

	COUNCIL POLICY	
	Amenity and Aesthetic Considerations for Development (Amenity and Aesthetic Impact of Shipping Containers and Railway Carriages)	
	Policy Number	CP044
	Directorate	Development & Community
	Owner	Ken Diehm
	Last Approved	26/10/2022
	Review Due	26/10/2024

1. PURPOSE

The objective of the 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 surrounding area.

The policy, will enable Council to discharge its jurisdiction as a referral agency under Schedule 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*, where applicable development does not comply with one or more of the Acceptable Solutions in Table 1.0 of this policy and 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,

2. SCOPE

This Policy is to ensure the placement of shipping containers and railway carriages respects and enhances the built form, amenity and character of the neighbourhood with regard to scale, siting and external design.

In accordance with Schedule 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*, 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 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.

3. HEAD OF POWER

Planning Act 2016 and Planning Regulation 2017, Schedule 9, Part 3, Division 2, Table 1.

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

“Building” means –

- (a) a fixed structure that is wholly or partly enclosed by walls or is roofed.
- (b) a floating building; or
- (c) any part of a building (*Planning Act 2016*).

“Structure” Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure (*Building Act 1975*).

5. POLICY STATEMENT

5.1 Applicable building works

This policy is applicable to Class 10a buildings where the Class 10a building is a Shipping Container or Railway Carriage where located in a:

- (a) Residential zone; or
- (b) Rural Residential zone; or
- (c) Rural zone with a lot area of 2 hectares or less; or
- (d) Emerging Community zone with a lot area of 2 hectares or less.

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 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*, 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 outcomes 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.

5.2 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 OUTCOMES	ACCEPTABLE OUTCOMES
Amenity and Aesthetic Impacts	
PO1 The design, siting and materials of the Shipping Container or Railway Carriage structure are in keeping with the amenity of the surrounding	AO1.1 Shipping Containers and Railway Carriages are to be placed behind the dwelling house and shall not be visible from the street. AO1.2 Shipping Containers and Railway Carriages are

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Amenity and Aesthetic Impacts	
<p>neighbourhood and the overall outcomes of the zone as contained within the Fraser Coast Planning Scheme 2014.</p>	<p>screened to minimise visual accessibility from the streetscape and adjoining sites by:</p> <p>(a) Landscaping consisting of trees, hedges and/or shrubs that grow to a minimum height 3.0m and are spaced to adequately achieve a consistent screening effect; or Note: It is recommended plant species are selected from Appendix SC6.3B Recommended plant list of the Fraser Coast Planning Scheme 2014.</p> <p>(b) screening, lattice, timber battening or the like covering the minimum height of the building or structure; or Note - Boundary fences do not satisfy the acceptable outcome.</p> <p>(c) A combination of both (i) and (ii).</p> <p>Note - Any freestanding screening structure may trigger a separate assessment against QDC provisions.</p> <p>AO1.3 Only one Shipping Container or Railway Carriage can be established on a site.</p> <p>AO1.4 Shipping Containers and Railway Carriages are to be 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>AO1.5 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> <p>AO1.8 Shipping Containers and Railway Carriages have a maximum horizontal dimension (length or width) of:</p> <p>(a) 16m where located in a Rural Residential zone, Rural zone (with a lot area of 2 hectares or less) or Emerging Community zone (with a lot area of 2 hectares or less); or Editor's Note: This would generally constitute a 40ft shipping container.</p> <p>(b) 12m where located in a Residential zone. Editor's Note: This would generally constitute a 20ft shipping container</p>

Advice note:

(i) It is important to ensure Shipping Containers and Railway Carriages are placed in accordance with the Queensland Plumbing and Waste Water Code 2019 setback distances from an on-site sewage facility and land application area. Contact Council's Plumbing section to discuss requirements.

6. ASSOCIATED DOCUMENTS

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.

7. REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than two years.

Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/04/21	2482711v1
2	Amended Policy	Council	7/05/14	2482711v2
3	Amended Policy	Council	15/05/15	2482711v3
4	Amended Policy	Council	15/05/16	2482711v4
5	Amended Policy	Council	15/05/16	2482711v5
6	Amended Policy	Council	18/07/18	2482711v6
7	Amended Policy	Council	26/10/2022	2482711v7