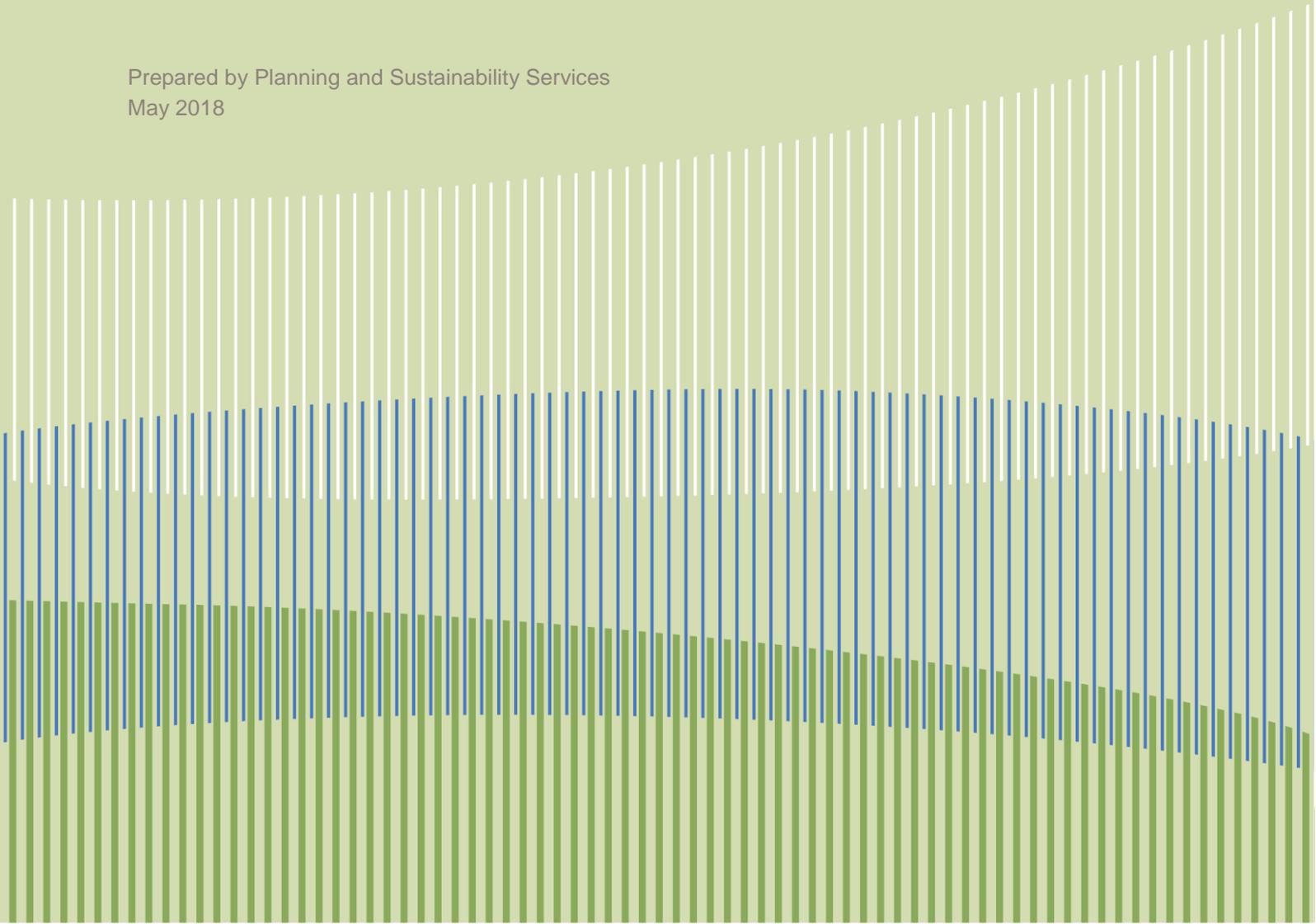


Local Planning Policy

Sea Containers

Prepared by Planning and Sustainability Services
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Background

Sea containers can offer a sturdy, secure method of storage. They are readily available and often a less expensive option than a shed. Sea containers have therefore become a popular form of storage facility. Because of their industrial, utilitarian nature however, they can detract from the character and amenity of an area.

This policy therefore seeks to ensure that sea containers are appropriately located, screened and upgraded to ensure that they do not adversely impact on the amenity, streetscape, character and environmental attributes of an area.

Application / Definition

This policy applies to all proposals for sea containers within the Shire.

The term 'sea container' means a metal transportable structure designed for storage and transport of goods by road, rail and sea.

Residential areas include land located within the Residential, Residential Development, Canal Development, Special Development and similar zones.

Commercial areas include land located within the Commercial, Town Centre, Service Commercial and similar zones.

Industrial areas include land located within the Industrial, Industrial Development and similar zones.

