



Local Planning Policy 1 – Sea Containers

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 1 - Sea Containers.

2.0 Introduction

Sea containers and other similar storage structures (e.g. dongas) provide a robust and secure storage solution that is readily available and often more affordable than traditional outbuildings. As a result, they have gained popularity in the Shire of Chittering. However, due to their industrial and utilitarian appearance, sea containers can negatively affect the character and visual appeal of an area.

This policy aims to ensure that sea containers are sited appropriately, screened and upgraded to ensure so they do not detract from the amenity, streetscape, character, and environmental qualities of the Shire of Chittering.

3.0 Objectives

1. To provide guidance and control for the installation, placement and use of sea containers.
 2. To ensure the visual impact of sea containers does not unreasonably detract from the amenity of adjoining properties and the area generally.
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4.0 Applications subject of this Policy

Development approval is required for all sea containers, unless the sea container is:

- Fully enclosed within a building;
- Associated with the temporary storage of building materials and/or equipment during construction in accordance with the requirements of this policy;
- Being used for temporary storage purposes for a maximum period of seven days for the purpose of relocating personal goods to/from a property;
- Associated with a rural use on a property in the Agricultural Resource zone, provided it is located at least 200 metres from any road or so as to not be visible from any road, does not require the removal of any native vegetation and the lot is not located within a Landscape Protection area, or
- Located within the General Industry or Light Industry zone, and where the sea container is not used as part of the daily operation of the site (i.e. transient sea containers).

The provisions of this policy as they relate to sea containers also apply to other similar storage structures as defined in Clause 7 of this policy.

5.0 Application requirements

An application for development approval for a sea container(s) must include the following:

- Completed development application form and payment of the application fee;
 - A site plan showing the proposed location of the sea container in relation to boundary setbacks, natural features, existing development and adjoining buildings, to a scale of no less than 1:100;
 - A written statement outlining the intended use of the shipping container, the dimensions and height of the container and how it addresses the requirements of this local planning policy; and
 - Photographs and/or elevation drawings of the shipping container.
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6.0 Policy statement

6.1 General requirements for sea containers

- a) Sea containers are only used in association with the approved or otherwise lawful use of the property;
- b) Sea containers are not to be placed on any street verge or within the front setback of any property;
- c) No more than one (1) sea container may be approved for any site, except in the industrial zones;
- d) Sea containers must be in good repair and of a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features;
- e) Be appropriately screened from view (vegetation or otherwise) where considered necessary by the Shire; and
- f) The Shire may require an upgrade of the external appearance of any approved sea containers.

6.2 Requirements in particular zones

Townsite zone	The placement of a sea container will not be permitted on land zoned 'Townsite', unless: <ul style="list-style-type: none">• The site is greater than 2 hectares; or• On a temporary basis in accordance with Clause 6.3; or• If the sea container is fully enclosed within an approved outbuilding.
Residential zone	The placement of a sea container will not be permitted on land zoned 'Residential', unless on a temporary basis in accordance with Clause 6.3 or if fully enclosed in an approved outbuilding.

Rural Residential	Sea containers are not permitted on vacant lots.
Rural Retreat	<p>A sea container may be placed on a lot zoned Rural Residential, Rural Retreat or Rural Smallholdings where it:</p> <ul style="list-style-type: none"> • 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 local 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 adjacent to an existing building; • Does not impact on any native vegetation and other areas of environmental sensitivity; • Is placed at least 1.8 metres from any wastewater disposal systems and leach drains; • Is to be used only for domestic storage purposes. <p>The applicant may be required to plant landscaping or other screening or paint the sea container to assist in reducing its visual impact.</p> <p>The Shire will not support the clearing of any native vegetation to accommodate a sea container.</p>
Rural Smallholdings	
Agricultural Resource	<p>In the Agricultural Resource zone, sea containers are to be:</p> <ul style="list-style-type: none"> • 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; • At least 200 metres from any lot boundary. <p>The Shire will not support the clearing of any native vegetation to accommodate a sea container.</p>
Industrial Zones	<p>Sea containers may be used for the storage of goods and/or equipment in industrial areas where they are:</p> <ul style="list-style-type: none"> ▪ 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;

	<ul style="list-style-type: none"> ▪ Not used to display any advertising on the external faces.
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6.3 Temporary use of sea containers for 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; and
- The sea container is removed from site within four weeks of the conclusion of construction works and prior to occupation of the building.

6.4 Use of sea containers for habitable purposes

Where used for habitable purposes, sea containers are required to comply with all relevant legislation, including (but not limited to):

- a) Shire of Chittering Local Planning Scheme No. 6 (LPS 6);
- b) Residential Design Codes;
- c) Building Code of Australia; Building Regulations 2012 and Building Act 2011.

7.0 Definitions

Sea Container Means a large metal container, originally manufactured to carry goods on a sea vessel.

Other similar storage structures means a prefabricated structure with a flat roof, regular in shape and is capable of being transported (includes donga and a railway carriage).

Policy Number / Name	No 2 – Sea Containers
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