



Local Planning Policy 9.1 – Sea Containers

1. Citation

This policy may be cited as Local Planning Policy 9.1 – Sea Containers and it has been prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Introduction

This policy establishes the Shire of Ashburton's position in relation to the use of sea containers.

While sea containers provide a convenient, safe and secure storage option for remote transient populations, the design and appearance of sea containers can present issues for achieving attractive urban streetscape outcomes.

This policy seeks to provide guidance and controls to mitigate potential adverse impacts on local streetscapes and settings.

2.1 Definitions

For the purpose of this policy, the following definitions apply:

Sea Container

“Are-sealable metal transportable structure designed for the storage, unitized freight handling and/or transport of goods from one location to another by road and sea.”

Screening

“A solid 1.8m high fence or similar permanently fixed device that obscures visibility.”

3. Objective

1. To ensure that sea containers are visually integrated with the surrounding area, do not result in an adverse impact on sightlines, amenity, character, the streetscape, or detract from the appearance of other buildings in the vicinity.
2. To guide the Shire's decision making in respect to the appropriateness of the installation and use of sea containers.



4. Application

This Policy applies to land zoned and Reserved under Local Planning Scheme 7.

4.1 Exemptions

Development approval will not be required for the following:

- a) Temporary storage associated with approved construction works;
- b) Temporary storage when associated with relocating for up to 14 days;
- c) For Residential zoned land where the proposal complies with the Deemed to Comply elements of the Residential Design Codes associated with outbuildings;
- d) For all non-residential zoned land when:
 - a. located behind a main building,
 - b. is not visible from the public realm
 - c. complies with setbacks
 - d. does not interfere with drainage, septic systems or vehicular parking/access.

Prior to the commencement of development, any other licences, permits, or approvals required must be obtained in accordance with any other law.

5. Policy Provisions

5.1 Table 1 below provides the criteria for the suitability of sea containers within specific zones contained in Local Planning Scheme No.7.

Table 1 –Criteria for Sea Containers

Zone	Requirements
Residential Zone	No sea container(s) will be permitted, unless it is: <ul style="list-style-type: none"> 1) located behind an existing dwelling and/or; 2) located to the side an existing dwelling and not forward of the maximum front setback distance; and 3) safely and appropriately secured.
Commercial and Civic Zone Tourism Zone Mixed Business Community Zone Education Zone	No sea container(s) will be permitted unless it is: <ul style="list-style-type: none"> 1) temporary and incidental to construction works and/or; 2) Permanently screened within a fenced enclosure that is not located within the front setback or forward of an existing building line.



Urban Development Zone	No sea container(s) will be permitted unless: 1) the land is subject to an approved structure plan or a Local Development Plan and; 2) there is an existing permanent building on the property, and it complies with the criteria listed for the specific zone; and 3) is linked directly to approved subdivision or development works and required for storage of equipment and will be removed on completion of these works.
Industry Zone Industrial and Mixed Business Development Zone Strategic Industry Airport General Industry Zone	No sea container(s) will be permitted unless they are: 1) located behind the front boundary setback; 2) not located in front of a main building; 3) setback in accordance with side and rear boundary setbacks; 4) stacked no more than two sea containers high; 5) clear of drainage areas, septic tanks, or vehicle access ways. 6) screened if visible from an abutting residential street or abutting tourist zone.
Rural Zone Rural Living Zone	No sea container(s) will be permitted unless they are screened from the public realm.
All reserves	No sea container(s) will be permitted unless they are screened from the public realm

5.2 Notwithstanding Table 1 above, if the Shire considers that a sea container is likely to have a detrimental effect on the local amenity, or has the potential to visually impact, detract from the exterior design or appearance of other buildings, or sightlines in the vicinity, the application will be refused.

6. Relevant policies/documents

Shire of Ashburton Local Planning Scheme No:7

7. Relevant legislation/local laws

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015





Responsible Business Unit/s	All
Responsible Officer	Coordinator Planning and Lands
Affected Business Unit/s	All

Document Control		
Previous Policy Title:		Next Review Date:
Date Previous Policy Revoked:		
Document Reference #:		
Ver	Date of Council Adoption/ Amendment and Council Decision #	Brief Details of Amendments
1.		N/A
2.		
3.		
4.		
5.		
6.		
WAPC Approval Required <i>If yes, include a brief reason (refer to clause 4(3A) of the Regulations).</i>		WAPC Approval Date <i>(if applicable)</i>
n/a		