



SHIRE OF WESTONIA

SHIPPING AND/OR SEA CONTAINER POLICY

OBJECTIVES

1. To ensure adequate amenity/streetscape provisions and protection when the installation and use of shipping and/or sea container(s) are approved.
2. To apply development controls through guidelines for the installation of container(s).
3. To provide guidelines for the approval of shipping and/or sea container(s) where applications comply with the provisions and/or intent of this policy.
4. This policy is to apply retrospectively to containers that have already been put in place.

GENERAL CONDITIONS & REQUIREMENTS

- (a) A Development/Planning application will be required to be submitted for assessment and approval is to be obtained prior to locating a shipping/sea container on-site or changing the use of a shipping/sea container.
- (b) This policy is based on shipping and/or sea containers up to 12.5 metres (Commercial/Industrial), 6.5 metres (Residential) within the Westonia Townsite.
- (c) Container shall be wholly located within the boundaries of any property the subject of an application for approval.
- (d) A Building Licence is also required prior to the placement of a shipping/sea container on-site.
- (e) Container shall be maintained in good and orderly condition to the satisfaction of Council.
- (f) Temporary use of a sea container on building sites as an office or storage unit is permissible, subject to application to and approval of Council. Approval extends for the period of construction of the building only, and the sea container shall be removed within 14 days of completion of the building. As a component of the application, suitable safety mechanisms must be in place to allow emergency exit from the container, to the satisfaction of Council.

RESIDENTIAL ZONE CONDITIONS & REQUIREMENTS

- (a) A maximum of one (1) sea container (6m or less) will be considered per property in the residential zone.
- (b) Container is to be in good condition prior to location upon any property. Photographs of the container shall be submitted with application.
- (c) Container shall be suitably screened and/or fenced from the road frontage and be situated at the rear of the property unless otherwise determined by Council. A container will not be permitted within the front setback area.
- (d) Container must satisfy the setback requirements according to the Building Code of Australia classification.
- (e) Container is not to be located over septic tanks and/or leach drains or utilities.
- (f) Sea container is to be used for purpose of storage only (not ancillary accommodation). Strictly no storage of goods to be located on the roof of the sea container.
- (g) Sea container is to be painted and/or reclad to match residence and suitably screened from public view.
- (h) Additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a sea container may be required by Council.

COMMERCIAL AND INDUSTRIAL CONDITIONS & REQUIREMENTS

- (a) A maximum of one (1) sea container (12m or less) will be considered per property in the commercial/industrial zone.
- (b) Container is to be painted and in good condition prior to location upon any property. Photographs of the container shall be submitted with application.
- (c) Container shall be suitably screened and/or fenced from the road frontage and be situated at the rear of the property unless otherwise determined by Council. A container will not be permitted within the front setback area.
- (d) Container(s) must satisfy the setback requirements according to the Building Code of Australia classification.
- (e) Container(s) are not to be located over septic tanks and/or leach drains or utilities.
- (f) Sea containers are to be used for purpose of storage only (not ancillary accommodation). Strictly no storage of goods to be located on the roof of the sea container.
- (g) Sea containers are to be painted and/or reclad to match building and suitably screened from public view.
- (h) Additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a sea container may be required by Council.