



<b>Policy Type:</b>	Administrative
<b>Dates Last Adopted:</b>	13 October 2009 24 November 2009
<b>Date Adopted:</b>	26 June 2012

<b>Policy No:</b>	<b>SRS233(R9)</b>
<b>Date Last Reviewed:</b>	26 June 2012

<b>Legal (Parent):</b>	
1.	Metropolitan Region Town Planning Scheme Act 1959-1982.

<b>Legal (Subsidiary):</b>	
1.	Town Planning Scheme No 40 – Subclause 2.7.12.
2.	Part 2 of the Residential Design Codes.

ADOPTED POLICY	
<b>Title:</b>	<b>LOCAL PLANNING POLICY - SEA CONTAINERS IN RESIDENTIAL AREAS</b>
<b>Objective:</b>	<b>To regulate the use of Sea Containers in conjunction with properties developed or zoned for Residential purposes within the District.</b>

### 1.0 Application of Policy

This policy shall apply to Sea Containers situated on any property developed or zoned to allow for Residential purposes within the City of Canning. The placement of a sea container on a property is deemed to constitute development for which the prior approval of Council is required.

### 2.0 Provisions

- 2.1 Sea containers have the potential to adversely impact on the visual amenity of residential areas and are therefore not acceptable on lots developed or zoned to allow for Residential purposes which are less than 2000sqm in area.
- 2.2 Subject to Clause 2.1 above, one (1) Sea Container may be permitted to be stored on properties developed for Residential purposes, subject to the following conditions:
- (i) The container shall be no longer than 6 metres.
  - (ii) The container shall not be located forward of the main building line of the associated dwelling, and shall be screened from view of the street, including secondary streets.
  - (iii) The container shall be set back from the side and rear boundaries of the site in accordance with the requirements of the City's Town Planning Scheme No 40.
  - (iv) The container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property, or the prevailing landscape.
  - (v) With the exception of an approved Home Occupation, the container shall not be used for any commercial or industrial purpose. The area of any approved Home Occupation shall not exceed 20 square metres in total.
  - (vi) Sea Containers shall not be used for human habitation.
- 2.3 Sea Containers with an integrated refrigeration unit are not permitted on properties developed or zoned to allow for Residential purposes anywhere within the district.
- 2.4 The City reserves the right to instruct a landowner to remove a Sea Container from land in the district if any or all of the above conditions are not adhered to.

### 3.0 Building Code of Australia

A Sea Container is classed as new development, and accordingly will be required to meet all relevant requirements of the Building Code of Australia.

### 4.0 Consultation

Owner(s) of property adjoining a proposed development site are to be invited to make comment on all applications for Sea Containers.

### 5.0 Delegation

All applications for Sea Containers shall be presented to Council for determination.