

Policy

Function:	TOWN PLANNING
Policy:	THE USE AND PLACEMENT OF SHIPPING CONTAINERS IN GUNNEDAH SHIRE
Objective:	To ensure the appropriate regulation and placement of Shipping Containers
Adopted:	<i>Minute No 264.1 – Ordinary Meeting held on 19 May 2010</i>
Review:	Annually
Pages:	3

POLICY STATEMENT AND BACKGROUND:

In recent years there has been an increased use of and public enquiries relating to storage containers within the Gunnedah Local Government Area. While storage containers are generally utilised for temporary storage, there are genuine concerns in regards to their visual impact, particularly in residential and open space areas.

Gunnedah Shire Council's *Local Environment Plan 1998 (LEP)* does not specifically define storage containers. However, a Development Application may be required for a storage container.

This policy has been established to provide guidance for Council and land owners in the use and siting of such containers and to ensure the regulation of these activities under the Environmental Planning and Assessment Act 1979.

OBJECTIVES:

- To ensure adequate amenity and streetscape protection when the placement of shipping and/or storage containers are approved.
- To maintain the amenity of the urban environment.
- To maintain the character of streetscapes.
- To minimise the visual impact to adjacent residents and the general community.
- To apply development controls through guidelines for the placement of containers.
- To provide guidelines for the approval of shipping and/or storage containers within certain zones.

Shipping Containers provide a low cost, secure method of storing items or goods and are becoming increasingly popular for this purpose. There has been an increased use of shipping containers within the Shire for storage purposes and it is considered necessary to regulate this to ensure the use and placement of shipping containers is controlled.

POLICY:

General Guidelines

The installation of no more than two storage containers in the 1(a) and 1(b) Rural, Industrial 4(a) and 4(b) Offensive Industry and 5(a) Special Uses zones is considered by this Council policy as not requiring development consent. In the Special Uses 5(a) zone this is directed towards infrastructure or public depot land uses, not public halls, buildings, sporting grounds or churches.

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A Development Application is required to be submitted for approval prior to the installation of any shipping and/or storage container in any other prescribed zones under the Gunnedah LEP. However, in most urban zones, Council has significant visual amenity concerns; subsequently Development Applications are unlikely to be supported. The placement of shipping containers on properties listed in Schedule 1 Part 1 Heritage Items of the Gunnedah LEP, regardless of the zoning, is prohibited.

The Development Application should be submitted with plans including: site plan showing dimensions of the property and structure, measurements from boundaries and other structures and a structural plan for the slab/foundations and tie-downs for the container. A statement of environmental effects (SEE) and photos of the proposed storage container are also required to be submitted with the Development Application.

Rural, Industrial and Special Use Zone Conditions and Requirements:

- The container may only be used for the purpose of storage of approved materials in rural/industrial areas only.
- The container must be suitably screened and/or fenced from the road frontage and be situated at the rear of the property unless otherwise determined by Council.
- A container will not be permitted within the front setback area.
- The container is to be painted and maintained in good condition at all times and is to be suitably screened from public view and roads.
- The use of containers shall only relate directly to, and be ancillary to, the predominant use of the property as approved by Council.
- Containers are not to be located over septic tanks and/or leach drains or utilities.
- A maximum of two (2) containers will be permitted per property, without consent. Any additional containers require development consent from Council.
- Additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a storage container may be required by Council.
- The container is required to be structurally sufficient. This can be achieved by anchoring (including the provision of tie-downs in accordance with Council requirements and the relevant Australian Standard) the container to a concrete slab or foundations capable of supporting the combined weight of the container and contents. You may be required to provide a copy of a structural engineer's design certificate. This is to ensure the container remains fixed during high wind or water events to maintain public safety.

NOTES:

This policy does not apply to the 'Temporary Use' of a container for the storage of materials and equipment, 'Temporary Use' being defined as a period of time not exceeding 28 days.

This policy does not apply to the storing of shipping containers (empty or full) in conjunction with the operation of a transport depot or storage related activity in which development consent has been obtained.

This policy does not apply retrospectively to existing storage containers.

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SHIPPING AND STORAGE CONTAINERS REQUIREMENTS IN ZONES UNDER THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN 1998:

Zone No 1 (a) Rural (Agricultural Protection)
 - Permissible subject to compliance with conditions and requirements detailed above.

Zone No 1 (b) Rural (General)
 - Permissible subject to compliance with conditions and requirements detailed above.

Zone No 1 (c) Rural Residential
 - Requires Development Consent

Zone No 1 (d) Future Urban
 - Requires Development Consent

Zone No 1 (f) Forests
 - Requires Development Consent

Zone No 2 (a) Residential
 - Requires Development Consent

Zone No 2 (b) Residential (Higher Density)
 - Requires Development Consent

Zone No 2 (v) Village
 - Requires Development Consent

Zone No 3 (a) Central Business
 - Requires Development Consent

Zone No 3 (b) General Business
 - Requires Development Consent

Zone No 4 (a) General Industry
 - Permissible subject to compliance with conditions and requirements detailed above.

Zone No 4 (b) Offensive Industry
 - Permissible subject to compliance with conditions and requirements detailed above.

Zone No 5 (a) Special Uses
 - Requires Development Consent

Zone No 5 (b) Special Uses (Railway)
 - Requires Development Consent

Zone No 6 (a) Recreation
 - Requires Development Consent

Zone No 7 (d) Environment Protection Scenic
 - Requires Development Consent

Zone No 8 (a) National Parks and Nature Reserves
 - Requires Development Consent

Zone No 9 (a) Proposed Road
 - Requires Development Consent

Zone No 9 (c) Proposed Open Space
 - Requires Development Consent