

Bushfire support

Temporary storage and accommodation

August 2020



Council understands that many residents need temporary storage for items to maintain their property or while they prepare to rebuild following the 2019/20 bushfires. For some people this storage may be a shipping container. For others will be rebuilding their shed or garage.

To support this, Council has an interim policy to allow for the establishment of storage facilities where:

- The dwelling has been destroyed by fire and there are not suitable existing storage facilities on site
- The primary storage facility or outbuilding at the premises has been destroyed by fire

This does not apply to premises not impacted by the 2019/20 fires, even if the purpose of the temporary storage relates to bushfire rebuild.

Temporary storage

Where storage is for the purpose of supporting rebuilding a dwelling or other primary storage facility, temporary storage can be established. This includes where it is associated with a dwelling or other permitted use, including storage of goods associated with the dwelling pending rebuilding. Options include:

- On-site storage facility. Allowing the early replacement of an outbuilding for storage of materials or belongings pending rebuilding of a dwelling (similar or smaller footprint). This building may be permanent or temporary. Where this is a permanent building then a permit(s) may be required. Some exemptions may apply for temporary buildings.

- Placing a shipping container on site as temporary storage

Council officers can work with you to identify the best option for your property. Please contact us if you have any questions.

Shipping containers

Placement of a shipping container for temporary storage in residential areas should only occur where other options are not practical. Where a shipping container is used the following apply:

- Only 1 shipping container per property and is to be registered with Council
- Container should be painted or otherwise screened to reduce the impact on the landscape and neighbour amenity
- Container is to be placed where it can be removed following construction of the dwelling or other permanent structures
- Container must be removed when the dwelling or other relevant structure is completed
- Container can remain after building is completed if a building permit is issued

A building permit is required for any shed or shipping container of more than 10 square metres to remain on the property unless it is temporary, and then removed at completion of a dwelling or after 3 years. Building permit providers can be found here: <https://bit.ly/39YMt5i>

Temporary accommodation provisions

The Victorian Government has introduced changes to the planning scheme to allow temporary accommodation following bushfires.

Temporary accommodation must be established within 18 months and can be in place for a maximum of 3 years. No planning permit is required, but there may be other consents required and so please contact us.

Bushfire Recovery Victoria will work through the relevant approvals as part of the [Short-term Modular Housing program](#).

Contact BRV on 1800 560 760.