

Strategic policy

Assessment of amenity and aesthetics considerations for particular building work – shipping containers

Corporate Plan reference:	Outcome: 1.1 - Strong economic leadership, collaboration and identity Operational Activity: 1.1.3 - Continue to administer the Sunshine Coast Planning Scheme including progression of council nominated investigations and priority amendments and responding to changes arising from the commencement of a new Planning Act and South East Queensland Regional Plan.
Endorsed by Council on:	13 September 2018
Manager responsible for policy:	Manager, Strategic Planning Customer Engagement and Planning Services Group

Policy purpose

The purpose of this policy is to provide an assessment framework for the consideration of amenity and aesthetics impacts associated with building work for shipping containers or other metal storage containers capable of being used for storage where a Class 10a building or structure and proposed to be sited in certain zones.

Policy outcome

This policy seeks to protect the unique Sunshine Coast character and amenity from incompatible building work.

Policy scope

This policy is limited to Council's concurrence agency jurisdiction for building work under Schedule 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*.

The placing of a shipping container or other metal storage container capable of being used for storage on land that is not temporary (e.g. storage on a building site or unloading of personal item in transit from another location) is development under the *Planning Act 2016* and requires a building work approval under the *Building Act 1975*.

By resolution pursuant to Schedule 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*, Council has declared that a shipping container or other metal storage container capable of being used for storage, where a Class 10a building or structure and sited on land within the Rural zone, Rural residential zone, Limited development (landscape residential) zone, Emerging community zone or a *Residential zone* under the *Sunshine Coast Planning Scheme 2014*, may:

- have an extremely adverse effect on the amenity, or likely amenity, of the locality; or
- be in extreme conflict with the character of desired future character of the locality.

Note—any temporary storage of shipping containers on land is subject to Council's Local Law No. 1 (Administration) 2011. Subordinate Local Law No. 1 (Administration) includes matters regarding the granting of approvals for prescribed activities. Under Subordinate Local Law No.1 (Administration), the long term storage/use of shipping containers is not supported and therefore an approval for *Building work* is required, demonstrating compliance with the *Sunshine Coast Planning Scheme 2014* and this policy document.

Policy statement

The implementation of this policy will ensure that particular building work with the potential to have an adverse impact upon amenity and aesthetics is effectively regulated on the Sunshine Coast.

Guiding principles

- This policy will protect the amenity and aesthetics of certain localities within the Sunshine Coast.
- This policy will provide a streamlined assessment process for particular building work which is not otherwise regulated by the *Sunshine Coast Planning Scheme 2014*.

Assessment provisions

Building work subject to assessment against this policy must be assessed against the following schedule:

- Schedule 1— Shipping containers and other metal storage containers

Roles and responsibilities

This policy is to be maintained by the Manager Strategic Planning and implemented by the Manager Development Services.

Definitions

Unless otherwise stated, a term used in this policy has the meaning assigned to that term by the *Planning Act 2016* and the *Sunshine Coast Planning Scheme 2014*.

Related policies and legislation

Sunshine Coast Planning Scheme 2014

Planning Act 2016

Planning Regulation 2017

Version control:

Version	Reason/ Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.0	Create new		Council endorsed	13/09/18

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Schedule 1 – Shipping containers and other metal storage containers

Assessment provisions

The following assessment provisions are applicable to the assessment of shipping containers and other metal storage containers and provide guidance on acceptable measures for the siting of shipping containers and other metal storage containers.

Where a proposal does not comply or cannot be conditioned to comply with the assessment provisions, alternate solutions may be considered where an equal or better outcome is achieved when considering amenity and aesthetics impacts upon the character of the area and neighbouring properties.

Assessment provision 1 – applicable in certain zones

- 1.1 Where in the Rural zone, Rural residential zone, Limited development (landscape residential) zone or Emerging community zone, and on a lot exceeding 2 hectares, any shipping container or other metal storage container is:-
- (A) not located within 50 metres of a public road; and
 - (B) not located within:-
 - (i) 50 metres of a *dwelling* on an adjoining site; or
 - (ii) 20 metres of a *dwelling* on an adjoining site where screened from view of neighbouring properties by screening vegetation or other external treatment (timber battening or the like) in keeping with the built form and character of the locality.
- 1.2 Where in the Rural zone, Rural residential zone, Limited development (landscape residential) zone or Emerging community zone, and on a lot not exceeding 2 hectares, or in a *Residential zone*, any shipping container or other metal storage container is:-
- (A) not located on vacant land;
 - (B) limited to one (1) container per site;
 - (C) located behind a *dwelling* (or other primary use building) and not visible from a public place; and
 - (D) screened from view of neighbouring properties by screening vegetation or other external treatment (timber battening or the like) in keeping with the built form and character of the locality.

Assessment provision 2 – applicable in all zones

- 2.1 Any shipping container or other metal storage container, irrespective of the zone in which it is located:-
- (A) has a consistent painted appearance, devoid of signage, visible rust and discoloured paint or other finish, that is in keeping with the visual landscape and character of the locality (i.e. muted tones of colour that are similar to surrounding vegetation or other landscape features, or where in an urban environment, a colour and finish in keeping with the primary use building); and
 - (B) is sited so as not to:-
 - (i) obscure views and vistas from neighbouring properties; or
 - (ii) detract from the scenic amenity of a locality or obscure views and vistas where on a site adjacent to a scenic route, identified on a Scenic amenity overlay map of the Sunshine Coast Planning Scheme 2014.