



Shire of Dandaragan

SEA/SHIPPING CONTAINERS

1. Can I have a sea container on my property?

Development Approval from the Shire of Dandaragan is required prior to the permanent placement of a sea container or similar storage container on any lot within the Shire.

A permanent sea container or similar storage container is **not permitted in the 'Residential' or 'Tourist' zones, nor on any local reserves, inclusive of road reserves.**

There is a general presumption against the placement of sea containers or similar storage containers in the 'Commercial' and 'Regional Centre' zones.



2. Exemptions

Sea containers used temporarily onsite (i.e. for no more than six months) for storage of materials and equipment associated with a construction site approved by way of a Building Permit from the Shire is exempt from requiring Development Approval. Note that if it is determined that the sea container has been placed in an unsafe location, becomes unsightly or complaints are received about the sea container, the Shire may require the sea container to be immediately removed.

The placement of a shipping container on land in a 'Rural', 'Industrial' or 'Harbour' zone is exempt from requiring Shire Development Approval, provided that they:

- a) are located behind the prescribed front boundary setback for the property;
- b) that containers in 'Industrial' and 'Harbour' zones are painted a uniform colour if more than one container is onsite; and
- c) are in a satisfactory state of repair.

3. How many and what size permanent sea container or similar storage container can I have?

The maximum number and size of sea containers and similar storage containers are outlined below.

Zone	Max Number	Max Length	Term of Approval
Residential	Nil	N/A	N/A
Tourist	Nil	N/A	N/A
Regional Centre	1	12m	Temporary or Permanent
Commercial	1	12m	Temporary or Permanent
Industrial	1	12m	Temporary or Permanent
Harbour	1	12m	Temporary or Permanent
Rural Residential	1	12m	Temporary or Permanent
Special Use – Rural Development	1	12m	Temporary or Permanent
Rural	N/A	N/A	N/A

4. What are the key considerations to be met in order to obtain Development Approval?

In considering a Development Application for a sea container the Shire of Dandaragan will assess the proposed location and condition of the sea container or similar storage container for compliance with *Local Planning Policy 8.8 – Shipping Containers*, which can be viewed on the Shire's website.

Key considerations that will be taken into account for a proposed sea container include the following:

- The container shall be located in accordance with the setback prescribed under *Local Planning Scheme No.7* and relevant development guidelines for the locality;
- In 'Special Use – Rural Development' and 'Rural Residential' zones the container shall be located to the rear of buildings so as to not be prominently visible from the street;
- In 'Commercial' or 'Regional Centre' zones the sea container is to be located so as to not be highly visible from the street. If the container cannot be placed so as to be generally concealed from the street then the Shire will require the installation of screening to a minimum height equal to that of the container.
- The container shall be painted to match or at the very least compliment the other buildings on the lot;
- The container shall not be located over septic tanks, leach drains or utilities; and
- Should the container falls into disrepair, or become unsightly, the Shire may direct it be upgraded or removed.

The placement of any shipping container in non-conformity may result in enforcement action being taken by the local government, which could involve removal and impoundment of the shipping container at the cost to the land owner.

5. What information do I need to submit with my Development Application?

When submitting a Development Application with the Shire, the following is to be provided:

- a. A completed Development Application Form.
- b. The prerequisite planning fee.
- c. A picture of the proposed sea container or similar storage container.
- d. Details of the screening measures proposed to satisfy the visual privacy requirements of *Local Planning Policy 8.8 - Shipping Containers*.
- e. Two (2) sets of elevation plans drawn to scale showing all sides, and location and sizes of the openings of the sea container.
- f. Two (2) sets of a site plan drawn to scale showing:
 - a) the proposed location of the sea container and the setback distance from the nearest property boundaries;
 - b) the dimensions of the sea container;
 - c) all existing and proposed structures (and their purpose labelled);
 - d) all existing (to be retained and removed) and proposed landscaping or other screening devices; and
 - e) the north point and road names.

6. Do I need a Building Permit as well as Development Approval?

Yes, you will also need to obtain a Building Permit from the Shire of Dandaragan prior to placing the sea container on your property.

The Building Permit Application is to include details on the footings and tie-downs, as well as roof water run-off and collection/disposal facilities. Any steel structure is to be certified by a structural engineer; documentation to be signed. Cloud in red or highlight all relevant components if multiple system engineering details are used. Where insufficient details are provided, more details may be requested by the Building Surveyor in order to assess the structure for compliance with the provisions of the National Construction Code.

Two (2) complete sets of plans and details must also be submitted with your Building Permit Application. All plans and details must be legible, drawn to scale and include a title block containing lot address, page numbers, a project title and date. Further details on the plans to be submitted with a Building Permit Application are outlined below:

Site Plan (minimum scale 1:200)

- Clearly indicate all property boundaries, boundary dimensions and existing buildings.
- Clearly indicate the distance from the property boundaries to the proposed building and existing buildings.
- Locations and heights of stabilised embankments e.g. retaining wall(s).
- Existing ground level and proposed finished floor of building.
- Position of Effluent Disposal system (when proposed and in un-sewered areas only).
- North point.

Layout Plan (scale 1:100)

- All dimensions of the proposed building(s).
- All member sizes and spacing's (posts, roof beam, rafters, plates' battens and trusses).
- Ridge, valley, eaves line and downpipe locations/soak wells.
- Details if secondary guttering (box) is to be used in adjoining roofs.

Cross Sectional View (scale 1:100)

- Finished ground level.
- Type of floor structure e.g. concrete slab, earth, paving and decking.
- Height of beam of natural ground.
- Roof frame details.
- Connections details for supports from eave line to structure, post to beams and post to footing.

Elevations

- Showing all sides of structure.
- Location and sizes of openings.

7. More Information

Should you have any questions or require any further information, please contact the Manager Building Services or Planning Officer on the details below or visit the Development Services counter at the Shire of Dandaragan Jurien Bay Administration Centre at 69 Bashford Street.

Manager Building Services

Phone: 0408 911 271 or Email: mbs@dandaragan.wa.gov.au

Planning Officer

Phone: 9652 0800 or Email: rorym@dandaragan.wa.gov.au