

Policy Number	Policy Title
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LPP01 Local Planning Policy - Shipping Containers

DEFINITIONS

Shipping Container: means a large metal container originally intended to carry goods on a sea vessel. For the purpose of this Policy, a 'shipping container' shall also include a relocatable 'box-type' storage container or unit. A shipping container modified for the purpose of human habitation is not addressed in this policy and will be assessed by the local government as a dwelling.

Outbuilding: means an enclosed, non-habitable structure that is detached from a dwelling.

POLICY

1.0 Citation

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Irwin Local Planning Scheme No. 5*. It may be cited as the Local Planning Policy - Shipping Containers.

The local government may prepare a local planning policy in respect of any manner related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent the policy is consistent with the Scheme.

2.0 Policy Objectives

- 2.1 To establish guidelines for the assessment of proposals to place shipping containers or other similar relocatable storage units on land within the municipality.
- 2.2 To ensure an acceptable quality of development is achieved that does not detrimentally impact on the amenity of neighbouring properties, the streetscape or the overall area.

3.0 Policy Provisions

- 3.1 Development approval is required for all shipping containers, unless the shipping container is:
 - a) Located in the 'Industry' zone, or in the 'General Farming' zone on a lot greater than 20 hectares, where the shipping container meets the relevant development requirements for the zone in which it is located and, in the 'General Farming' zone, is not visible from any adjoining public place or road;
 - b) Associated with the temporary loading or unloading of goods, provided that it is located entirely within the associated property and does not remain on site for more than 14 days; or
 - c) Fully enclosed in an approved outbuilding.
- 3.2 For the purposes of assessment and approval, the local government will classify a shipping container or other similar relocatable storage unit as an outbuilding ancillary to the approved use of the land.
- 3.3 The placement of a shipping container or other relocatable storage unit will not be permitted on land zoned 'Residential' or 'Special Residential,' unless on a temporary basis in accordance with Clause 3.1(b) or if fully enclosed in an approved outbuilding.
- 3.4 In all other zones, a shipping container may only be granted approval if it is:

- a) in good repair, with no visible rust marks;
- b) a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features;
- c) appropriately screened by means of siting, structures or vegetation, from neighbouring properties and any public road; and
- d) not considered to detrimentally impact the amenity of the land or of any adjoining land or development.

3.5 Shipping containers must not:

- a) Obstruct vehicle or pedestrian sightlines;
- b) Be used for human habitation; and
- c) Be located over septic tanks, leach drains or other effluent disposal utilities, or within:
 - i. 1.8m from drains; and
 - ii. 1.2m from tanks.

3.6 The table below details the maximum number of shipping containers that may be considered per lot within the different zones, and any additional development requirements to those outlined in the Local Planning Scheme and in the general requirements above:

Zoning	Maximum Number of Containers	Additional Requirements
General Farming (lots less than 20 hectares)	Two (2)	<ul style="list-style-type: none"> • No portion of the shipping container shall be visually prominent from any adjoining public place or road.
General Farming (lots greater than 20 hectares)	-	<ul style="list-style-type: none"> • Development Approval not required if container meets all relevant Local Planning Scheme requirements and is not visible from any public place or road.
Industry	-	<ul style="list-style-type: none"> • Development Approval not required if container meets all relevant Local Planning Scheme Requirements.
Light and Marine Industry	Two (2)	<ul style="list-style-type: none"> • Shipping containers shall not impact upon any parking or landscaping requirements. • These limits may be varied if the container is an operational part of an approved land use on the site.
Rural Residential	Two (2)	<ul style="list-style-type: none"> • The whole portion of the shipping container is to be behind existing approved buildings. • No portion of the shipping container shall be visually prominent from any adjoining public place or road.
Rural Smallholdings	Two (2)	<ul style="list-style-type: none"> • No portion of the shipping container shall be visually prominent from any adjoining public place or road.
Town Centre, Neighbourhood Centre and Service Commercial	One (1)	<ul style="list-style-type: none"> • No portion of the shipping container shall be visually prominent from any adjoining public place or road. • Shipping containers shall not impact upon any parking or landscaping requirements.

		<ul style="list-style-type: none"> Shipping containers will only be approved in association with a commercial use and on a temporary basis for up to one year, in association with a current building permit.
Special Use Zone	At the discretion of the local government	<ul style="list-style-type: none"> The use of the container must relate directly to, and be ancillary to, an approved use of the property. Shipping containers shall not impact upon any parking or landscaping requirements.
Local Planning Scheme Reserves	At the discretion of the local government	<ul style="list-style-type: none"> The use of the container must relate directly to, and be ancillary to, the ultimate purpose of the reserve. Shipping containers will not be approved within road reserves or on road verges.

3.7 The Western Australian Building Act 2011 requires a Building Permit for any sea containers that will be located on a site for longer than 30 days.

3.8 Applications for sea containers may be advertised to adjoining landowners at the discretion of the local government.

4.0 Application Requirements

Development Applications for the use of a shipping container must include the following information:

- A signed Development Application form and payment of the Application fee;
- A site plan showing the proposed location of the shipping container in relation to boundary setbacks, natural features, existing development and adjoining buildings, to a scale of no less than 1:100;
- A written statement outlining the intended use of the shipping container, the dimensions and height of the container and how it addresses the requirements of this local planning policy; and
- Photographs and / or elevation drawings of the shipping container.

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Responsible Directorate:	Manager Regulatory Services		
Legislation:	Planning and Development (Local Planning Schemes) Regulations 2015 Shire of Irwin Local Planning Scheme No. 5		
Related Policies and/or Procedures:			