Rural Residential areas include land that is zoned Special Residential, Special Rural, Farmlet, Hills Landscape Protection and similar zones.

A sea container is not considered an outbuilding or minor structure exempted from Planning Approval in the Rural zone under Clause 3.5 of the Town Planning Scheme No. 4 unless specifically provided stated under this policy.

Planning Approval Requirements

All proposals for the placement of sea containers require the Planning Approval of the Shire prior to being placed on a lot, except where the sea container is:

- Placed within a fully enclosed building;
- Associated with the temporary storage of building materials and/or equipment during construction in accordance with the requirements of this policy;
- Being loaded or unloaded from an approved service yard within a commercial or industrial area, provided it is not readily visible from a road or other public area and does not remain on the site for more than five days; or
- Is associated with a rural use on a property in the Rural zone, provided it is located at least 200 metres from any road, does not require the removal of any native vegetation and the lot is not located within a Place of Heritage or Landscape Value or within a Floodway.

Applicants will need to clearly demonstrate that their proposal meets all of the objectives and requirements of this policy. Applications must also meet any other requirements of the Shire's planning framework that may be applicable for a particular site under a Town Planning Scheme or any applicable Outline Development Plan, Structure Plan, Local Planning Policy or Detailed Area Plan.

Objectives

The objectives of this policy are to:

1. Make reasonable provision for the placement of sea containers as an option for storage of goods and equipment, provided they do not detract from the streetscape, character, amenity or environmental attributes of the surrounding area.
2. Ensure that sea containers are only used in association with an authorized use of the property and not for human habitation.

Requirements

General

Sea containers are not to be placed on any street verge or within the front setback of any property.

No more than one sea container may be approved for any site, except in the industrial areas.

Sea containers are only used in association with the approved or otherwise lawful use of the property and not for human habitation.

Construction storage

Notwithstanding other requirements of this policy, a sea container may be placed on a lot for the temporary storage of building materials and/or equipment during construction works, where:

- Building approval for the construction works has been issued and remains valid.
- The sea container is not placed on site more than two weeks prior to the commencement of construction or associated preparatory works.
- The sea container is removed from site within four weeks of the conclusion of construction works and prior to occupation of the building.

Residential areas

Sea containers are not considered appropriate in residential areas given the overriding objective to maintain a high standard of amenity in such areas.

Commercial areas

Sea containers are not considered appropriate in commercial areas given the public nature of such areas and the overriding objective to maintain a high standard of amenity. The only exceptions are where the sea container:

- Is located within an approved service area.
- Is screened from view from outside the property or publically accessible areas within the property by established or proposed landscaping, buildings, or other screening.
- Is painted in a colour that will minimise visibility against the prevailing landscape or in a colour which complements the existing development on site.
- Does not have any advertising on the external faces.

Industrial areas

Sea containers may be used for the storage of goods and/or equipment in industrial areas where they are:

- Located within approved storage areas, which do not compromise car parking, access or landscape areas required for the development.
- Not located within the street setback area, or where a building exists on the property, closer to the street than the building.
- Substantially screened from the street, other public places and adjacent properties by walls, fencing, landscaping or other means approved by the Shire.

- Stored in neat rows and not stacked.
- Not used to display any advertising on the external faces.

Rural Residential areas

A sea container may be placed on a lot within a rural residential area where it:

- Is not located closer to the street than the dwelling, or within the primary or secondary street setback areas.
- Is located entirely within any approved building envelope or in accordance with the setbacks applicable to the particular area as stipulated in a town planning scheme or relevant local planning policy.
- Is not clearly visible from the street, neighbouring properties or public vantage points.
- Does not adversely impact on the landscape character of the surrounding area and is preferably nestled adjacent to an existing building.
- Does not impact on any native vegetation and other areas of environmental sensitivity.
- Is to be used for domestic storage purposes.

The applicant may be required to plant landscaping or other screening, or paint the sea container to assist in reducing its visual impact.

Where the Shire does approve a sea container in a location that requires the clearing of native vegetation, only the minimum amount of vegetation necessary for the placement of the sea container, associated firebreaks and access is to be cleared and the Shire may require the revegetation of at least an equivalent area of land on the lot.

Rural areas

Where located within 200 metres of a boundary of a lot in the Rural zone, a sea container is to be:

- Substantially screened from the street, neighbouring properties or public vantage points.
- Located so that it does not adversely impact on the landscape character of the surrounding area, native vegetation and other areas of environmental sensitivity.

The applicant may be required to plant landscaping or other screening, or paint the sea container to assist in reducing its visual impact.

Where the Shire does approve a sea container in a location that requires the clearing of native vegetation, only the minimum amount of vegetation necessary for the placement of the sea container, associated firebreaks and access is to be cleared and the Shire may require the revegetation of at least an equivalent area of land on the lot.

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM11/240 – 20/12/2011	OCM12/014 – 23/2/2012	Adopted

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