
AUTHORISATION	Adopted [insert date of adoption]
REVIEW	Biennial. Next scheduled review 2024

PART 1 – POLICY OPERATON

Application and purpose

To guide and control the use of sea containers on private property throughout the City in order to ensure that an acceptable standard of development is achieved that does not detrimentally affect the amenity of the locality.

This Policy applies to the use of sea containers on private property throughout the City. Sea containers used in construction or for storage on a site constitute “development” under the City of Wanneroo District Planning Scheme No. 2 and are subject to the requirement for development approval unless otherwise specified in this Policy.

For the purposes of this Policy, the use of sea containers shall be assessed for compliance with this Policy and are not to be assessed as “Outbuildings” as defined by the Residential Design Codes (R-Codes).

Objective

The objectives of this Policy are:

- To provide guidance and control for the installation and use of sea containers within the City;
- To ensure the visual impact of sea containers does not unreasonably detract from the amenity of adjoining properties and the area generally.

Relationship to Other Policies, Guidelines and Documents

This Policy should be used and read in conjunction with the development standards and requirements of District Planning Scheme No. 2 and the R-Codes.

PART 2 – POLICY PROVISIONS

1. Definitions

For the purposes of this Policy a Sea Container is defined as: A large prefabricated metal box of a standard design and size used for the transport of goods by road, rail, sea, or air that can be used for holding or storing goods and equipment temporarily or permanently.

2. General

1. Sea containers will be permitted where used for the storage of building materials and equipment in connection with a building under construction, subject to:
 - (a) being on-site only for the time the building works are being carried out; and
 - (b) it is only placed on-site after the issue of a building permit on the site; and
 - (c) it is removed within 14 days after the building works are completed.
2. Sea containers used for temporary storage purposes will be permitted where on-site for a maximum period of 7 days for the purpose of relocating personal goods to/from a property.
3. Development approval is not required to be obtained for sea containers compliant with Clause 1 or 2 or where compliant with the requirements of District Planning Scheme No. 2 or the deemed to comply requirements of the R-Codes. In all other instances development approval is to be obtained and is to be the subject of consultation with owners and/or occupiers of affected land.
4. In all cases the sea container will:
 - (a) Not result in a detrimental impact on the amenity of adjoining land or the area in general
 - (b) Not compromise the approved development or use by:
 - i. Impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; or
 - ii. Obstructing access; or
 - iii. Obstructing a visual truncation provided to an accessway.
 - (c) Be in good repair and of a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features; and
 - (d) Be appropriately screened (vegetation or otherwise) where considered necessary by the City.
5. Where used for habitable purposes, sea containers are required to comply with all relevant legislation.

Residential zoned land or land used for residential purposes

Development approval is required to be obtained where any variations to the requirements of District Planning Scheme No. 2 or the deemed to comply requirements of the R-Codes is proposed and will be subject to consultation with owners and/or occupiers of affected land. Sea containers may be permitted having regard to the provisions of clause 4 above.

Land not zoned Residential or not used for residential purposes

Development approval is required and may be granted having regard to the provisions of clause 4 above. Consultation with owners and/or occupiers of affected land will be required where stipulated by District Planning Scheme No. 2 or where deemed necessary.

Roads and Reserves

This policy does not apply to the placement of sea containers within local reserves or road reserves, but shall be subject to the City's Local Laws where applicable.

Draft
for Advertising