



LPP16 Shipping Containers

Policy Objective

The objectives of this Policy are:

- a) to establish clear guidelines for the placement of sea containers used for storage purposes within the Shire;
- b) to ensure that any shipping container does not detract from an existing (or reasonably desired) streetscape; and
- c) to achieve a balance between providing the legitimate need for shipping containers as an affordable and secure storage option, and minimizing any impact on neighbours, streetscape, the amenity of the neighbourhood or locality and of the Shire as a whole.

Background

In recent years there has been an increased use of shipping containers for storage purposes within the Shire of Ravensthorpe. Shipping containers provide a cheap and secure way of storing goods, but have the potential to affect the amenity of an area, given their industrial design and often poor location and maintenance.

Requirements

Exemptions from Planning Approval

In addition to the works and development specified in Schedule 2, cl. 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* development approval of the local government is not required for the following works:

- a) A single shipping container does not require Planning Approval when located on a property zoned Light Industry or General Industry by the Scheme, provided it meets with the General Requirements set out below.
- b) Shipping containers directly associated with an approved transport or storage premises in the General Industry zone
- c) Up to three (3) shipping containers does not require Planning Approval when located on a property zoned 'Rural' by the Scheme, provided they meet with the General Requirements set out below.
- d) Shipping container/s fully enclosed within a building does not require Planning Approval.
- e) Shipping container/s placed temporarily on the property for the purposes of furniture and/or goods removal or delivery do not require Planning Approval where they are located on a property for twenty eight (28) days or less.
- f) In all zones a shipping container may be placed on a property temporarily, for a period of up to 12 months, for the storage of materials used to construct an approved dwelling or building.
- g) Where a shipping container is proposed to be modified for a dwelling or commercial building, it will be required to be assessed against the requirements of Local Planning Policy No.3 and is to be modified to meet the requirements of the National Construction Code (as updated from time to time). Once a shipping container is modified, it is no longer considered a shipping container for the purposes of this policy.

General Requirements

- a) Shipping container/s are to comply with the criteria set out in Table 1 of this policy.
- b) Shipping container/s are to be suitably screened and/or fenced from the road frontage, public space and neighbouring properties. Where a shipping container has high visibility from a public space, the installation of screening to a minimum height equal to that of the shipping container may be required.



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- c) Shipping container/s shall not be located over on-site effluent disposal infrastructure or other utilities and shall be located on a flat, compacted area with adequate foundations in accordance with the National Construction Code.
- d) Shipping container/s shall be adequately ventilated, in good repair and painted a uniform colour to complement the building to which it is ancillary.
- e) In all zones a shipping container will not be permitted on vacant land unless for the purposes of storage for construction purposes as outlined in f) above.

Special Application Requirements

- a) Where it is proposed to use a shipping container, Council will require the applicant to submit photographs of the shipping container showing that it is in good condition.

Table 1 – Sea Container Requirements

Zoning	Setback Requirements	Special Requirements
Residential		No shipping containers permitted.
Commercial and Mixed Use	The shipping container shall not be located in front of the building setback and shall be screened from view of the street, including secondary streets and adjoining properties	A maximum of one (1) Shipping Container up to 12m in length per property. The shipping container is to be used in association with the approved commercial enterprise on the property. Shipping Containers for domestic storage associated with a residential use is not permitted. The Shipping Container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property.
Rural Residential	The shipping container to be located in accordance with the boundary setback and building envelope provisions for outbuildings for the particular property. The shipping container shall not be located in front of the building setback and shall be screened from view of the street, including secondary streets and adjoining properties. Council will not support the placement of a shipping container in front of the main building line.	Only one shipping container, up to 6m in length is permitted per property. The shipping container is considered part of the permitted outbuilding floor space detailed in Local Planning Policy No.2 – Outbuildings. The shipping Container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property. The shipping container to be used for domestic storage purposes only.
Light Industry and General Industry zones	Shipping containers are to be located behind the main building or in the case of a property without a main building, they are to be located towards the rear of the property	Where it is proposed to utilise multiple shipping containers, Planning Approval will be required.



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Zoning	Setback Requirements	Special Requirements
Rural	On land zoned Rural, the setbacks are as follows: a. Front/rear 20metres; b. Side 10metres.	Where more than three shipping containers are proposed, Planning Approval will be required.

DOCUMENT CONTROL BOX		
Custodian: Chief Executive Officer	Decision Maker: Council	
Compliance Requirements:		
Legislation: Schedule 2, cl. 80 of Planning and Development (Local Planning Schemes) Regulations 2015		
Industry:		
Organisational:	Shire of Ravensthorpe Local Planning Scheme No.6 Shire of Ravensthorpe Local Planning Strategy	
Document Management:		
Risk Rating: Medium	Review Frequency: 2 Years	Next Due:
Version #	Decision Reference:	Description:
a	OCM 24/11/16	Major Revision to Planning Scheme Policies
b	OCM 15/09/20 – Item 15.1	Policy Reconfirmed – No Amendments.
c	OCM 19/07/22 – Item 12.1.2	Comprehensive Policy Manual review.