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| POLICY NO: | LPP5 |
| DIVISION: | Development Services |
| SUBJECT: | Sea (Shipping) Containers |
| ENABLING LEGISLATION: | Town Planning Scheme No 7 - Kununurra & Environs |

**OBJECTIVE:**

This policy is intended to:

- Ensure an acceptable quality of development is achieved that does not detrimentally affect the amenity and streetscape of a locality.

- Establish clear guidelines for the assessment of proposals to place sea (shipping) containers or other similar re-locatable storage units on land within the Shire.

**POLICY:**

## 1.0 Introduction

Sea containers are a class of development that can have an adverse effect on the visual amenity of an area. Therefore, as a general rule, the Shire of Wyndham – East Kimberley carries a presumption against the use of sea containers being highly visible in urban areas other than for storage of materials and equipment associated with a construction site, limited to a period of six (6) months.

To meet acceptable amenity standards in a particular locality it is necessary that conditions be imposed on any approval granted for the use of a sea container.

## 2.0 Policy Statements

2.1 For the purpose of this policy a sea container shall also include a re-locatable 'box type' storage container or unit. A sea container modified for the purpose of human habitation is not addressed in this Policy and further may be subject to detailed consideration by the local government based on merit.

2.2 The placement of a sea container on land in all zones, other than an industrial, agricultural or rural zone, shall:

a) be the subject of an application for planning consent, as a sea container is considered incidental 'development' under the Shire of Wyndham – East Kimberley Town Planning Scheme/s;
b) be placed in the rear yard of a property and painted in a colour that compliments the existing residential development on the lot or is adequately screened through the application of landscape screening or other measures acceptable to the local government;
c) be limited to a maximum of six (6) months only where the structure is being in full or partial view of the street and used for the temporary storage of materials, plant, machinery and equipment associated with a construction site, and building licence has been issued and remains current;
d) not exceed the maximum dimensions of 6.0m in length, 2.4m in width, and 2.6m in height.

2.3 The local government will only support the use of sea containers in the Wyndham and Kununurra Airport precincts where they are located within an existing shed or hanger building, other than as described in Statement 2.2 b) of this Policy.

2.4 In order for a planning approval to be issued, an application must detail (at a minimum) the sea container will:

a) not result in a detrimental impact on the amenity of the land or any adjoining land or development;
b) not impinge on any boundary setbacks, as required by the Town Planning Scheme or be located in front of the building line or be visually
prominent from any public road other than during a period of construction;
c) 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;
- being located within an existing service yard or bin storage area;
- obstructing any existing access or visual truncation provided to an access-way (pedestrian or traffic);

d) be in good repair with no highly visible rust marks;
e) be uniform in colour to complement the building site to which it is ancillary or surrounding natural landscape features;
f) be appropriately screened where considered necessary by the local government in order to meet 2.3 a) above, and the objectives of this policy.

2.5 The placement of a sea container on land in an industrial, agricultural or rural zone is exempt from planning consent. However, sea containers in these zones are to be located behind the prescribed front boundary setback for the property, and where practicable, be placed to the side or rear of an existing building.

2.6 A sea container intended to be used for permanent storage greater than six (6) months will require an application for a building licence to be lodged and approved by the local government. In particular the application is to provide engineered footing and tie down details.

2.7 The placement of a sea container in non-conformity with this policy will result in enforcement action be taken by the local government, that could involve removal and impoundment of the sea container at the cost to the land owner.

***ADOPTED:*** ***18/8/09***
***REVIEWED:***
***AMENDED:***