

9. Economic Services and Development

9.7 C-9SC07 – Shipping Containers

PART A- Policy

INTRODUCTION

Shipping containers have a useful purpose as an alternative means of storage however, they can have an adverse effect on the visual amenity of streets, neighbourhoods and scenic rural or coastal landscapes.

Local Planning Scheme No 7 currently makes no direct reference to the use of shipping containers, and they have historically been regulated under the 'preservation of the amenity of the locality' provision of section 10.2(n) of the Scheme.

This policy has therefore been created to provide some further guidance for Council and landowners in the appropriate use and siting of shipping containers.

Objective

This policy is intended to ensure that an acceptable quality of development is achieved that does not detrimentally affect the amenity of a locality.

EXEMPTIONS

Shipping containers used temporarily onsite (ie for no more than 12 months) for storage of materials and equipment associated with a construction site are exempt from requiring Shire approval, provided that they:

- a) do not impinge on any car parking bays required to satisfy a minimum parking requirements on any property; and
- b) do not obstruct any existing access or visual truncation provided to an access-way (pedestrian or traffic).

The placement of a shipping container on land in a 'Rural', 'Industrial' or 'Harbour' zone is exempt from requiring Shire approval, provided that they:

- a) are located behind the prescribed front boundary setback for the property;
- b) that containers in 'Industrial' and 'Harbour' zones are painted a uniform colour if more than one container is onsite; and
- c) are in a satisfactory state of repair.

Policy Statement

For the purpose of this policy a shipping container shall also include a re-locatable 'box type' storage container or unit. A shipping container modified for the purpose of human habitation is not addressed in this policy and further may be subject to detailed consideration by the local government based on merit.

1. Shipping containers will not be permitted in 'Residential', 'Special Use' or 'Tourist' zones, nor on any local reserves, inclusive of road reserves.
2. One larger Shipping Container (up to 12m) may be used for storage only on a property zoned 'Special Use – Rural Development', 'Rural Residential' or 'Commercial' provided that:

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- a) The applicant is granted approval by the Shire Planning Department prior to it being installed onsite;
 - b) The application to the Shire Planning Department includes colour photographs of the proposed container;
 - c) The container shall be located in accordance with the setback prescribed under Local Planning Scheme No.7 and relevant development guidelines for the locality;
 - d) In 'Special Use – Rural Development' and 'Rural Residential' zones the container shall be located to the rear of buildings so as to not be prominently visible from the street;
 - e) In 'Commercial' zones the sea container is to be located so as to not be highly visible from the street. If the container cannot be placed so as to be generally concealed from the street then the Shire will require the installation of screening to a minimum height equal to that of the container.
 - f) The container shall be painted to match or at the very least compliment the other buildings on the lot;
 - g) The container shall not be located over septic tanks, leach drains or utilities;
 - h) Should the container fall into disrepair, or become unsightly, the Shire may direct it be upgraded or removed.
3. The placement of any shipping container in non-conformity with this policy may result in enforcement action being taken by the local government, that could involve removal and impoundment of the shipping container at the cost to the land owner.

NOTE: Should there be any conflict between this policy and the Shire of Dandaragan Local Planning Scheme, the Local Planning Scheme shall prevail.

RESPONSIBILITIES

The authority is delegated to the Chief Executive Officer, Manager of Planning and Manger of Building Services to process applications and issue planning approval subject to full compliance.

GOVERNANCE REFERENCES

Statutory Compliance	<ul style="list-style-type: none"> ▪ Shire of Dandaragan Local Planning Scheme No. 7 ▪ <i>Planning and Development Act 2005</i> ▪ Building Code of Australia
Industry Compliance	N/A
Organisational Compliance	N/A
Process Links	<ul style="list-style-type: none"> ▪ <i>Local Government (Miscellaneous Provisions) Act 1960</i>