

POLICY NUMBER	-	6.3
POLICY SUBJECT	-	6.3 Sea Containers and Similar Storage Containers Local Planning Policy
DATE ADOPTED	-	20 October 2020 (CMRef 0292)
RESPONSIBLE OFFICER	-	Town Planner
REVIEWED	-	18 June 2024 (CMRef: 0968)

Objective

The objective of this Policy is to control the use and placement of sea containers, or other similar structures in the townsites of the Shire, such that an acceptable standard of development is achieved and that the structure does not adversely affect the amenity of the area.

Policy

1. All sea containers and other similar structures proposed to be located within the Shire require a Development Application to be submitted for assessment and approval by Council prior to locating a sea container on-site, with the exception of sea containers located on General Industry and Rural zones.
2. This policy is based on sea containers up to 6 metres (20 feet) in length for Residential, Townsite, Commercial, Light Industry and Rural Residential zones and up to 12 metres (40 feet) in length for General Industry and Rural zones. Container(s) larger than this may need to satisfy additional requirements.
3. Sea containers and other similar structures used for temporary storage during the conduct of building works will be exempt from these requirements, provided that the following criteria are achieved:
 - 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 Development Approval and/or Building Permit;
 - c. Construction works are actively being undertaken on the site and do not lapse for any period greater than 60 days;
 - d. The structure does not impact on pedestrian or vehicle movements in any way or obstruct vehicle sight lines;
 - e. The structure may not be permitted on the building site for a period longer than 6 months, unless the special approval of Council is obtained; and
 - f. The structure is removed from the building site immediately following the completion of the building works.
4. In determining applications for the placement of sea containers, Council will require the following information be provided by the applicant:
 - a. The necessary application for Development Approval and Building Permit application forms;
 - b. A scaled site plan and elevation showing the proposed location of the structure in relation to boundary setbacks, natural features and existing buildings;
 - c. A written submission detailing the proposed works to be undertaken to improve the visual amenity of the structure;
 - d. Payment of the relevant application fees.
5. As sea containers and other similar structures may have an adverse effect on the visual amenity of an area, their location in Commercial zones will not be supported unless the structure is for temporary building site works, as described in clause 2.

6. All sea containers and other similar structures shall comply with the following design and location criteria:
 - a) The structure is to be in good condition prior to location upon any property.
 - b) Structure shall be suitably screened and located so it has low visibility from any road and/or adjoining property, observing all setback requirements contained in Council's Local Planning Scheme No. 2.
 - c) The structure should be located behind existing buildings and/or screening vegetation and not be located in front of the established or proposed building line.
 - d) The structure must be painted in a colour to blend with adjacent buildings or in an earth tone to blend with the natural landscape and vegetation.
 - e) Council may consider the location of the structure in a position where it may be visible from any road or adjoining residence, or isolated from the existing buildings on a property, when the external appearance of the structure is substantially modified (which may include roofing, cladding and/or painting) so as to conceal its appearance as a sea container.
 - f) No more than one sea container or similar storage structure will be permitted on any properties located within the townsite.
 - g) Sea containers or similar structures are to be used for storage purposes only and shall not be used for habitation purposes, unless it can be demonstrated that the proposal meets the provisions of the Building Code of Australia and will not detrimentally impact the amenity of the locality where the development is to be situated.
 - h) The structure shall not compromise or obstruct vehicle access ways, vehicle truncations, access to parking areas or the parking bays provided on a site.
 - i) The structure shall not compromise or obstruct vehicle or pedestrian sight lines, thereby creating a public safety concern.
 - j) The structure is not to be located over septic tanks and/or leach drains or utilities.
 - k) Council may require additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a sea container, particularly as a result of a complaint made against the sea container.
 7. Council reserves the right to approve the siting of a sea container or other similar structure on a property for a fixed period of time. Following the expiry of this approval period, the property owner is responsible for seeking the renewal of the temporary approval.
 8. Council reserves the right to revoke any approval for the siting of a sea container or other similar structure on a property where it is compromising the amenity of an area or impacts on public safety.
 9. Council may vary the requirements of this policy, where it is considered that full compliance with the policy is impractical, or such variation is warranted in the circumstances of the case.
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Roles and Responsibilities

Chief Executive Officer

The Chief Executive Officer is responsible for implementing this policy.

Staff

Staff have the responsibility of being aware of the policy and adhering to it in respect of all activities.

Related Documentation

Related Legislation/Local Law/Policy/Procedure*Local Government Act 1995**Planning and Development Act 2005**Planning and Development (local planning schemes) Regulations 2015***Related Delegation**

Document Control	
Policy Number	6.3
Policy Version	2
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Next Review Due	This policy will be reviewed annually or more often where circumstances require.