

ENVIRONMENTAL HEALTH & BUILDING OFFICER'S REPORT
20th MARCH 2007

COUNCIL POLICY – TOWN PLANNING AND BUILDING CONTROL

Policy Number:

Policy Subject: Placement of sea containers on land within the townsites of the Shire of Dowerin

Objectives: To control the use and placement of sea containers, or other similar structures in the townsites of the Shire of Dowerin such that an acceptable standard of development is achieved and that the structure does not adversely affect the amenity of the area.

Policy:

1. All sea containers and other similar structures proposed to be located within the townsites of the Shire of Dowerin require the planning consent and a building license from Council prior to their placement on land.
Amendment added 20th May 2015 Council amended the sea container policy to limit the number on any one location to a maximum of 3 containers and they are to be painted beige, dark green or brown.
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/or 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 placement of sea containers, Council shall have regard to the following designation of use symbols and prohibitions for certain zones and Reserve land in townsites of the Shire of Dowerin, made in accordance with Shire of Dowerin Town Planning Scheme No. 1 –

<i>Residential 1</i>	<i>Prohibited</i>
<i>Commercial</i>	<i>"PS"</i>
<i>Tourist zone</i>	<i>"PS"</i>
<i>Light Industry zone</i>	<i>"P"</i>
<i>General Industry zone</i>	<i>"P"</i>
<i>Rural Residential</i>	<i>"PS"</i>
<i>Rural Townsite</i>	<i>Prohibited</i>
<i>Rural</i>	<i>"P"</i>

"P" – Permitted

"PS" – not permitted unless special approval given by Council subject to conditions being complied with

4. In determining applications for the placement of sea containers, Council will require the following information be provided by the applicant:
 - a) The necessary application for planning consent and building license 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; and
 - e) Payment of the relevant application fees.

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5. As sea containers and other similar structures may have an adverse effect on the visual amenity of an area, their location in Residential, Shop or Office zones will not be supported unless the structure is for temporary building site works, as described in clause 2.
6. 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 Town Planning Scheme No. 1.
 - 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 unless otherwise approved by Council.
 - f) Sea containers or similar structures shall not be used for habitation purposes.
 - g) Sea containers or similar structures may not be made permanent fixtures on the land except on properties zoned 'General Industry' or 'Light Industry'
 - 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.
7. 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.
8. 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.
9. 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.