

Policy Name:	LOCAL PLANNING POLICY: SEA CONTAINERS
Objective:	To establish guidelines for the assessment of proposals to place sea containers on land within the Shire.
Key Words:	Sea Containers; Shipping Containers
Statutory Compliance:	Local Planning Scheme No. 23

Policy Aims:

To establish guidelines for the assessment of proposals to place sea containers (sometimes referred to as shipping containers) on land within the Shire of Esperance.

Policy Provisions:

Policy Application Area

Sea containers will only be considered in the following zones:

- Rural-Unsettled;
- Agriculture-General;
- Rural Smallholdings;
- Rural-Residential;
- Industry-General; and
- Industry-Business.

Sea containers will also be considered on land identified as ‘Local Reserves’ under Local Planning Scheme No. 23.

NB: The use of a seacontainer as a ‘Builders Shed’ during the construction phase of a building is not captured by the provisions of this Local Planning Policy. The ability to have a ‘Builders Shed’ on-site is provided for in the Building Code of Australia, with appropriate conditions imposed on the building licence dealing with issues such as location and timeframe restrictions.

Development Requirements

The following development requirements apply to the proposed sea container:

- Should not result in a detrimental impact on the amenity of the land or any adjoining land or development.
- Should not impinge on any boundary setbacks as per the provisions of Local Planning Scheme No. 23, or be located in front of the building line or outside of a building envelope (where relevant).
- Should not compromise any associated approved development or use by:
 - impinging on any car parking bays required to satisfy the minimum car parking requirement for the associated approved development or use;



- impinging on any landscaping areas required to satisfy the minimum landscaping requirements for the associated approved development or use;
- locating within an existing service yard or bin storage area; and
- obstructing any existing access or visual truncation provided to an accessway, pedestrian or traffic.
- Must be in good repair with no visual rust marks; and where appropriate/relevant be of a uniform colour to complement the building to which it is ancillary.
- Must be appropriately screened (vegetation or otherwise) where considered necessary;
- Cannot be used for human habitation.
- A sea container will only be considered as ancillary to the approved use/development of the land.