



SHIRE OF GINGIN LOCAL PLANNING SCHEME NO. 9 LOCAL PLANNING POLICY 1.9 – SEA CONTAINERS

OBJECTIVES

- To preserve visual amenity and enhance landscape quality within the Shire;
- To provide flexibility when using a sea container on a temporary basis;
- To discourage alternative use of sea containers, particularly where they might become permanent fixtures in the landscape; and
- To allow the use of sea containers for shipping.

POLICY

1. Background

There is a general perception from local communities that Sea Containers present an industrial built form and have a negative impact on local visual amenity.

This Policy is developed to ensure there is a balanced approach between providing flexibility to use Sea Containers as temporary storage for local residents and safeguarding the amenity and landscape quality of the Shire in accordance with the Shire of Gingin Local Planning Scheme No. 9.

2. Administrative Process

- 2.1 This policy supports Council's Delegation Statement 7.7 – Sea Containers, which grants power to the Chief Executive Officer, and those officers to whom the Chief Executive Officer may subsequently grant delegated authority, to process applications and issue Planning Approvals subject to full compliance with this Policy.
- 2.2 Council may exercise its discretion to approve a deviation from the specific standards set out in this Policy subject to the applicant demonstrating that the likely effect of the location, height, bulk, scale, orientation and appearance of the Sea Container(s) will not conflict with or detrimentally affect the amenity of the locality.
- 2.3 This Policy will supersede the existing Local Planning Policy 1.9 Sea Containers adopted by Council on 15 January 2013.

3. Policy Area

This Policy applies to all land in the Shire of Gingin.

4. Exemptions from Planning Approval

Planning Approval is not required for:

- a) Use of Sea Containers fully enclosed within a building; or
- b) Loading or unloading of Sea Containers for shipping, provided that the Sea Container does not remain on the one lot for more than seven days; or
- c) Up to two Sea Containers on General Rural zoned land and multiple Sea Containers on General Industry and Rural Industry zoned land, provided that all setback provisions, specified in Local Planning Scheme No. 9, are to be complied with.

5. General Requirements for Sea Containers

Unless exempt from Planning Consent requirements as specified in Clause 4 above:

- a) Approval is required for use of all Sea Containers;
- b) Sea Containers are not to be located in setback areas, as specified in Local Planning Scheme No. 9 Table 2 Site Requirements and in firebreaks as specified by Shire of Gingin Firebreak Order (as amended);
- c) Sea Containers in direct view of neighbouring properties and public places must be screened with walls, fencing, landscaping or other means approved by the Chief Executive Officer;
- d) Sea Containers are to be painted a neutral colour that is consistent with the existing buildings and kept in good condition; and
- e) No advertising or logos are permitted on Sea Containers unless they are visually acceptable as determined by the Chief Executive Officer.

6. Temporary Use of Sea Containers

Council may grant approval for temporary use of a Sea Container, up to 12 months, in the following circumstances:

- a) The lot has approved building plans (for a dwelling) with a constructed slab or footings; or
- b) The requirements of 5 (a) above are satisfied and the Sea Container is sited at the rear of the property, behind the dwelling under construction and in a location that will allow the Sea Container to be easily removed; and
- c) At the end of the approved period the Sea Container will be removed from the lot, unless an extension time is granted by Council.

7. Permanent Use of Sea Containers

- a) Permanent use of Sea Containers is not permitted on Tourism, Residential, and Town Centre zoned land.
- b) Permanent use of Sea Containers is permitted on General Rural and Mixed Business zoned land, subject to the requirements listed in Clause 5 above.
- c) Permanent use of a single Sea Container in Rural Living zoned land subject to the requirements listed in Clause 5 above.
- d) Permanent use of all Sea Containers will require a Building Permit.

GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005</i> Shire of Gingin Local Planning Scheme No. 9
Industry Compliance	N/A
Organisational Compliance	N/A

POLICY ADMINISTRATION

Review Cycle		Next Review	
Department	Office of the Chief Executive Officer – Statutory Planning		

Version	Decision Reference	Synopsis
1.	15/01/2013 Item 11.3.4	Policy adopted under LPS No. 9
2.	18/11/2014 Item 11.1.4	Policy adopted under LPS No. 9