

SHIRE OF QUAIRADING LOCAL PLANNING POLICY – SEA CONTAINERS

BACKGROUND

In recent years there has been an increased use of sea containers for storage purposes within the Shire of Quairading. Sea containers provide a cheap and secure way of storing goods, but have the potential to affect the amenity of an area, given their industrial design and often poor location and maintenance.

PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment.

The Shire encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

OBJECTIVES

The objectives of this policy are as follows:

- a. To establish clear guidelines for the placement of sea containers used for storage purposes within the Shire;
- b. To ensure that any sea container does not detract from an existing (or reasonably desired) streetscape; and

- c. To achieve a balance between providing the legitimate need for sea containers as an affordable and secure storage option, and minimising any impact on neighbours, streetscape, the amenity of the neighbourhood or locality and of the Shire as a whole.

SCOPE

Clause 8.8 of the Quairading Town Planning Scheme No. 2 provides for the preparation of local planning policies to apply generally or to a particular class or classes of matters and throughout the Scheme area or in one or more parts of the Scheme area.

This policy will apply to the use and installation of 'sea containers' and throughout the Scheme area, that is the whole of the Shire of Quairading. For the purposes of this Policy, a Sea Container is a large metal container originally manufactured to carry goods on a sea vessel.

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

This Policy when adopted will supersede any previous policies regulating sea containers in the Shire of Quairading in accordance with Clause 8.8.3 of the Quairading Town Planning Scheme No, 3.

POLICY PROVISIONS

1. EXEMPTIONS FROM PLANNING APPROVAL

- a. A single sea container does not require Planning Approval when located on a property zoned Industrial, Rural Residential, Farming or Agricultural Industrial by the Scheme, provided it meets with the General Requirements set out below.
- b. For properties zoned Farming the placement and use of two sea containers used in conjunction with farming activities does not require Planning Approval.
- c. Sea container(s) fully enclosed within a building do not require Planning Approval.

- d. Sea container(s) placed temporarily on the property for the purposes of furniture and/or goods removal or delivery do not require Planning Approval where they are located on a property for seven (7) days or less.
- e. 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:
 - i. Building approval for the construction works has been issued and remains valid.
 - ii. The sea container is not placed on site more than two weeks prior to the commencement of construction or associated preparatory works.
 - iii. The sea container is removed from site within four weeks of the conclusion of construction works and prior to occupation of the building.
- f. Where a sea container is proposed to be modified for a dwelling, commercial or industrial building, it will be required to be assessed against the requirements of the Quairading Town Planning Scheme No. 2 and is to be modified to meet the requirements of the Building Act 2011 and any other relevant building and health legislation. Once a sea container is modified, it is no longer considered a sea container for the purposes of this policy.

2. GENERAL REQUIREMENTS

- a. Sea container(s) are to comply with the criteria set out in Table 1 of this policy.
- b. Sea container(s) may not be placed on a road, verge, footpath or other public area.
- c. Sea container(s) are to be suitably screened and/or fenced from the road frontage, public space and neighbouring properties. Where a sea container has high visibility from a public space, the installation of screening to a minimum height equal to that of the sea container may be required.
- d. Sea container(s) shall not compromise or obstruct vehicle or pedestrian sight lines, thereby creating a public safety concern.
- e. Sea container(s) shall not be located over on-site effluent disposal infrastructure or other utilities and shall be located on a flat, compacted area.
- f. Sea container(s) shall be adequately ventilated, in good repair and painted a uniform colour to complement the building to which it is ancillary.

- g. Sea container(s) will not be permitted on vacant land in the Residential, Town Centre, and Rural Townsite zones unless for the purposes of storage for construction purposes as outlined in 1(d).

3. APPLICATION REQUIREMENTS

- a. A site plan to scale shall be submitted with the application indicating the proposed location of the sea container.
- b. Photographs of the sea container shall be submitted with the application showing that it is in good condition. If the container is in poor condition, the application may be approved with conditions requiring cladding, painting and/or screening.
- c. Details of the use of the sea container shall be submitted with the application.
- d. The application shall be accompanied by details of how it is proposed to comply with any applicable Special Requirements outlined in Table 1.

4. ADVISORY NOTE

All sea containers should be fitted with an internal emergency door release.

TABLE 1 – SEA CONTAINER REQUIREMENTS

Zoning	Setback	Requirements	Special Requirements
Residential	<p>In accordance with the requirements of the R-Codes.</p> <p>Shall be located to the rear of the dwelling and shall not be visible from the street.</p>	<p>Only one standard 20 foot sea container is permitted per property.</p> <p>The sea container is considered part of the permitted maximum outbuilding floor area and shall not reduce open space requirements.</p> <p>The sea container to be used for domestic storage purposes only.</p> <p>The sea container shall not be located over septic tanks, leach drains or utilities.</p>	<p>The sea container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property.</p> <p>The sea container shall be fitted with a pitched roof.</p> <p>Applicants shall obtain the written consent of surrounding neighbours.</p> <p>The sea container shall be screened from view of the street, including secondary streets and adjoining properties.</p>
Town Centre & Rural Townsite	<p>The sea container to be located in accordance with the provisions of the Quairading Town Planning Scheme No. 2 for the zone and any building envelope provisions.</p> <p>The sea container shall not be located in front of the building setback.</p>	<p>Only one standard 40 foot sea container is permitted per property.</p> <p>The sea container is to be used in association with the approved use of the property.</p>	<p>The sea container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property.</p> <p>The sea container shall be screened from view of the street, including secondary streets and adjoining properties.</p> <p>Sea container(s) shall not compromise or obstruct vehicle access ways, vehicle truncations, access to parking areas or the parking bays provided on a site.</p>
Rural Residential	<p>The sea container to be located in accordance with the provisions of the Quairading Town Planning Scheme No. 2 for the zone and any building envelope provisions.</p>	<p>Only one standard 20 foot sea container is permitted per property.</p> <p>The sea container to be used for domestic storage purposes only.</p>	<p>The sea container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property.</p>

Zoning

Setback

Requirements

Special Requirements

	The sea container shall not be located in front of the building setback.		The sea container shall be screened from view of the street, including secondary streets and adjoining properties.
Industrial & Agricultural Industrial	<p>The sea container to be located in accordance with the provisions of the Quairading Town Planning Scheme No. 2 for the zone.</p> <p>The sea container shall not be located in front of the building setback.</p>	<p>Generally up to two sea containers are permitted per property. Where it is proposed to utilise multiple sea containers, the application will be considered on its merits.</p> <p>The sea container is to be used in association with the approved use of the property.</p>	<p>The temporary storage of containers associated with an approved transport or storage premises is exempt from the above requirements.</p> <p>Sea container(s) shall not compromise or obstruct vehicle access ways, vehicle truncations, access to parking areas or the parking bays provided on a site.</p>
Farming	<p>The sea container to be located in accordance with the provisions of the Quairading Town Planning Scheme No. 2 for the zone.</p> <p>The sea container shall not be located in front of the building setback.</p>	<p>Up to two sea containers are permitted per property.</p> <p>Where it is proposed to utilise more than 2 sea containers, the application will be considered on its merits.</p> <p>The sea container is to be used in association with the approved use of the property.</p>	<p>Where the sea container is visible from a public place or neighbouring property, it shall be screened or painted a colour complementary to its surroundings.</p>