



Shipping Containers

Local Planning Policy 18.0

VERSION 1

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Morawa Local Planning Scheme No. 2 ('the Scheme'). It may be cited as the *Shipping Containers local planning policy*.

The local government may prepare a local planning policy in respect of any matter 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 that the policy is consistent with the Scheme.

2.0 OBJECTIVES

- a) To establish guidelines for the assessment of proposals to place shipping containers or other similar relocatable storage units on land within the municipality.
- b) To ensure an acceptable standard of development is achieved that does not detrimentally affect the amenity of the locality.

3.0 POLICY MEASURES

- 3.1 The placement of a shipping container or other similar relocatable storage units on land requires the development approval of the local government as it is considered to fall within the definitions of 'building' and therefore, 'development' under the Scheme. Development approval is not required where the structure is being used for the temporary storage of plant, machinery or building equipment on a building site where a building permit is current and construction is taking place (6 months maximum).
- 3.2 It is considered that shipping containers (or other similar relocatable storage units) can have an adverse effect on the visual amenity of an area, and therefore there is a need to ensure appropriate development standards in order to safeguard the visual impact of shipping containers on the streetscape.
- 3.3 For the purposes of assessment and approval, the local government will classify a shipping container as per its proposed use. For example, where the intention is to place it on residential land for storage associated with an existing dwelling, it would be classified as an outbuilding, while a shipping container proposed to be used as a café would be classified as a restaurant.
- 3.4 Other than on industrial land no more than 1 shipping container is permitted and

shall not exceed 6m in length, 2.4m in width and 2.6m in height.

3.5 In order for the local government to issue development approval, the applicant must address that the proposed shipping container or other similar relocatable storage unit will (at a minimum):

- a) not result in a detrimental impact on the amenity of the land or any adjoining land or development;
- b) not impinge on any boundary setbacks, as required by the Scheme, or be located in front of the building line, or be visually prominent from any public road;
- c) not compromise any associated approved development or use by:
 - impinging on any car parking bays required to satisfy the minimum car parking requirement for the associated approved development or use;
 - being located within an existing service yard or bin storage area;
 - obstructing any existing access or visual truncation provided to an accessway, pedestrian or traffic;
- d) be in good repair with no visible rust marks, a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features; and
- e) be appropriately screened (vegetation or otherwise), where considered necessary by the local government, in order to meet a. above and the objectives of this policy.

3.6 Where the placement of a shipping container is other than a “P” or a “SA” use under the requirements of the LPS No. 2 Scheme, the application for a shipping container, or similar relocatable storage units will be advertised in accordance with the Scheme requirements.

4.0 DEFINITIONS

Shipping Container shall include other similar relocatable ‘box-type’ storage units. A shipping container modified for the purpose of human habitation is exempt from this policy but subject to the necessary approvals for a dwelling (e.g. R-Codes assessment).