LOCAL PLANNING POLICY 34  SEA CONTAINERS

POLICY:
Purpose

To guide and control the use of sea containers throughout the Town in order to ensure that an acceptable standard of development is achieved that does not detrimentally affect the amenity of the locality.

Application of Policy

This Policy shall apply to sea containers located on private property throughout the Town. Sea containers constitute “development” under Clause 30 of the Town of Victoria Park Town Planning Scheme No. 1 and are subject to the requirement for planning approval unless otherwise 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.

Background

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 can have an adverse effect on the visual amenity of an area in certain circumstances, and therefore there is a need to ensure an acceptable standard of development in order to safeguard the visual impact of sea containers on the amenity of adjoining properties and the area generally.

Policy Provisions

Residential zoned land or land used for residential purposes

1. Sea containers are not permitted except as provided for by Clauses 2 and 3 below.

2. Sea containers will be permitted where used for the storage of building materials and equipment in connection with a dwelling under construction, subject to:

   (a) there being only one sea container; and
   (b) the container does not exceed a length of 6m; and
   (c) it is on-site for a maximum period of 12 months; and
   (d) it is only placed on-site after the issue of a building permit for the dwelling on the site; and
   (e) it is removed within 14 days after the building works are completed.
3. Sea containers will be permitted where on-site for a maximum period of 7 days for the purpose of relocating personal goods to/from the property.

4. Planning approval is not required to be obtained for sea containers compliant with Clause 2 or 3. In all other instances planning approval is to be obtained and is to be the subject of consultation with owners and/or occupiers of affected land.

**Land not zoned Residential or not used for residential purposes**

5. Subject to obtaining planning approval and consultation with owners and/or occupiers of affected land, sea containers may be permitted where the sea container will:

   (a) Not result in a detrimental impact on the amenity of adjoining land or the area in general;

   (b) Not be located in front of the building line or be visually prominent from any public road;

   (c) Not compromise the approved development or use by:

      - Impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; and
      - Obstructing access or visual truncation provided to an accessway, pedestrian or traffic.

   (d) Be in good repair with no visible rust marks, a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features; and

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

6. Sea containers used for the storage of building materials and equipment in connection with a building under construction will be permitted subject to:

   (a) there being only one sea container; and

   (b) the container does not exceed a length of 6m; and

   (c) Not compromising the approved development or use by:

      - Impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use;
      - Obstructing access or visual truncation provided to an accessway, pedestrian or traffic.

   (d) it is on-site for a maximum period of 12 months; and

   (e) it is only placed on-site after the issue of a building permit for the building on the site; and

   (f) it is removed within 14 days after the building works are completed; and

7. Sea containers will be permitted where on-site for a maximum period of 7 days for the purpose of receiving or dispatching goods or equipment to/from the property.

8. Planning approval is not required to be obtained for sea containers compliant with Clause 6 or 7. In all other instances planning approval is to be obtained and is to be the subject of consultation with owners and/or occupiers of affected land.
In all instances

9. Sea containers shall not be used for habitable purposes.