

DEVELOPMENT SERVICES

Planning

4.1.15

*Attachment 1
Existing
Policy*

TITLE: SHIPPING AND/ OR STORAGE CONTAINERS POLICY

ADOPTED: OCM 21 September 1999 – Page 57 - 61

REVIEWED: OCM 20 March 2001 – Pages 54 - 55
OCM 4 February 2003 – Pages 48 – 51
OCM 11 August 2005 – Pages 38 - 41
OCM 3 November 2005 – Pages 28 - 31

ASSOCIATED LEGISLATION: Planning & Development Act 2005

ASSOCIATED DOCUMENTS:

REVIEW RESPONSIBILITY: Manager Planning Services

DELEGATION:

Previous Policy Number 4.1.15

Objective:

1. To ensure adequate amenity/streetscape protection when the installation of shipping and/or storage containers are approved,
2. To apply development controls through guidelines for the installation of containers,
3. To provide guidelines for the approval shipping and/or storage containers within certain zones.

This policy applies to the Town Planning Scheme area only.

Definitions:

Nil.

Policy:

Guidelines

The installation of shipping and/or storage containers" will only be considered in the 'Industry', 'Light and Service Industry', 'General Rural', 'Rural Agriculture' and 'Rural Living' zones.

- A Planning Application will be required to be submitted for approval in accordance with the provisions of TPS4.

- Containers shall be used for 'Storage' (ie used to store materials and equipment) purposes only.
- Containers shall be screened and/or fenced from the road frontage and be situated at the rear of the property unless otherwise determined by Council.
- Council shall have regard to the effect on the environment and the amenity and character of nearby land uses, particularly in regard to location, height and setback of shipping containers.
- Containers shall be wholly located within the boundaries of each property.
- The use of the containers shall relate directly to and be ancillary to, the predominant use of the property as approved by Council.
- Containers shall comply with the zone setback requirements under TPS4.
- A maximum of ten (10) containers will be considered on any one property.
- No more than five (5) containers shall be provided side by side.
- Containers shall not be stacked vertically above one another.
- Containers shall be adequately tied down during the cyclone season (1st December to 30th April inclusive).

NOTES:

- (1) This policy does not apply to the 'Temporary Use' of a container, 'Temporary Use' of a container for storage of materials and equipment, 'Temporary Use' being defined as a period of time not exceeding six (6) months.
- (2) This policy does not apply to the storing of shipping containers (empty or full) in conjunction with the operation of a transport depot or other port related activity.

Delegation

The Chief Executive Officer is delegated authority to approve Planning Applications that comply fully with this policy.

SHIRE OF BROOME TOWN PLANNING SCHEME No.4 (TPS4)-LOCAL PLANNING POLICIES
This Policy is a Local Planning Policy adopted under the provisions of Clause 2.5 of TPS4. TPS4 is administered by the Council of the Shire of Broome as the responsible authority under the Scheme. TPS4 was gazetted and came into operation on the 21st December 1999.
Planning policies adopted under TPS4 may only be amended or rescinded after the procedures set out in Clause 2.5 and 2.6 have been completed.

LOCAL PLANNING POLICY

TITLE:	SHIPPING AND / OR STORAGE CONTAINERS
ADOPTED:	OCM – Page
REVIEWED:	OCM 20 March 2001 – Pages 54 – 55 OCM 4 February 2003 – Pages 24 – 51 OCM 11 August 2005 – Pages 38 – 41 OCM 3 November 2005 – Pages 28 – 31
ASSOCIATED LEGISLATION:	Planning and Development Act 2005 Town Planning scheme No 4(TPS4)
ASSOCIATED DOCUMENTS:	Residential Design Codes, as amended.
REVIEW RESPONSIBILITY:	Manager Planning Services.
DELEGATION:	

Previous Policy Number 4.1.15

Objective:

1. To allow unhindered use of sea containers for shipping;
2. To discourage alternative use of containers particularly where they might become permanent fixtures for storage;
3. To ensure adequate amenity/streetscape protection when shipping and/or storage containers are installed;
4. To provide guidance for Council and land owners in the siting and use of containers.

This policy applies to the Town Planning Scheme area only.

Definitions:

Nil

Policy:

Exemptions from Planning Approval Requirements

Planning approval is not required for:

- use of containers fully enclosed within a building;
- loading or unloading of containers for shipping, provided that the container does not remain on site for longer than fourteen (14) days; or
- storing of containers (empty or full) in conjunction with the operation of a transport depot or port related activity.
- for storage of materials and equipment related to construction of a building in accordance with approved building plans where a building license has been issued;
- Exempted containers shall be adequately tied down during the cyclone season (1st December to 30th April inclusive).

General Requirements

Unless exempt from planning approval requirements as specified above:

- for any use or storage of a container, a Planning Application is required to be submitted for approval in accordance with the provisions of TPS4;
- Containers are to be screened and/or fenced from the road frontage and be situated at the rear of the property unless otherwise determined.
- Council shall have regard to the effect on the environment and the amenity and character of nearby land uses, particularly in regard to location, height and setback of shipping containers;
- Containers shall be wholly located within the boundaries of a property;
- The use of the containers shall relate directly to and be ancillary to, the approved use of the property.
- Containers shall comply with the zone setback requirements under TPS4;
- Containers shall be adequately tied down as required for a category 3 cyclone region during the cyclone season (1st December to 30th April inclusive).

Permanent Use of Containers

- Permanent installation of containers will only be considered in the 'Industry', 'Light and Service Industry', 'General Rural', 'Rural Agriculture', 'Rural Living' and Mixed Use Zone of TPS4, in accordance with general requirements above;
- A maximum of ten (10) containers will be considered on any one property;
- No more than five (5) containers are to be located side by side;
- Containers are not to be stacked vertically above one another;
- A sea container may require a building licence depending on modifications and how it is used.

SHIRE OF BROOME TOWN PLANNING SCHEME No.4 (TPS4)-LOCAL PLANNING POLICIES

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Planning policies adopted under TPS4 may only be amended or rescinded after the procedures set out in Clause 2.5 and 2.6 have been completed.