



City of Albany  
**Policy**

# **Local Planning Policy 1.2 Shipping Containers**

<b>Document Approval</b>			
<b>Document Development Officer:</b>		<b>Document Owner:</b>	
Senior Planning Officer		Executive Director Infrastructure, Development and Environment	
<b>Document Control</b>			
<b>File Number - Document Type:</b>	CM.STD.7 – Policy		
<b>Document Reference Number:</b>	NP24185910		
<b>Status of Document:</b>	<b>Council decision:</b> Draft <b>Administrative decision:</b> Draft		
<b>Quality Assurance:</b>	<i>Draft</i>		
<b>Distribution:</b>	Public Document		
<b>Document Revision History</b>			
<b>Version</b>	<b>Author</b>	<b>Version Description</b>	<b>Date Completed</b>
0.1	Senior Planner	User version number 0.1, 0.2 during draft phase of document development.	

DRAFT

## CONTENTS

Objective.....	4
Policy Statement.....	4
Scope .....	4
Legislative and Strategic Context.....	5
Review Position and Date .....	5
Associated Documents .....	6
Definitions.....	6

DRAFT

## Policy objectives

1. To provide guidance on the siting and development of shipping containers to ensure they do not detract from the amenity of the local area in which they are situated or effect the existing operation of the site.
2. To guide the use of shipping containers where a cost-effective storage solution is appropriate and supports operation of the site.
3. To provide for the temporary placement of shipping containers for construction or storage purposes when located to minimise amenity and safety impacts.

## Policy scope

4. The policy applies to the placement and/or development of shipping containers for the purpose of outbuildings or storage in association with an approved land use under the City of Albany Local Planning Scheme No.2.

## Policy Statement

### Location

5. The local government will employ a general presumption against approving the permanent placement of shipping containers where:
  - a building or dwelling does not already exist on the site;
  - the shipping container is proposed as an outbuilding associated with multiple dwellings;
  - the shipping containers is proposed to be stacked vertically on top of another shipping container;
  - the shipping container is proposed over septic tanks, leach drains or utilities;
  - the shipping container is proposed in dedicated car parking, vehicle manoeuvring, bin storage or landscaping areas; or
  - the shipping container is proposed in the front setback area or in front of existing buildings on-site.
6. For the intermittent storage of shipping containers in builders yards or similar, the City may accept a site plan indicating a general 'shipping container laydown area' rather requiring a specific location to be identified.

### Redevelopment measures

7. Shipping containers proposed for permanent placement on a site shall be modified to enable opening from inside, to ensure safety of users.
8. Where a shipping container is proposed to be permanently placed on site and is likely to be visible from adjoining properties and/or public areas, the City will require details of redevelopment measures in order to make the shipping container more visually appealing. These measure may include:
  - painting and/or re-cladding the shipping container in a colour similar to the surrounding development;
  - incorporating a roof structure over the shipping container; and/or
  - incorporating a verandah or window into the shipping container.

Re-development measures should be implemented within sixty (30) days of the shipping container being placed on the lot / development site.

**Note:** Shipping containers developed as outbuildings as part of residential or mixed-use developments are recommended to incorporate a sloping roof structure, guttering and down pipes to enable effective stormwater management.

9. The City of Albany considers shipping containers to be consistent with industrial amenity. Redevelopment measures referenced in provision 6 above may be waived by the City of Albany for the placement of shipping containers in industrial zones unless:
  - The property is located in close proximity to land not subject to industrial zoning and the shipping container will be visible from adjoining properties or public spaces within non-industrial zones.

## Advertising

10. Proposals involving the permanent placements of shipping containers in 'Residential' zones will be advertised. Outside of Residential zones, proposals may be advertised at the discretion of the City of Albany.

## Temporary placement of shipping containers

11. The temporary placement of a shipping container on a property to store building materials while construction of a building is being carried out on the property is permitted without the requirement to obtain development approval where:
- The placement of the shipping container forms part of an approved Construction Management Plan for the site; or
  - A formal request is received, and a response is issued by the City approving the temporary nature of the shipping container and the following has been confirmed by the proponent:
    - the shipping container will not be stored on-site for more than 12 months (subsequent exemptions may be sought);
    - a building permit has been issued for the associated building;
    - the shipping container will be removed immediately upon the completion of construction or the expiry of the building permit; and
    - a site plan has been provided to demonstrate that:
      - the shipping container will achieve all setback requirements;
      - the shipping container will not impact on pedestrian or vehicle movement; and
      - the placement of the shipping container will not impede sight lines.
12. The temporary placement of a shipping container for the purpose of loading or unloading goods within the subject site property is permitted without the requirement to obtain development approval where:
- a formal request is received and a response is issued by the City approving the temporary nature of the shipping container and the following has been confirmed by the proponent:
    - the shipping container will not be stored on-site for more than 7 days; and
    - a site plan has been provided to demonstrate that:
      - the shipping container is wholly contained within the property boundary;
      - the shipping container will not impact on pedestrian or vehicle movement; and
      - the placement of the shipping container will not impede sight lines.
13. The City may consider waiving the requirement for the shipping container to be redeveloped in accordance with provision 5 above, for the temporary placement of shipping containers.

### **General Advice**

Please note a building permit is required for the placement of a shipping container in most instances. Please contact the City of Albany Building Section to discuss building permit requirements.

## **Legislative and Strategic Context**

14. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
  - *Planning and Development (Local Planning Schemes) Regulations 2015*
  - *City of Albany Local Planning Scheme No.2.*

## **Review Position and Date**

15. This policy was adopted on [Insert Date]. This policy should be reviewed every two years, or earlier if required.

## Associated Documents

16. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:
- *State Planning Policy 7.3 Residential Design Codes*

## Definitions

**Shipping container** means a metal transportable structure designed for the storage and transport of goods from one location to another by road, rail or sea.

**Outbuilding** means an enclosed non-habitable structure that is detached from any dwelling.

**Storage** means a structure used for the storage of goods, equipment, plant or materials.

**Permanent placement** means the placement of a shipping container that does not meet the criteria for temporary placement of shipping containers as outlined under provisions 11 and 12 of this policy.

DRAFT