



1. POLICY OBJECTIVE

The objectives of this policy are:

1. To provide flexibility when using a sea container on a temporary basis;
2. To discourage the use of permanent sea containers within town sites;
3. To preserve the amenity of the locality in accordance with clause 6.5.2 (h) of Town Planning Scheme No. 8;
4. To allow the use of sea containers for shipping.

2. POLICY AREA

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

3. POLICY STATEMENT

3.1 Exemptions from Planning Consent Requirements

Planning Consent is not required for:

- a) Use of containers fully enclosed within a building; or
- b) Loading or unloading of containers for shipping, provided that the container does not remain on the one lot for more than seven days; or
- c) A single container being placed on "Rural Residential", "Industrial", "Fishing Industry", "Fishing Industry", "Rural", "Rural Industrial" and "Horticulture" zoned land, provided that all setback provisions, specified in Town Planning Scheme No. 8 part 5.1 are to be complied with.

3.2 General Requirements for Sea Containers

Unless exempt from Planning Consent requirements as specified in 3.1 above:

- a) Approval is required for use of all containers;
- b) Containers are not to be located in setback areas, as specified in Town Planning Scheme No. 8 part 5.1;
- c) Sea containers are to be screened from view from public places and neighbouring properties;
- d) Sea containers are to be painted a neutral colour and kept in a good condition; and
- e) No advertising or logos are permitted on sea containers.

3.3 Temporary Use of Sea Containers

Council may grant approval for temporary use of a 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;
- b) The requirements of 3.2 above are satisfied and the container is sited at the rear of the property, behind the dwelling under construction and in a location that will allow the container to be easily removed; and
- c) At the end of the approved period the container will be removed from the lot, unless an extension time is granted by Council.

3.4 Permanent Use of Sea Containers

- a) Permanent use of containers is not permitted on “Residential” or “Urban Development” zoned land in town sites.
- b) Permanent use of a single sea container is permitted within the “Rural Residential”, “Rural Living”, “Tourist”, “Commercial” and “Rural Conservation” zones in accordance with 3.2 above.
- c) A sea container may require a building license depending on the modifications and how it is used.

[Adopted 4/3/08]