

Sea Containers – Requirements for Use and Location

GENERAL

Sea containers are buildings and approvals are required prior to the installation of and the use of Sea Containers on any land within the Shire of East Pilbara **unless exempt from an approval.**

PLANNING APPROVAL

The following planning requirements relate to sea containers on properties located in the following zones and for the following uses:

1. Building Sites

- Sea containers that are used for temporary storage on a building site associated with building works with an approved Building Licence are exempt from obtaining Planning and Building Approvals.
- Sea containers are not to be located on the road verge.

2. Residential Zone *(Where sea containers comply with the following requirements only a Building Licence is required)*

- One sea container per property;
- Maximum container dimensions of length 6m and wall height 2.4m;
- Maximum area of all outbuildings shall not exceed the lesser of 60m² or 10% of the site area;
- Sea container is not to be placed wholly or partly in the front setback area;
- Sea container to be set back a minimum of 1.0m from side and rear boundaries with other setbacks as required by the Residential Design Codes;
- Sea container is not to be located over septic tanks, leach drains or property mains connections;
- Sea container to be painted and in good condition prior to relocation and be screened from view of the street; and
- Sea container can be used for domestic storage purposes only and no habitation is permitted.

3. Rural Living and Rural Areas

- Sea container is not to be placed wholly or partly in the front setback area;
- The minimum side and rear setback is 10.0m;
- Sea container is not to be located over septic tanks, leach drains or property mains connections;
- Sea container to be painted and in good condition prior to relocation and be screened from view of the street; and
- Sea container can be used for domestic storage purposes only and no habitation is permitted.

4. Industrial Areas

- Sea containers are not to be located within the front setback area, parking or landscaping area;
- May be located within areas designated for storage or specifically approved for sea containers;
- Side and rear setbacks to property boundaries will be based upon the Building Code of Australia classification for the use of the container (nominally 3m); and
- Sea containers are not to be located over septic tanks, leach drains or property mains connections.

5. Transport Depots

- Sea containers held in storage by transport companies are not limited in number providing that they are not used for any other purpose when stored.

FOOTINGS AND TIE DOWNS

Where used for storage purposes, sea containers shall be placed on footings and with tie downs approved by the Council's Building Surveyor.

It is recommended that independent advice be obtained from a professional engineer.

BUILDING PERMIT

An application for a Building Permit must be lodged and approved **prior to placement of the container on the site**. The Building Licence application is to include structural details for the tie down and/or footings to be used.

MORE DETAILS

For full details of these requirements please contact the Shire's Building Services on 9175 8000.

ASSOCIATED INFORMATION SHEETS

- [Building Approval Forms available here:](#)
- [Building Fees here:](#)
- [Planning Application Form here:](#)
- [Submission Requirements for Planning Applications here:](#)
- [Planning Service Fees and Charges here:](#)

Disclaimer

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Please contact the Shire of East Pilbara if you wish to comment on the forms provided and information contained within.