



**Shire of Tammin**

# **SEA CONTAINER POLICY**

## **1 Sea Containers**

Sea containers are now available from transport agencies at an affordable cost. They have the potential for reuse as a strong storage unit or as an outbuilding if modified appropriately. Containers are made in different sizes but are generally 2.4m in width, 2.4m in height and vary in length from 3m to 12m.

## **2 Purpose of Policy**

The purpose of this policy is to manage the use of sea containers in the Shire of Tammin so as to ensure that the intent of the Town Planning Scheme is maintained.

## **3 Policy Provisions**

- 3.1 The location of Sea Containers within the Shire of Tammin is regarded as development and will require Council's Development Approval;
- 3.2 All applicants will be required to obtain a Building Licence for development in areas where Building Control is exercised;
- 3.3 One smaller Sea Container (6m or less) may be located on a property in the Residential and Special Residential Zones subject to the following conditions:
  - (i) That the containers shall be fitted with a pitched roof;
  - (ii) That the containers shall be located to the rear of the dwelling and shall not be visible from the street;
  - (iii) That the containers shall be located within normal building setbacks;
  - (iv) That the containers shall be fitted with windows and doors that can be opened from inside to ensure safety of users;
  - (v) That the containers shall be painted to match the colour of the house;
  - (vi) That the containers may be used as outbuildings but not for ancillary accommodation;
  - (vii) That the containers shall not to be located over septic tanks, leach drains or utilities;
  - (viii) That applicants shall obtain the written consent of surrounding neighbours;
  - (ix) That the containers shall be landscaped to screen them from neighbours; and
  - (x) That if the containers fall into disrepair or become unsightly Council shall require their removal.
- 3.4. One larger Sea Container (up to 12m) may be used for storage only on a property in the Light Industrial Zone and Rural Zone with Council's approval subject to the following conditions:
  - (i) That the containers shall be located to the rear of buildings and that they are not prominently visible from the street;
  - (ii) That the containers shall be located within building setbacks in the current Town Planning Scheme;
  - (iii) That the containers shall be able to be opened from inside to ensure safety of users;
  - (iv) That the containers shall be painted to match the buildings on the lot;

- (v) That the containers shall not be located over septic tanks, leach drains or utilities;
  - (vi) That the applicants obtain the written consent of the surrounding property owners; and
  - (vii) That if the containers fall into disrepair and become unsightly, that Council shall require their removal.
- 3.5. Sea containers will generally not be permitted in the Town Centre Zone, Special Use Zone and on Local Reserves (including road reserves) without Council specific approval.
- 3.6. 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.

*Adopted by Council on 17 April 2008 Item 11.5*