

**LOCAL PLANNING POLICY**

<b>POLICY NO:</b>	<b>LPP.14</b>
<b>POLICY SUBJECT:</b>	<b>USE OF SEA CONTAINERS &amp; OTHER SIMILAR STORAGE STRUCTURES</b>
<b>ADOPTION DATE:</b>	<b>20 August 2009</b>
<b>LAST REVIEW</b>	<b>18 September 2012</b>

**STATEMENT OF INTENT**

To provide a guide on the use and placement of sea containers, or other similar storage structures, such that an acceptable quality of development is achieved and the structure does not negatively impact upon the amenity of the area.

**OBJECTIVES**

- To provide guidelines for the placement, use, size and construction of sea containers or other similar storage structures.
- To maintain a high level of visual amenity in the areas in which the sea containers will be located.

**DEFINITIONS**

**Sea Container** is a large metal container originally manufactured to carry goods on a sea vessel.

**Other similar storage structure** is a prefabricated structure with a flat roof, regular in shape and is capable of being transported (includes a donga).

**STATUTORY POWERS**

This Local Planning Policy is made pursuant to Clause 2.2 of the Shire of Toodyay Local Planning Scheme No 4.

**POLICY STATEMENT**

1. All sea containers and other similar structures require the Planning and Approval of Council prior to their location on a property.
2. Sea containers and other similar structures used for temporary storage during the conduct of building works will be exempt from these requirements, provided that the following criteria are achieved:
  - a) The structure is only being used for the secure storage of materials, plant, machinery or building equipment on a building site;
  - b) The building site has a current planning approval and building licence;

- c) Construction works are actively being undertaken on the site and do not lapse for any period greater than 30 days;
  - d) The structure does not impact on pedestrian or vehicle movements in any way or obstruct vehicle sight lines;
  - e) The structure may not be permitted on the building site for a period longer than 6 months, unless the special approval of Council is obtained; and
  - f) The structure is removed from the building site at the completion of the building works.
3. In determining applications for the use of Sea Containers, Council will require the following information to be provided by the applicant:
- a) The necessary planning application forms;
  - b) A site plan showing the proposed location of the structure in relation to boundary setbacks, natural features and existing buildings;
  - c) A written submission detailing the proposed works to be undertaken to improve the visual amenity of the structure; and
  - d) Any elevation drawings considered appropriate.
4. As sea containers and other similar structures may have an adverse effect on the visual amenity of an area, their location in Residential or Town Centre zones will not be supported unless the structure is for temporary building site works, as described in Part 2.
5. All sea containers and other similar structures shall comply with the following design and location criteria:
- a) The structure should be located so it has low visibility from any road and/or adjoining property, observing all setback requirements contained in Council's Local Planning Scheme No 4.
  - b) The structure should be located behind existing buildings and/or screening vegetation and not be located in front of the established or proposed building line.
  - c) The structure must be painted in a colour to blend with adjacent buildings or in an earth tone to blend with the natural landscape and vegetation.
  - d) The Council may consider the location of the structure in a position where it may be visible from any road or adjoining residence, or isolated from the existing buildings on a property, when the external appearance of the structure is substantially modified (which may include roofing, cladding and/or painting) so as to conceal its appearance as a sea container.
  - e) No more than one sea container or similar storage structure will be permitted on a property, except for properties zoned 'Rural' that have a lot size greater than one hundred hectares (100ha).

- f) Structures not exceeding a length of 6m will generally be approved on land other than on properties zoned 'Industrial' or 'Rural'. A structure length of up to 12m will be permitted on properties zoned 'Industrial' or on properties zoned 'Rural' that have a lot size greater than one hundred hectares (100ha).
  - g) Sea Containers or similar structures shall not be used for habitation purposes. Sea Containers or similar structures may not be made permanent fixtures on the land except on properties zoned 'Rural' that have a lot size greater than one hundred hectares (100ha).
  - h) The structure shall not compromise or obstruct vehicle access ways, vehicle truncations, access to parking areas or the parking bays provided on a site.
  - i) The structure shall not compromise or obstruct vehicle or pedestrian sight lines, thereby creating a public safety concern.
6. The Council reserves the right to approve the siting of a sea container or other similar structure on a property for a fixed period of time. Following the expiry of this approval period, the property owner is responsible for seeking the renewal of the temporary approval.
7. The Council reserves the right to revoke any approval for the siting of a sea container or other similar structure on a property where it is compromising the amenity of an area or impacts on public safety.
8. The Council may vary the requirements of this policy, where it is considered that full compliance with the policy is impractical or such variation is warranted in the circumstances of the case.

**Adopted as TP Policy 22 September 2005**  
**Reviewed Council Meeting 24 November 2005**  
**Reviewed Council Meeting 16 November 2006**  
**Reviewed Council Meeting 15 November 2007**  
**Amended Council Meeting 21 May 2009**  
**Reviewed Council Meeting 13 May 2010**  
**Amended Council Meeting 18 September 2012**

