



## Council Policy

# Sea Containers/Relocatable Storage Units

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## Preamble

1. In recent years there has been increased use of sea containers/relocatable storage units within the City of Albany as sheds on properties throughout the City. Sea containers can serve a useful purpose, however they have the potential to have a significant adverse effect on visual character of streets and neighbourhoods and scenic rural or coastal landscapes.
2. Town Planning Scheme 1A and 3 make no direct reference to sea containers and Council at present regulates them under general development control powers covering amenity and protection of the natural environment.
3. This local planning policy has been created to provide guidance for Council and land owners in the use and siting of sea containers. A LPP is not part of the Scheme and shall not bind the Local Government in any respect of any application for Planning Approval but the Local Government shall have due regard to the provisions of any Policy and the objectives which the Policy is designed to achieve before making its decision.
4. This policy applies to all land zoned within the City of Albany and should be read in conjunction with the Outbuildings Local Planning Policy. The Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices,

## Aim

5. The aim of the City of Albany's Sea Containers Policy is to regulate the use of sea containers to ensure that they do not detract from the amenity of the area.

## Application

6. An application is required for Council's Planning Consent prior to siting a sea container on a property, and the following details shall be submitted:
  - a) A completed Application for Planning Consent and payment of the appropriate fee.
  - b) A scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, access ways, watercourses and vegetation on the property.
  - c) The proposed size and use of the sea container.
  - d) Evidence by photos that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.
  - e) If a sea container can be seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted shall be provided.

## Assessment of Proposals

### Road and Sea Transport

7. Council may approve the storage of sea containers in the Other Commercial and Industrial zones, subject to sea containers not being located within the front boundary setback area or in areas designated for car parking or landscaping. Sea containers must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to Council, to ensure that storage areas are not exposed to view from nearby roads or other public places.

### Temporary storage of materials on a building site

8. In all zones, a sea container may be placed on a property to store building materials while construction of a house or commercial building is being carried out on the property, without requiring town planning approval or a building licence. A sea container must not be placed on the property prior to the issue of a building licence and must be removed immediately upon completion of construction or expiry of the building licence.

### Conversion to a building for personal or commercial storage on a property

9. A sea container shall be deemed to be an outbuilding and is also subject to the City of Albany's Outbuilding Policy. Applications to permanently place a sea container on a property shall not be supported unless the following criteria are met:
  - a) Sea containers are not permitted on any land zoned Residential, Residential Development, Tourist Residential, Future Urban, Yakamia Creek, Conservation, Landscape Protection, Special Rural or Special Residential.
  - b) The property is zoned either:
    - i) Industrial, Mixed Business or Commercial, or
    - ii) 'Rural' zone (excluding the 'Special Rural' zone) and is not located within a townsite boundary or abutting 'Urban' zones, or a Heritage Precinct or Place of Cultural Significance, and
    - iii) not compromise any associated approved development or use by:
      - (a) impinging on any car parking bays required to satisfy the minimum car parking requirement for the associated approved development or use;
      - (b) being located within an existing service yard or bin storage area; and
      - (c) obstructing any existing access or visual truncation provided to an access way, pedestrian or traffic.
  - c) The sea container not being used for habitable purposes.
  - d) The sea container must be screened from view and shall not be seen from nearby roads, other public places, or adjoining properties; and/or

- e) The sea container is not located within the front setback.
- f) The sea container must be in good repair with no visible rust marks, a uniform colour to compliment the building to which it is ancillary and be appropriately screened (vegetation or otherwise), where considered necessary by Council.
- g) The Council reserves the right to instruct a landowner to remove a sea container from land in the district if any or all of the above conditions are not carried out to the satisfaction of the City of Albany.

### **Approval Conditions**

- 10. Conditions of approval shall be applicable as deemed necessary by the Council. Without limiting the generality of the foregoing, approvals are to contain the following conditions:
  - a) The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.
  - b) The exterior of the sea container shall be upgraded to blend with the surrounding development or landscape in terms of colour and finish to the satisfaction of the City of Albany.
  - c) The sea container is permitted to be used for (insert use) only and shall not be used for habitable purposes.

### **Advice to Applicant**

- 11. A Building Licence is required prior to the placement of the sea container on site and shall include certification from a professional engineer as to the method of providing structural tie down.