

AMENITY AND AESTHETICS IMPLEMENTATION GUIDELINE

Shipping Containers

Date of Council Resolution

This guideline was adopted by Council on 17 September 2014.

Purpose of the Guideline

This guideline is intended to assist with the implementation of the Amenity and Aesthetics referral provisions, as adopted by Council in accordance with the Sustainable Planning Act 2009, by providing guidance for the installation of Shipping Containers.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Amenity and Aesthetics provisions. They offer a degree of certainty to applicants, Council and the community. Where an applicant is proposing a solution that is different from the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the solution.

Discretion may be Applied

Notwithstanding the actual provisions contained in this guideline, care must be exercised in its application in order to consider:

- (i) the specific impacts on individual cases, including nearby land; and
- (ii) whether non-compliance, by a marginal amount, (including a specific numerical standard) would affect the overall intent of this guideline.

Background

Improper installation of shipping containers generally results in unsightly and unacceptable impacts on both neighbourhood amenity and nearby properties.

Shipping containers that have not been installed appropriately and maintained may become dangerous and a harbourage for vermin.

Guidelines

1 The Size of the Property

Shipping containers are generally not considered suitable for medium or small residential properties where they would be in conflict with the amenity or character of the neighbourhood (eg lots less than 850 sq metres). In exceptional circumstances approval may be given to install a shipping container on a lot less than 850 sq metres, where all other criteria in these guidelines can be met. Conversely, approval may not be granted to install a shipping container on a lot greater than 850 sq metres where other relevant criteria contained in these guidelines cannot be met.

2 The land use designation of the property.

The suitability of locating a shipping container on land designated as:

- (i) urban; or
- (ii) rural; or
- (iii) industrial/commercial; or
- (iv) has heritage attributes (shipping containers are undesirable and unlikely to be approved in heritage character areas).

3 Number of Shipping Containers

Council will normally grant approval for no more than one shipping container on a parcel of land.

4 Attributes of the Shipping Container

The suitability of locating a shipping container on a property based on the containers:

- (i) footprint;
- (ii) height;
- (iii) condition.

Shipping containers that are damaged, rusted or considered oversized for the property are unlikely to be approved.

5 Location of the Shipping Container on the Property

Shipping containers are unlikely to be approved where they are located:

- (i) between the front building alignment and the street; or
- (ii) at the side of a building and readily capable of being seen from the street; or;
- (iii) in close proximity to habitable rooms on an adjoining property.

The most appropriate location for shipping containers is generally behind the alignment of the principal building or other outbuildings where they are not visible from the street and concealed as far as practicable from nearby properties.

6 Proposed use of the Shipping Container

Unless otherwise specifically designed, the use of shipping containers for habitable or business uses is not considered in keeping with the general purpose of a shipping container and is unlikely to be approved.

7 Treatments

Treatments that may be applied to reduce the visual impact of the shipping container include:

- (i) painting;
- (ii) screening by way of vegetation, fencing or application of cladding direct to the shipping container;
- (iii) incorporating as part of other class 10 structures.

8 Maintenance

Council may condition that the approval for the shipping container require the owner to maintain any treatments applied to the shipping container in an acceptable manner.

9 Time Limitation

Council may condition the approval for the shipping container be limited to a certain period of time (for example 2-4 years). Where applicants require the use of a shipping container for only a limited time this information should form part of the application.



Shipping Containers

10 Building Approval

The installation of a shipping container constitutes assessable building work in accordance with the Building Act 1975 and as such requires a building approval, additional to an amenity and aesthetics approval, prior to installation. The building approval will consider matters such as:

- (i) the structural integrity of the shipping container; and
- (ii) site wind conditions and method of anchorage; and
- (iii) associated earthworks; and
- (iv) stormwater discharge and runoff.

