documents which may influence applications for sea containers.

## 5.0 Interpretations

The following are definitions that relate directly to the application of this Policy:

'Sea containers' – Refers to a metal transportable structure designed for the storage and transport of goods from one location to another by road and sea.

## 6.0 Policy Provisions

- 6.1 All sea containers sited in the Shire requires planning approval.
- 6.2 Sea containers are not permitted to be placed on a road reserve or verge.
- 6.3 Sea containers for the purpose of temporary storage of building materials and equipment for the duration of construction of a building or structure on that land for which the Shire has issued a Building Permit will be considered forward of the building line / setback.
- 6.4 Council may grant approval for ONE sea container to be kept on all zoned land within the Shire subject to the following conditions:
  - 6.4.1 The sea container shall be located behind the building line/setback.
  - 6.4.2 The sea container shall be screened so as not to be easily seen from the road, including secondary streets and adjacent properties, as determined by the Shire.
  - 6.4.3 The exterior of the sea container shall be treated with cladding that is similar to or complementary to the architectural appearance and colour of existing buildings on the property, or the prevailing landscape and matches the roof line of the existing built structures on the property.
  - 6.4.4 Sea containers being sited on land so as to prevent any damage and / or removal of existing vegetation.
  - 6.4.5 Sea Containers shall be sited outside the root protection zone of existing or designated vegetation areas, unless measures are taken to ensure the vegetation root zones are not going to be affected.
  - 6.4.6 Sea containers may not be used for the purposes of storing food products unless they are modified to comply with the Food Act 2008.
  - 6.3.7 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.
  - 6.4.8 Sea containers are not permitted to be used for ancillary accommodation unless approved by Council and complies with the Residential Design Codes, Building Code of Australia and the Health Act 1911.
- 6.5 The following details shall be submitted as part of an application for siting a sea container on a property:
  - 6.5.1 A scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, access ways, and vegetation on the property.
  - 6.5.2 The proposed size and use of the sea container.
  - 6.5.3 Whether approval is being sought for a temporary period (state time period) or on a permanent basis.
  - 6.5.4 Details of how the sea container will be screened from view from nearby roads, other public places, and adjoining properties.
  - 6.5.5 Details of any exterior upgrading and/or colour to be applied so the sea container blends in with the surrounding landscape.

- 6.6 Council reserves the right to instruct a landowner to remove a sea container from land in the district if any of the above policy provisions are not addressed to the satisfaction of the Council.

**Policy Adoption and Amendment History**

<b>Adopted / Reviewed</b>	<b>Ordinary Council Meeting minute reference</b>	<b>Date</b>
Adopted	SD066/12/06	18 December 2006
Reviewed		