



# SEA-CONTAINERS POLICY

## STATUTORY BACKGROUND

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This policy is adopted under Part 2 of Schedule 2, of the *Planning and Development (Local Planning Schemes) Regulations 2015* which enables the City of Kalgoorlie-Boulder (the City) to prepare local planning policies for any matter related to the planning and development of the Scheme area. This policy may be cited as Local Planning Policy Sea-Containers Policy.

## PURPOSE

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The purpose of this policy is too provide guidelines for the placement, use, size and number of sea containers permitted on sites within Kalgoorlie-Boulder.

## OBJECTIVES

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The objectives of this policy are to:

1. Guide and control the use, location, and number of sea containers on private property throughout the City to ensure that an acceptable standard of development is achieved. That does not unreasonably detract from the streetscape or impact on the amenity of adjoining properties or areas; and
2. Establish criteria and a consistent approach for the assessment of applications relating to sea containers.

## RELATIONSHIP TO OTHER DOCUMENTS

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This Local Planning Policy forms part of the City's local planning policy framework. Where this policy is inconsistent with the City's Local Planning Scheme, the Local Planning Scheme prevails. Where this policy is inconsistent with an adopted local development plan, activity centre plan or structure plan, the adopted local development plan, activity centre plan or structure plan prevails.

This local planning policy is not part of the local planning scheme and does not bind the Council in respect of any application for development approval. However, the Council shall have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

## DEFINITIONS

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**CEO** means the Chief Executive Officer of the City.

**City** means the City of Kalgoorlie-Boulder.



**Sea Container** means a large metal container, originally manufactured to carry goods on a sea vessel.

**Other similar storage structures** means a prefabricated structure with a flat roof, regular in shape and is capable of being transported (includes donga and a railway carriage).

## APPLICATION OF POLICY

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The location of sea containers and other similar structures within the City is regarded as a development and will require Development Approval. For the purposes of assessment and approval, the Local Government will classify a sea container or other similar relocatable storage units as ancillary and associated with the approved use of the land.

Any sea container or other similar structure to be used for human habitation is to comply with Repurposed Dwelling Policy.

No sea container or other similar structure are permitted in “Residential” zoned land within the City without a Development Approval.

## POLICY MEASURES

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### General

The Policy applies to the use of sea containers on private property throughout the City and is to be read in conjunction with Clause 42 of Local Planning Scheme No. 2 provisions, as set out below:

*A shipping container must be out of public view, constructed or upgraded and maintained to a standard that ensures the visual amenity of the area is not adversely impacted to the Local Government satisfaction.*

### Temporary Storage

1. Sea Containers will be permitted where used for temporary storage purposed in Residential, Rural, or Rural Townsite zones where:
  - a. Located on-site for a maximum period of 14 days for the purpose of relocating personal goods to/from a property; and
  - b. Limited to one sea-container maximum length of 6m (20 foot).
2. Sea containers will be permitted where used for the storage of building materials and equipment in connection with a building under construction, subject to:
  - 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 building permit and, when necessary, development approval;
  - c. Construction works are actively being undertaken on the site and do not lapse for any period greater than 30 days;
  - d. Must be contained wholly within the property boundary of the subject lot;



- e. The number of sea containers will be considered on the scale of construction, and surrounding site impacts;
  - f. Must not impact on pedestrian or vehicle movements in any way or obstruct pedestrian or bicycle pathways or vehicle sight lines;
  - g. The structure may not be permitted on the building site for a period longer than 6 months, unless specific approval from the City is obtained and screening details provided; and
  - h. The structure is removed from the building site within 14 days of completion of the building works or within 6 months from commencement unless specific approval from the City is obtained.
3. Development Approval is not required to be obtained for sea containers compliant with Clause 2 or 3.
  4. In all other instances Development Approval is to be obtained and may be subject to consultation with owners and/or occupiers of affected land.

