

Use of Sea Containers Policy

City Policy

Responsible Directorate: Planning and Community Development

Objective: To guide and control the use of sea containers within the City of Joondalup.

1. Authority:

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2*, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

This Policy applies all land zoned by the City of Joondalup District Planning Scheme No. 2

3. Statement:

Due to their bulk and often dilapidated appearance, sea containers can have a negative visual impact on the surrounding area, particularly when used in residential areas. Therefore, this policy seeks to:

- i ensure that the use of sea containers does not detract from the amenity, character and established or intended streetscape of an area.
- ii provide additional guidance and requirements in addition to those contained in the District Planning Scheme No. 2.

4. Details:

4.1 The following will apply to the use of sea containers in the following zones:

- i **Residential, Special Residential, Mixed Use, Urban Development, Civic & Cultural, and Rural zones**

The permanent use of a sea container is not acceptable in these zones under any circumstances.

ii **Commercial, Business, Service Industrial, Private Clubs/Recreation, Centre zones**

The permanent use of sea containers may be acceptable in the above zones, with planning approval, provided:

- The container is not visible from any street or adjoining property
- Where visible from an area internal to the site, the container is painted a colour that matches, or is complementary to, the colour of the existing buildings on the property
- The container is not located within any approved car parking or landscaped areas.

4.2 The temporary use of a sea container may be acceptable in any zone without planning approval, whether on the verge or private property, provided:

- The container is only used in conjunction with building construction or subdivision that is occurring or approved to occur on the subject or adjoining site, and only up to a maximum of 12 months; or
- The container is only used for the loading or unloading of goods and only up to a maximum of 7 days; and
- The container is positioned so as not to obscure vehicle sightlines; and
- A letter is issued from the City approving the temporary nature of the sea container, and its period of use.

4.3 In all circumstances:

- Containers are to be used for storage purposes only, and shall not be used for any habitable or industrial purpose.
- Containers are only to be used in conjunction with an approved use on the lot.

Creation Date: <mmmm yyyy (adopted by Council)>

Amendments: <report ref. (if amendments have been made — not just review)>

Related Documentation: • <title of document, if applicable>