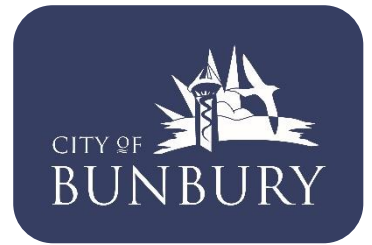


Local Planning Policy 3.5

Sea Containers



1.0 Citation

This Local Planning Policy is prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

2.0 Introduction

In addition to the relevant provisions contained within the Scheme and other Local Planning Policies, applications for the placement of sea containers will be assessed against and be required to demonstrate compliance with the provisions of this policy.

3.0 Objectives

- a. To provide a consistent approach to the planning assessment of development applications for sea containers.
- b. To provide guidance on the siting, design and use of sea containers consistent with the objectives and development requirements of the relevant zone under the Scheme.
- c. To ensure sea containers do not detract from the streetscape or amenity of neighbouring properties.
- d. To ensure sea containers are appropriate to their setting and meet community expectations regarding building appearance and use.

4.0 Applications subject of this Policy

- 4.1 This policy applies to the placement of sea containers used for the purpose of storage on zoned or reserved land under the Local Planning Scheme. Where a proposal relates to a heritage-protected place, the standards and requirements of the City's local planning policies relevant to heritage conservation shall prevail over any inconsistency.
- 4.2 Adapted sea containers used for any other use than storage will be assessed against general design considerations under the Scheme, State Planning Policy 7.0: Design of the Built Environment, and LPP3.0 – Zone Development Requirements, with particular consideration of their compatibility and impact on streetscape.

5.0 Exemptions from Development Approval under the Local Planning Scheme

- 5.1 The loading or unloading of a sea container for the purposes of shipping, provided that the container does not remain on site for longer than 14 days and is not located within the road reserve or impact on sightlines.
- 5.2 The storage of sea containers (empty or full) is in conjunction with the operation of an approved transport depot, port facility or port related activity.
- 5.3 A current building permit has been issued and the sea container is solely used for the storage

of building materials, plant, machinery or equipment in conjunction with the approved building works; in which such circumstances:

- (i) a sea container must not be placed on the premises prior to the issue of a building permit and must be removed immediately upon the completion of construction or the expiry of the building permit.
- (ii) construction works must be actively undertaken on the lot / development site and are not to lapse for any period greater than 30 days.
- (iii) a sea container must be contained wholly within the property boundary of the subject lot and must not impact on pedestrian or vehicle movements in any way or obstruct pedestrian or bicycle pathways or vehicle sight lines.

6.0 Policy Provisions

Residential - Development standards for the siting of a sea container where the R-Codes apply

6.1 Development proposals for the placement and use of a sea container as an outbuilding is to comply with the definition of an outbuilding under the R-Codes and the following development standards.

- a. limited to one 20ft sea container (6.10m length, 2.44m width, 2.59m height) per lot and located to the rear of the dwelling.
- b. comply with all applicable R-Code requirements and provisions of LPP3.5 Outbuilding and minor structures.
- c. be in good condition free of rust or corrosion and clad and/or painted in a uniform colour to complement the surrounding built form or landscape to the satisfaction of the City.
- d. stormwater is to be collected and discharged on site and/or connection to an approved point of discharge.

Non-residential - Development Standards for commercial storage

6.2 Development proposals for the placement and use of a sea container for storage is to comply with the following development standards.

- a. one sea container restricted to a maximum size of a 40ft container (12.19m length, 2.44m width, 2.59m height) per lot within Regional Centre Zone, District Centre Zone, Neighbourhood Centre Zone, Local Centre Zone, Mixed Use – Commercial, Mixed Use – Residential, Tourism, Service Commercial Zone, Private Community Purpose, and Rural Zone.
- b. sited to the rear of the premises and located behind the primary building, or where no building exists, is located behind the building front setback line of adjoining premises or is setback a minimum distance of not less than 12 metres from the property boundary to a primary or secondary street, whichever is the greater.
- c. screened from view from any public street or public open space.
- d. be used for purposes ancillary or incidental to the primary use of the premises, unless permissible under the Scheme.
- e. stormwater is to be collected and discharged on site and/or connection to an approved point of discharge.
- f. be in good condition free of rust or corrosion and clad and/or painted with approved colours, materials and finishes. The paint colour is to be consistent with the surrounding built form or natural environment to blend the container with its surrounding environment.

Land Reserved under the City of Bunbury Local Planning Scheme

6.3 Applications for the use of a sea container for storage purposes are to be ancillary or incidental to the purpose of the reserve and should comply with the following development standards.

- a. be in good condition free of rust or corrosion and clad and/or painted with approved colours, materials and finishes. The paint colour is to be consistent with the surrounding built form or natural environment to blend the container with its surrounding environment.
- b. shall be landscaped where the sea container is prominent in the landscape and public view.
- c. stormwater is to be collected and discharged on site and/or connection to an approved point of discharge.

7.0 Variations to Development Standards / Consultation Requirements

7.1 Applications seeking variations to this policy shall be determined in accordance with the objectives of the policy.

7.2 Where an application does not meet the standards and/or requirements set out in Section 6.0, the City may require public consultation where it is considered the proposal is likely to have a significant impact on amenity, streetscape or the character of the area.

8.0 Definitions

Sea Container	Means a large re-sealable or reusable intermodal freight or cargo container of standardised dimensions that is made of weathering steel and originally manufactured for unitized bulk freight handling with standardised equipment to carry goods on a maritime vessel.
Scheme	City of Bunbury Local Planning Scheme No. 8.

Responsible Business Unit	City Growth
LPP Category	Development & Design Policy
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