



SHIRE OF PINGELLY POLICY 13.3

Sea Containers

It is Council's objective to regulate the use of sea containers within the Shire of Pingelly so as to ensure that they do not detract from the amenity of the area.

The purpose of this Policy is to outline the Shire of Pingelly's development standards in regards to the location and use of sea containers within the Shire and to support the provisions of the Shire of Pingelly Town Planning Scheme No 3 specifically 5.10.2.

The Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices, or the type of building commonly referred to as "Dongas".

For the purpose of this Policy, a sea container is a metal transportable structure designed for the storage and transport of goods from one location to another by road and sea, but can be used generally in 4 different ways:

- a) Road and Sea Transport: Used by transport and shipping companies to transport and store goods or are temporarily used for storage on private or public property.
- b) Temporary storage of owner's furniture or personal items whilst a house is being built.
- c) Temporary storage of building materials or tools on a building site.
- d) Conversion to a building for personal or commercial storage on a property.

Only one sea container up to 30m² in area will be permitted on properties within the town site boundaries (zoned Residential).

An application is required prior to siting a sea container on a property within the townsite or rural residential zoned properties and the following details shall be submitted:

1. A completed Application for Planning Consent and payment of the appropriate fee, if the sea container is to be located on a permanent basis. If approval is granted then a building permit will need to be obtained.
2. A neatly drawn and 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, watercourses and vegetation on the property.
3. The proposed size and use of the sea container and if approval is being sought for a temporary period (state time period) or on a permanent basis.
4. The CEO is delegated the authority to issue temporary permits without the need for such applications to go to Council.
5. Evidence by photos that the sea container is structurally sound and can be upgraded externally to a standard acceptable to Council if it is to be relocated on a permanent basis.

Sea containers are permitted in General Agriculture zoned properties subject to the issuing of a Building Permit. Sea containers are defined as “Outbuildings” i.e. an enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.

1. The Building Surveyor may approve the temporary use of a sea container for a period of 12 months to enable an owner to store furniture or other personal items whilst a dwelling is being erected. Such approval will only be considered if a building permit has been issued for the dwelling.

Upon application approval may be extended for a further period subject to satisfactory building progress being made on the dwelling.

2. In all zones, a sea container may be placed on a property to store building materials while construction of a dwelling or commercial building is being carried out on the property, without requiring town planning approval or a building permit. A sea container must not be placed on the property prior to the issue of a building permit for the above structures and must be removed immediately upon completion of construction or expiry of the building permit.
3. An application to permanently place a sea container on a property will not be supported unless the following criteria are met:
 - i. planning approval and a building permit will need to be obtained and the sea container will be assessed as though it was an “out building”.
 - ii. the sea container must not be used for habitable purposes.
 - iii. the sea container must be located and set back from boundaries as per the requirements of the Residential Design Codes and/or Town Planning Scheme 3. (also see (vi) below).
 - iv. all sea containers within the town boundaries are required to be externally re clad with new colorbond sheeting so that the unit has the appearance of a new shed. (see below (b)).
 - v. a maximum of one sea container per property shall be permitted.
 - vi. a sea container must not be located forward of a dwelling in the town centre.

Conditions of approval shall be applicable as deemed necessary by the Building Surveyor. Without limiting the generality of the foregoing, approvals are to contain the following conditions:

- a. The development is to occur in accordance with the plans and specifications as submitted and approved and these shall not be altered or modified without the prior written approval of Council.
- b. The exterior of the sea container shall be upgraded to blend with the surrounding development or landscape in terms of colour and finish within three months of being placed on site to the satisfaction of Town Planner.
- c. The sea container is permitted to be used for storage purposes only and shall not be used for habitable purposes.
- d. In the case of a permanent siting then if the sea container is not upgraded to the satisfaction of the Building Surveyor within the three month period then the unit is to be removed forthwith unless a further extension of time has been given.

Advice to Applicant

1. Planning approval and a building permit is required prior to the placement of the sea container permanently on site and consideration needs to be given to how the sea container will be bide down structurally.
2. Approval will not be considered for sea containers to be located in the area zoned as “Town Centre” on a permanent basis.
3. Only one sea container will be allowed on residential properties within the “town site” boundaries and with the maximum size permitted being 30m².
4. Consideration will be given to more than one sea container being located on lots zoned “Industry”, “Mixed use” or “Development” within the town site boundary and lots zoned as “Rural Residential”, but such proposals will need to be submitted to Council for planning approval.