



Shipping and/or Sea Containers Policy

Responsible Officer

Chief Executive Officer

Policy Statement

To ensure orderly development controls through guidelines for the installation of shipping and/or sea containers within specified zoning areas in accordance with the Shire of Cocos (Keeling) Islands Town Planning Scheme.

Objective

To ensure residents are aware of the controls/guidelines that are in place and where applications comply with the provisions and intent of this Policy.

Guidelines

- This policy is based on shipping and/or sea containers up to 6 metres in length for all zones within the Shire of Cocos (Keeling) Islands Town Planning Scheme.
- Development approval from Council and a Building Permit will be required prior to locating a shipping/sea container on-site or changing the use of a shipping/sea container for a period exceeding 12 months in duration. All other conditions of this Policy will apply.
- For periods exceeding 4 weeks but less than 12 months, a formal written application will be required that addresses risk and safety requirements as per the requirements of this policy. The application will be assessed for compliance by officers as an administrative function. All other conditions of this Policy will apply.
- For periods of less than 4 weeks, no formal Shire approval is required; however it a requirement that all safety and risk issues as outlined in this policy are considered and the Shire retains the right to request removal or relocation of a shipping/sea container that, in the view of the Shire, has the potential to be a risk or hazard to any person or property, or is a public nuisance. All other conditions of this Policy will apply.

- Container(s) shall be wholly located within the boundaries of any property the subject of an application for approval.
- Container(s) shall be adequately tied down during cyclone season.
- Container(s) shall be maintained in good and orderly condition to the satisfaction of Council.
- Use of container(s) on any land for the purposes related to the construction or demolition of structures (with an approved Building Licence) is permissible under this policy for the duration of the construction or demolition.
- In considering Planning Approval Council may advertise the proposal for a container(s) to be permanently located on land seeking comments and/or objections to the proposal.

Residential

- Container(s) are to be in good condition prior to location upon any property.
- Container(s) shall be situated at the rear of the property unless otherwise determined by Council. A container will not be permitted within the front setback area.
- Container(s) are not to be located over sewerage lines or other utilities.
- A maximum of one (1) sea container will be considered per property.
- Container(s) shall comply with the setback requirements contained within Town Planning Scheme relevant for the zone in which they are located.
- Sea containers are to be used for purpose of storage only.
- Sea containers are to be re clad and suitably screened from public view.
- Additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a sea container may be required by Council.

General Rural

- Container(s) may only be used for the purpose of storage of approved materials in the General Rural zone unless specific Planning Approval has been granted by Council.
- Container(s) shall be suitably screened and/or fenced from the road frontage and be situated at the rear of the property unless otherwise determined by Council.
- In the General Rural Zone, a container will not be permitted within the front setback area.
- The use of container(s) shall relate directly to, and be ancillary to, the predominant use of the property as approved by Council.
- Container(s) are not to be located over sewerage lines or other utilities.
- In the General Rural areas a maximum of one (1) container will be permitted per property unless Council approves otherwise.
- Additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a sea container may be required by Council.

Commercial, Industrial and Special Use Zonings

- Container(s) may only be used for storage purposes or converted to office or workshop use in Commercial, Industrial areas. In respect to the Special Use Zone, usage will be determined by Council in the Planning Approval process
- In the above Zonings, Council will determine from time to time the maximum number of containers allowed on any one property.
- Containers shall not be stacked vertically.
- Container(s) shall comply with the setback requirements contained within Town Planning Scheme relevant for the zone in which they are located.

- Container(s) are not to be located over sewerage lines or other utilities.
- Additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a sea container will be considered by Council during the Planning Approval process.

Relevant Delegations				
Council Adoption	Date	unknown	Resolution #	unknown
Reviewed/Modified	Date	26/3/2014	Resolution #	41/2014
Reviewed/Modified	Date	24/06/2019	Resolution #	10.4.6
Reviewed/Modified	Date	2021	Resolution #	