



Shipping Containers A guideline to permit requirements.

Shipping containers have become more readily available in recent years due to increasing numbers of second hand containers from transport companies. These containers offer a cheap, secure method of storage and are becoming increasingly popular amongst applicants for this purpose.

In addition to this, council is experiencing increased numbers of enforcement issues relating to the unauthorized placing of these containers and the lack of specific set of guidelines to enforce this with. These guidelines assist council and landowners in the appropriate use and siting of shipping containers.

A planning and/or building permit may be required for the use and placement of a shipping container.

Short term use/placement

Neither planning nor building permits are required for the short term use of a shipping container. Examples of short term uses include:

- *Short Term (up to 3 Months) storage of house contents when relocating.*
- *Storage of material and equipment during construction*
- *Loading of goods for shipping purposes*

Long term use/placement

Both planning and building permits are required for the long term use and placement of a shipping container for storage purposes, conversion to tiny house, small office, café, etc.

Planning permits

Whether a shipping container requires a planning permit depends on the following:

- Zoning and overlays applied to the land – <https://www.planning.vic.gov.au/planning-schemes/planning-property-report>
- The use (e.g. storage, housing, retail)
- Existing use of land
- Length of time (short, medium or long term use or permanent)

Domestic

A planning permit is generally required on residential land if:

- It is a self-contained second dwelling
- If it is a shed on vacant land
- If an overlay applies that requires planning approval
- If it is used for commercial purposes

A planning permit is generally not required if it is associated with an existing dwelling and:

- If it is a dependent persons unit
- If it is an outbuilding

These requirements can vary depending on relevant zoning and overlays, but a building permit is required in all circumstances.

Commercial and Industrial

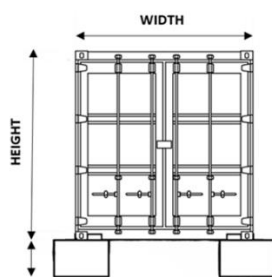
A planning permit will be required for the buildings and works component of the shipping container.

Shipping containers used on commercial properties for any purpose other than short term loading of goods for shipping purposes or in designated container storage facilities, requires a planning permit.

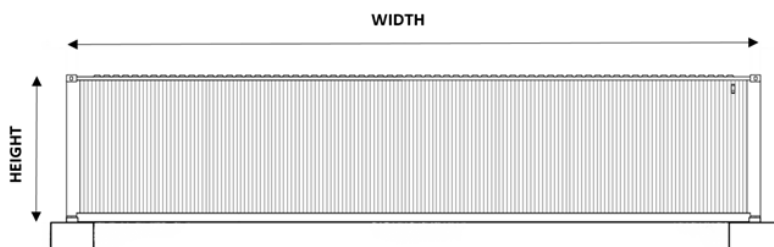
Planning Permit application

A planning permit application will require the following to be submitted - <https://www.hrcc.vic.gov.au/Planning-and-Building/Planning/Apply-for-a-Planning-Permit>

- Planning Permit Application Form
- Certificate of Title
- Plans – site plan, floor plan, elevation plan
- Planning Permit Application Fee



FRONT ELEVATION



SIDE ELEVATION

Building permits

There are regulations that govern the use of shipping containers on private land. A shipping container to be used as a store, habitable room, dwelling or any other use, will be a classifiable building under the National Construction Code and the Building Regulations 2018.

A building permit is required to place a shipping container on properties for medium or long term use.

Domestic property

Examples requiring a building permit on domestic properties include:

- use as a dwelling
- use as a habitable or non-habitable outbuilding
- use as a shed, storage or similar

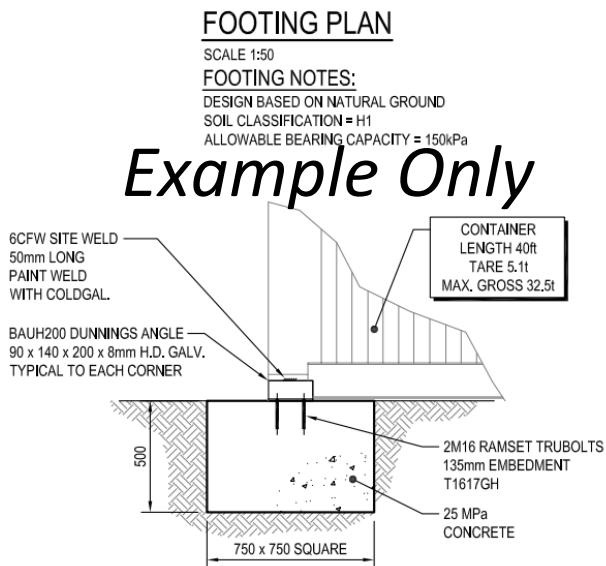
Commercial and Industrial Property

Shipping containers used on commercial properties for any purpose other than short term loading of goods for shipping purposes or in designated container storage facilities, require a building permit.

Building Permit Application

In order to obtain a building permit for the permanent/long term placement of a shipping container, you need to submit plans that include a site plan and information about:

- Roofing design – including stormwater collection and drainage
- The footings supporting the structure – engineered footing design plan



Note: If the container requires a permit, it must comply with the requirements of the Building Regulations and all the relevant parts of the National Construction Code. Where the Relevant Building Surveyor is not satisfied that the appropriate information has been provided, then they cannot issue the building permit.