

# Local Planning Policy 1

## Sea Containers

# Local Planning Policy 1 – Sea Containers



Policy Number / Name	No. 1 – Sea Containers
Adopted by Council	28 September 2005
Amended	<ul style="list-style-type: none"><li>• August 2016</li><li>• October 2024</li><li>• May 2026 – Minor amendment adopted to clarify the policy’s application to container-based dome structures.</li></ul>

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## 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.

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## 2.0 Introduction

Sea containers and other similar storage structures (e.g. dongas used only for storage purposes) 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 they do not detract from the amenity, streetscape, character, and environmental qualities of the Shire of Chittering.

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## 3.0 Objectives

1. To provide guidance and control for the installation, placement and use of sea containers and similar storage structures.
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 and container-based structures, unless the sea containers are:

- Fully enclosed within a building;
- Associated with the temporary storage of building materials and/or equipment during construction in accordance with the requirements of Clause 6.4 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 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 Special Control 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).

Where sea containers or container-based structures are not exempt by the above provisions, they shall be assessed against Section 6 – Policy Statement.

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.

The provisions of this policy do not relate to sea containers that are incorporated or adapted for use as a habitable building, but are still 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*.

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## 5.0 Application requirements

An application for development approval for a sea container(s) or container-based structure(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) The number of sea container(s) that can be considered for approval per property in each zone are as stated per Clause 6.3;
- 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 General requirements for container-based structures:

- a) The number of container-based structure(s) that can be considered for approval per property in each zone are as stated per Clause 6.3;
- b) Only be used in association with the approved or otherwise lawful use of the property;
- c) Comply with the development boundary setback requirements applicable to the property;
- d) Be of a size and scale that is commensurate with the surrounding environment and built form;
- e) Be finished in colours and materials that complement the surrounding landscape or built form; and
- f) Be screened from public vantage points where necessary to reduce visual impact.

*Note: Container-based structures will require a building permit from the Shire, in addition to the requirement for development approval.*

6.3 Requirements in particular zones

The provisions of this clause apply to both sea containers and container-based structures, unless otherwise specified.

Townsite zone	<p>The placement of a sea container will not be permitted on land zoned 'Townsite', unless:</p> <ul style="list-style-type: none"> <li>• The site is greater than 2 hectares; or</li> <li>• On a temporary basis in accordance with Clause 6.4; or</li> <li>• If the sea container is fully enclosed within an approved outbuilding.</li> </ul> <p>A maximum of one (1) sea container can be considered for approval in the Townsite zone if it satisfies the requirements listed within Clause 6.1 and Clause 6.3 for the Townsite zone.</p> <p>Container-Based Structures cannot be approved within the Townsite Zone.</p>
Residential zone	<p>The placement of a sea container will not be permitted on land zoned 'Residential', unless:</p>

	<ul style="list-style-type: none"> <li>• On a temporary basis in accordance with Clause 6.4; or</li> <li>• If the sea container is fully enclosed within an approved outbuilding.</li> </ul> <p>Container-based Structures cannot be approved within the Residential zone.</p>
Rural Residential	<p>Sea containers or container-based structures are not permitted on vacant lots unless in accordance with Clause 6.4.</p> <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"> <li>• Is not located closer to the street than the dwelling, or within the primary or secondary street setback areas;</li> <li>• 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;</li> <li>• Is not clearly visible from the street, neighbouring properties or public vantage points;</li> <li>• Does not adversely impact on the landscape character of the surrounding area and is preferably adjacent to an existing building;</li> <li>• Does not impact on any native vegetation and other areas of environmental sensitivity;</li> <li>• Is placed at least 1.8 metres from any wastewater disposal systems and leach drains; and</li> <li>• Is to be used only for domestic storage purposes.</li> </ul> <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> <p>A maximum of one (1) permanent sea container can be considered for approval in the Rural Residential zone if it satisfies the requirements listed within Clause 6.1 and Clause 6.3 for the Rural Residential zone.</p> <p>A maximum of one (1) container-based structure can be considered for approval in the Rural Residential zone if it satisfies the requirements listed within Clause 6.2 and 6.3 for the Rural Residential zone.</p>
Rural Retreat	
Rural Smallholdings	
Agricultural Resource	<p>In the Agricultural Resource zone, sea containers or container-based structures are to be:</p> <ul style="list-style-type: none"> <li>• Substantially screened from the street, neighbouring properties or public vantage points;</li> <li>• Located so that it does not adversely impact on the landscape character of the surrounding area, native vegetation and other areas of environmental sensitivity; and</li> </ul>

	<ul style="list-style-type: none"> <li>• At least 200 metres from any lot boundary.</li> </ul> <p>The Shire will not support the clearing of any native vegetation to accommodate a sea container.</p> <p>Discretion will be used on a case-by-case basis to determine the number of permanent sea container(s) and/or container-based structure(s) that can be approved on any lot zoned Agricultural Resource.</p>
Industrial Zones and Development	<p>Sea containers or container-based structures may be used for the storage of goods and/or equipment in Industrial zones (or sites with an approved industrial-natured development) where they are:</p> <ul style="list-style-type: none"> <li>• Located within approved storage areas, which do not compromise car parking, access or landscape areas required for the development;</li> <li>• Not located within the street setback area, or where a building exists on the property, closer to the street than the building;</li> <li>• Substantially screened from the street, other public places and adjacent properties by walls, fencing, landscaping or other means approved by the Shire;</li> <li>• Not used to display any advertising on the external faces.</li> </ul> <p>Discretion will be used on a case-by-case basis to determine the number of permanent sea container(s) and/or container-based structure(s) that can be approved on any lot zoned Industrial.</p>

#### 6.4 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 or use of the building.
- The sea container must be placed within any approved building envelope or in accordance with the setbacks applicable to the particular areas as stipulated in a local planning scheme, or relevant local planning policy.

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## 7.0 Definitions

Container-based Structure	means any structure formed by, or incorporating, one or more sea containers as part of its supporting framework or base, including but not limited to container domes, arched fabric shelters, and covered storage bays, but does not include a structure that is classified as a habitable building (i.e. Class 1A) under the National Construction Code 2022.
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). For the purpose of this Policy these structures are those that are only used for storage purposes and does not include those that are associated with an approved use of the land that the structure is situated on.
Permanent placement	means the placement of a standalone shipping container that does not meet the criteria for temporary placement of shipping containers as outlined under the provisions of this policy.
Sea Container	Means a large metal container, originally manufactured to carry goods on a sea vessel.

