



## Local Planning Policy 2.9 – Shipping Containers for Storage

### 1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as LPP 2.9 Shipping Containers for Storage.

### 2.0 Introduction

Shipping containers can offer a sturdy and secure method of storage. However, due to their bulk and industrial aesthetic shipping containers can have a negative visual impact on the surrounding area, particularly when used in residential zones. This policy therefore provides specific development controls to landowners for the acceptable location of shipping containers for use as storage.

### 3.0 Objectives

This-policy seeks to:

- a) ensure that shipping containers are appropriately located, screened and upgraded to ensure that they do not adversely impact on the amenity, streetscape, character and environmental attributes of an area; and
- b) provide additional guidance and requirements in addition to those contained under the Shire of Collie's Local Planning Scheme; and
- c) ensure that shipping containers are only used in association with the approved or otherwise lawful use of the property.

### 4.0 Applications subject of this Policy

This policy applies to all proposals for locating shipping containers for the purpose of storage across all zoned and reserved land within the Shire of Collie.

This policy **does not apply** to shipping containers proposed to be used as a dwelling or a habitable room. For proposals such as this please contact the Shire's Building Manager.

An application for development approval is required to be lodged for all shipping containers that are not identified as self assessable/exempt (i.e. not requiring development approval) under clause 6.1 of this policy.

Shipping containers also falls within the definition of an Outbuilding under the R-Codes and therefore *Local Planning Policy 2.1 Outbuilding Control* may also apply to applications.

### 5.0 Application requirements

When lodging a development application applicants are required to complete and submit:

- An *Application for Development Approval Form*;
- All required photographs, images and or plans; and



- Information on how conditions in table 1 will be met.

## 6.0 Policy statement

### 6.1 Self Assessable/Exempt

The following situations and circumstances allow the use of a shipping container to be exempt from requiring development approval.

Where the shipping container is:

- Used for residential relocation purposes in Residential or Rural Residential zones, and is onsite for no more than five (5) working days;
- Placed within a fully enclosed building;
- Associated with the temporary storage of building materials and/or equipment during construction works in accordance with Schedule 4 (Item 3) of the Building Regulations 2012;
- Located in the General Industry or Strategic Industry zone (Note: A building permit is required if the shipping container is to be located onsite for more than one (1) month);
- Located in Light Industry zone provided it meets the conditions listed in Table 1 (note a building permit is required if the shipping container is to be located onsite for more than one (1) month);
- Being loaded or unloaded from an approved service yard within a Commercial or Mixed Business zone, and does not remain on the site for more than five (5) working days; and
- Not located within a Place of Heritage nor a Floodway.

### 6.2 Development provisions

Table 1 lists general development provisions that are required to be met for development approval for a shipping container in a specific zone. Meeting these conditions is not a guarantee for development approval and approval is subject to the discretion of the Shire of Collie.

Shipping containers are generally considered to be a part of an industrial use and development of a lot and are not considered appropriate in residential areas. Therefore, there is a presumption against the use of shipping containers in the residential zones.



**Table 1 –Development Provisions According to Zone**

Criteria for Approval		Zone						Industry/ Strategic Industry	Reserves
		Residential	Residential Development	Rural Residential	Rural	Mixed Business & Commercial	Light Industry		
1	Not located within building setbacks.	Yes	Yes	Yes	Yes	Yes	Yes	Exempt - Approval not required	N/A
2	Screened or not readily visible from the street and other public places.	Yes	Yes	Yes	Yes or 3	Yes	Yes		Yes
3	Finished so as to not detract from amenity of surrounding area. <sup>1</sup>	Yes	Yes	Yes	Yes or 2	Yes	N/A		Yes
4	Painted and pitched roof	Yes	N/A	N/A	N/A	N/A	N/A		N/A
5	Max No. containers per lot.	Yes -1	Yes -1	Yes -1	2	1	N/A		1
6	Max length (m)	Yes -6	Yes - 6	Yes -6	12	12	12		12
7	Not to be used for advertising	Yes	Yes	Yes	Yes	Yes	Yes		Yes
8	Dwelling exists on the lot	Yes	Yes	Yes	N/A	N/A	N/A		N/A
9	Bond \$1000 (refunded once all conditions met).	Yes	Yes	Yes	Yes	Yes	Yes		Yes
10	Does not require the removal of native vegetation	Yes	Yes	Yes	Yes	N/A	N/A		Yes

Note 1 – When considering potential amenity impacts, the local government will give particular consideration to the external appearance of the container and materials used including painting/cladding, roof pitch, verandas, landscaping or other screening.



### 6.3 Variations

Applications seeking variations to this Policy shall be determined in accordance with:

- The purpose and objectives of this Policy;
- Section 1.6 of the Local Planning Scheme - The Aims of the Scheme;
- Section 3.4 of the Local Planning Scheme - Use and Development of Local Reserves;
- Section 4.2 of the Local Planning Scheme - Objectives of the Zones; and
- Schedule 2 cl. 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* - Matters to be Considered by Local Government.

### 7.0 Consultation

A proposal that is not in accordance with one or more clauses of this Policy may be advertised in accordance with the provisions of cl. 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Advertising may include:

- notification by post, email or other means of communication to property owners and occupiers that the Shire considers to be affected by the granting of development approval;
- publishing of a notice of the proposed development in a local paper;
- onsite signage;

The cost of any advertising in a paper and/or signage shall be met by the applicant.

### 8.0 Definitions

**Dwelling** means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

**Habitable room** means a room used for normal domestic activities that includes: a bedroom, living room, lounge room, music room, sitting room, games room, television room, kitchen, dining room, sewing room, study, workshop, playroom, sunroom and gymnasium.

**Heritage place** means a place listed on the Commonwealth or State heritage register or the municipal heritage inventory of the Shire.

**Outbuilding** means an *enclosed* non-habitable structure that is detached from any dwelling, but not a garage. It also includes any **roofed attachments**.

**Roofed attachments** means any roofed structure attached to, or within 500mm of, the **outbuilding** irrespective if they are an enclosed or unenclosed structure.

**Shipping Container** means a metal transportable structure designed for storage and transport of goods by road, rail and sea, and includes structures constructed from one or more shipping container modules.

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



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