

Policy Title:	AMENITY AND AESTHETICS CONSIDERATIONS FOR DEVELOPMENT (AMENITY AND AESTHETIC IMPACT OF SHIPPING CONTAINERS AND RAILWAY CARRIAGES)
Policy Subject:	Planning
Policy No:	#2482711v5
Directorate:	Community & Development Services
Department:	Development and Planning
Section:	Planning Services
Responsible Officer:	Executive Manager – Development and Planning
Authorised by:	Director Community & Development Services
Adopted Date:	16/04/2014
Review Date:	15/05/2018
Amendment Date:	15/05/2016

1.0 OBJECTIVE:

The objective of the proposed policy is to ensure that Shipping Containers and Railway Carriages being used as Class 10a buildings are assessed against appropriate provisions and complement the existing built environment and residential amenity of the Residential and Rural Residential zones.

The policy, in concert with Council's resolution of 16 April 2014 that under the provisions of Schedule 7, Table 1, Item 17 that such development, where it does not comply with one or more of the Acceptable Solutions in Table 1.0 of this policy, may:

- (i) have an extremely adverse effect on the amenity, or likely amenity of the locality; or
- (ii) be in extreme conflict with the character of the locality,

will enable Council to discharge its jurisdiction as a concurrence agency under the *Sustainable Planning Act 2009* and Regulations for such matters.

2.0 POLICY:

2.1 Intent

In accordance with Schedule 7, Table 1, Item 17 (Amenity and aesthetic impact of particular building work) of the *Sustainable Planning Regulation 2009*, Council on 16 April 2014 resolved that:

- (a) building works for Shipping Containers and Railway Carriages that are deemed Class 10a buildings that do not comply with one or more of the Acceptable Solutions in Table 1.0 of the Amenity and Aesthetics Considerations for Development (Amenity and Aesthetic Impact of Shipping Containers and Railway Carriages) Council Policy may have an extremely adverse
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effect on the amenity, or likely amenity of the locality or be in extreme conflict with the character of the locality;

As such, Council will be triggered as a concurrence agency for such building works applications.

2.2 Applicability

2.2.1 Building works for Shipping Containers and Railway Carriages that are deemed Class 10a buildings that do not comply with one or more the Acceptable Solutions in Table 1.0 of the Amenity and Aesthetics Considerations for development (Amenity and Aesthetic Impact of Shipping Containers and Railway Carriages) Council Policy.

The policy is applicable to Class 10a buildings where the Class 10a building is a Shipping Container or Railway Carriage where located in a Residential or Rural Residential zone.

For the purpose of this Policy, a Shipping Container or Railway Carriage is considered a Class 10a Building when it has been established on a site for more than 90 days.

To be clear, **Council will be a concurrence agency** in accordance with Schedule 7, Table 1, Item 17 of the *Sustainable Planning Regulation 2009* for Shipping Containers and Railway Carriages that are deemed Class 10a buildings **where such applications do not comply with one or more of the acceptable solutions specified in Table 1.0 of this policy**. No referral is required in instances where the acceptable solutions are met.

Applicants should ensure that they check the relevant provisions of the *Fraser Coast Planning Scheme 2014* relating to Dwellings Houses for any other applications that may be required.

2.3 Assessment Controls

The following tables identify the specific amenity and aesthetics provisions that applications will be assessed against.

TABLE 1.0 CLASS 10a BUILDINGS UNDER THE BUILDING CODE OF AUSTRALIA (BCA) (SHIPPING CONTAINERS AND RAILWAY CARRIAGES)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
Design and Siting	
PC1 The design, siting and materials of the Shipping Container or Railway Carriage structure are in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone as contained within the Fraser Coast Planning Scheme 2014.	<p>AS1.1 Shipping Containers and Railway Carriages are to be placed behind the dwelling house and shall not be visible from the street.</p> <p>AS1.2 Shipping Containers and Railway Carriages are to be screened by landscaping or a suitable screening structure (i.e. lattice) to minimise its visual accessibility from the streetscape and adjoining sites.</p> <p>AS1.3 Only one Shipping Container or Railway Carriage can be established on a site.</p> <p>AS1.4 Shipping Containers and Railway Carriages are to be</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
Design and Siting	<p>Painted the matching colour to the Dwelling House to minimize the visual dominance of the structure on the site, from adjoining sites and from the streetscape.</p> <p>AS1.5 Shipping Containers and Railway Carriages are to comply with the setback provisions outlined in the Dwelling House Code contained in the Fraser Coast Planning Scheme 2014.</p>

3.0 EFFECTIVE FROM

This policy is effective from the date of Council's resolution to adopt the policy, being 16 April 2014.

A further amendment to the Policy was effective from the 7 May 2014.

4.0 RELATED LEGISLATION:

Sustainable Planning Act 2009 and Sustainable Planning Regulation 2009.

Note: A separate policy exists for removal dwellings and existing or proposed buildings originally designed or constructed as a non-habitable building that is intended to be upgraded and fitted out to be used as a single detached dwelling, for example. Please contact Council's Building Services Department for further advice in this regard.