### **Design Provisions**

1. In all cases sea containers will:
  - a. Not result in a detrimental impact on the amenity of adjoining land or the area in general; and
  - b. Not compromise the approved development or use by
2. Impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; or
3. Obstructing access; or
4. Obstructing a visual truncation provided to an accessway:
  - a. Be in good repair and of a uniform colour to complement the building to which it is ancillary, or surrounding natural landscape features, and must not have any form of graffiti or advertising; and
  - b. Be setback from.
5. side and rear boundaries a minimum of 1.0m;
6. Front boundary a minimum of 2.0m; and
  - a. Be appropriately screened (vegetation or otherwise) where considered necessary by the City.
7. Where used for habitable purposes, sea containers are required to comply with all relevant legislation and comply with provisions contained in LPP5 – Repurposed Dwellings;
8. Development Approval is required to be obtained where any variations to the requirements of Local Planning Scheme No. 2 or the deemed to comply requirements of the R-Codes is proposed and will be subject to consultation with owners and/or occupiers of affected land. Sea containers may be permitted having regard to the following provisions:
  - a. Be limited in number to a site, as set out in the table below;

<b>Zones</b>	<b>Sea container</b>	<b>Setback</b>
Residential below R5	2	7.5m from street 3m from side and rear Screening treatment to be provided
Residential R10 & above	1	6m from Street boundary



- b. Comply with all applicable R-Code requirements and provisions, including Part 5, Element 5.5.1- Ancillary Dwellings;
- c. The Condition to be free of rust or corrosion and clad or painted in a uniform colour to complement the surrounding built form and/or landscape to the satisfaction of the City;
- d. Shall be screened from adjoining sites and surrounding area generally, by landscaping or other approved manner;
- e. Applications to include written comments of surrounding landowners or will be subject to a 14-day advertising period;
- f. If the sea container or other similar structure falls into disrepair and/or becomes unsightly, the City will require its removal;
- g. May be subject to a time-limited approval; and
- h. May require details on stormwater management to ensure collected and discharged is retained on site and/or connection to an approved point of discharge.

### **Non-Residential – Development Standards for Commercial Storage**

1. Development proposals for the placement and use of a sea container for storage are to comply with the following development standards:
  - a. Limits in the number per site, based on a 6 metre (20 foot) container, are set out in the table below;

Zones	Lot size	Number	Setback
Rural	Below 4 ha	2	7.5m from street boundary and as per scheme landscaping requirements
Rural	Above 4 ha	3	7.5m from street boundary and as per scheme landscaping requirements
Tourist		Nil	As per scheme landscaping requirements
Mixed-Use	Below 1000 sqm	1	As per scheme setbacks
	Above 1000 sqm	2	Rear of the building and screened from the street
Commercial		Nil	Not Applicable
Light Industrial		3	As per scheme requirements for setbacks and landscaping
General Industrial		Nil	As per scheme requirements for setbacks and landscaping

- b. Where a development comprises more than one lot, consideration will be given to the cumulative impact, scale, location, and lot size;
- c. Be in good condition free of rust or corrosion and clad and/or painted with approved colours, materials, and finishes;
- d. Be located:
  - i. Rear of the building and shall be screened from view from any public street; and
  - ii. Shall be compliant with the setbacks under the Scheme; and/or the table above
- e. Shall be painted to match the colour of the buildings on the site;
- f. Shall not be located over septic tanks, leach drains, utilities, or easements; and



- g. Shall be screened from view from any public street and buildings on the site.
2. If the sea container (or other similar structure) falls into disrepair and/or becomes unsightly, the City will require its removal.

### **Roads and Reserves**

This policy does not apply to the placement of sea containers within local reserves or road reserves but shall be subject to the City's Local Laws where applicable.

DOCUMENT CONTROL				
Responsible Department	Planning			
Description of Changes	Removal of policy number.			
Version	Resolution Number	Endorsement Date:	Last Reviewed Date:	Next Review Date:
1	15.2.2	18 December 2023	December 2023	December 2025
2	13.1.2	18 August 2025	June 2025	June 2027