

POLICY TITLE: USE OF STORAGE/SHIPPING CONTAINERS

VERSION I: Adopted 18 May 2010

Last Reviewed: -

BACKGROUND

In recent years there has been an increased use of and public enquiries relating to storage containers within the Dungog Local Government Area. While storage containers can serve a useful role in rural or industrial and/or inconspicuous areas, there are genuine concerns in regards to visual amenity/aesthetics, particularly in more settled and urbanised areas.

Dungog Shire Council's *Local Environmental Plan 2006* (the LEP) makes no direct reference to storage containers and Council regulates them under general development control powers covering amenity and protection of the natural environment.

This policy has been created to provide guidance for Council and land owners in the use and siting of such containers.

OBJECTIVE

- To ensure adequate amenity/streetscape protection when the installation of shipping and/or storage containers are approved,
- To apply development controls through guidelines for the installation of containers,
- To provide guidelines for the approval shipping and/or storage containers within certain zones.

POLICY**General Guidelines**

The installation of no more than two storage containers in Rural 1(a), Employment 4 (a) or Special Uses 5(a) zone or equivalent zones under the future SI LEP, 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, building or churches.

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 LEP. However, in most urban zones and in particular heritage areas, Council has significant visual amenity concerns; subsequently applications are unlikely to receive

support. Properties within a heritage conservation zone or items of environmental heritage, regardless of the zoning immediately void this Council policy.

The 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 basic statement of environmental effects (SEE) is also required.

Rural, Employment and Special Use Zone Conditions and Requirements

- The Container may only be used for the purpose of storage of approved materials in rural/employment areas only.
- 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 or in good condition and to be suitably screened from public view.
- The use of containers shall 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) container will be permitted per property, without consent, any additional containers requires development consent.
- 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 stable. 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.
- Internal alarms systems are to be installed in all containers that can be easily activated by possible locked/trapped person inside the container.

NOTES

- (1) This policy does not apply to the 'Temporary Use' of a container, 'Temporary Use' of a container for storage of materials and equipment, 'Temporary Use' being defined as a period of time not exceeding six (6) months. During the final inspections for new dwellings, the temporary storage container will be required to be removed.
- (2) This policy does not apply to the storing of shipping containers (empty or full) in conjunction with the operation of a transport depot or other port related activity.
- (3) This policy does not apply retrospectively to existing storage containers.

Date Policy Adopted	Minute No	Authority
18 May 2010	34959	Council Resolution