



INTRODUCTION

There has been an increasing use of sea containers in recent years within the Town. While they can serve a useful role in some instances, it is considered that sea containers have potential to adversely affect the visual amenity of an area, particularly where they are located on land zoned or used for residential purposes or where they are visible from the public realm.

This Policy has been developed to ensure that an acceptable standard of development is achieved where sea containers are proposed as part of non-residential development and to safeguard the visual amenity of residential properties and localities generally, while providing for their appropriate use as secure temporary storage during the construction or property relocation process.

OBJECTIVES

- (a) To guide and control the use of sea containers on private property throughout the Town;
- (b) To clarify the circumstances in which development approval is required for the use of sea containers on private property;
- (c) To ensure that an acceptable standard of development is achieved that prevents the adverse visual amenity impacts that sea containers may have on the locality;
- (d) To outline the acceptable circumstances where sea containers may be temporarily located on land zoned or used for residential purposes during the construction process or where used for the relocation of personal goods;
- (e) To outline the acceptable circumstances where sea containers may be temporarily or permanently located on land zoned and used for non-residential purposes.

POLICY SCOPE

This Policy applies to sea containers located on private property throughout the Town. Sea containers constitute “development” under deemed clause 60 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, however having regard to deemed clause 61 of the Regulations, and Local Planning Policy 31 ‘Exemptions from Development Approval’ sea containers may be exempt from development approval as specified in this Policy.

For the purposes of this Policy, sea containers are to be assessed for compliance with this Policy and are not to be assessed as “outbuildings” as defined by the Residential Design Codes.

POLICY REQUIREMENTS

1. Use of Sea Containers for Habitable Purposes

1.1 Sea containers shall not be used for habitable purposes in any instance.

2. Sea Containers on Land Zoned or Used for Residential Purposes

2.1 A single (1) sea container is temporarily permitted on a private residential property where it is used for the storage of building materials and equipment in connection with a dwelling under construction on the site (or renovations to a dwelling), subject to it:

- (a) being the only sea container on the site; and
- (b) not exceeding a length of 6m; and
- (c) being on-site for a maximum period of 12 months; and
- (d) only being placed on the site following the issue of a building permit for the dwelling on the site; and
- (e) being removed within 14 days after the dwelling construction works are completed.

2.2 A single (1) sea container is temporarily permitted on a private residential property where it is on-site for a maximum period of 7 days for the purpose of relocating personal goods to/from the property.

2.3 Development approval is not required to be obtained for the temporary use of a sea container where compliant with Clause 2.1 or 2.2 above. Development approval is required in all other instances, although noting that sea containers will generally not be supported in circumstances other than outlined in clauses 2.1 and 2.2.

2.4 Any application for development approval for a sea container(s) will be the subject of consultation with owners and/or occupiers of affected land.

3. Sea Containers on Land Zoned and Used for Non-Residential Purposes

3.1 Subject to obtaining development approval and consultation with owners and/or occupiers of affected land, sea containers may be permitted where they:

- (a) do not result in a detrimental impact on the amenity of adjoining land or the area in general; and
- (b) are not located in front of the building line and are not visually prominent from any public road; and
- (c) do not compromise the approved development or use by:
 - i. impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; and/or
 - ii. obstructing access or visual truncation(s) provided to an accessway, pedestrians or traffic; and
- (d) are in good repair with no visible rust marks, and are of a uniform colour that



complements the building to which they are ancillary or surrounding natural landscape features; and

- (e) are appropriately screened (vegetation or otherwise) where considered necessary by Council.

3.2 A single (1) sea container is temporarily permitted on a private property where it is used for the storage of building materials and equipment in connection with a building under construction on the site, subject to it:

- (a) being the only sea container on the site; and
- (b) not exceeding a length of 6m; and
- (c) being on-site for a maximum period of 12 months; and
- (d) not compromising the approved development or use by:
 - i. impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; and/or
 - ii. obstructing access or visual truncation(s) provided to an accessway, pedestrians or traffic; and
- (e) only being placed on the site after the issue of a building permit for the building on the site; and
- (f) being removed within 14 days after the building construction works are completed.

3.3 A single (1) sea container is temporarily permitted on a private property where it is on-site for a maximum period of 7 days for the purpose of receiving or dispatching goods or equipment to/from the property.

3.4 Development approval is not required to be obtained for the temporary use of a sea container in accordance with Clause 3.2 or 3.3 above.

3.5 Development approval is required in all other instances where a sea container(s) is proposed on a private property that does not comply with Clause 3.2 or 3.3 above.

VERSION CONTROL

Date Initially Adopted :	Former Administrative Policy PLNG 8 'Sea Containers' adopted 11 November 2014.
Date(s) Amended :	1. Adopted as Local Planning Policy 34 at Ordinary Council Meeting 9 February 2016; 2. Amended by Council resolution at Ordinary Council Meeting 16 July 2019.