

Scheme Provisions:

LPS #11
3.2 Zoning and Development Table
4.8.20 Repurposed Dwellings
LPS #10
4.1 Zoning and Development Table
5.11.2 Transportable,
Prefabricated or Relocated
Buildings
5.11.3 Repurposed Dwelling or
Second Hand Dwelling

Other References:

Shire of Northampton Local
Planning Scheme No. 10
Shire of Northampton Local
Planning Scheme No. 11
Planning and Development Act
2005

Special procedural considerations:

The local government at its discretion may advertise the proposed use of sea (shipping) containers within a designated locality to ascertain the views of neighbouring and nearby residents prior to the application being considered

RESPONSIBILITY	Chief Executive Officer as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer to approve applications for sea containers on industrial, commercial, rural residential, rural smallholdings and rural land only.		
ADOPTION	20 January 2006	Advertising	(Agenda Item 6.2.3)
	17 March 2006	Not endorsed	(Agenda Item 6.2.3)
	V1 21 April 2006	Advertising	(Agenda Item 6.2.1)
	V1 16 June 2006	Final Approval	(Agenda Item 6.2.2)
	V2 16 June 2014	Advertising / Final Approval	(Minutes 6.8.1)
	V3 17 August 2018		

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('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 OBJECTIVE

- 2.1 To ensure an acceptable quality of development is achieved that does not detrimentally affect the amenity and streetscape of the locality.
- 2.2 To establish guidelines for the assessment of proposals to place shipping containers or other similar re-locatable storage units on land within the municipality.

3.0 POLICY STATEMENT

3.1 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 repurposed dwelling (e.g. R-Codes assessment).

3.2 Policy Measures

- 3.2.1 The placement of a shipping container or similar relocatable storage unit on land, other than industrial land and rural land greater than 20 hectares in area, 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.
- 3.2.2 In general, development approval to a maximum of 12 months will only be granted where the structure is being used for the temporary storage of plant, machinery and/or building equipment on a building site, a building permit has been issued and remains current, and construction of a dwelling has commenced.
- 3.2.3 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.
- 3.2.4 For the purposes of assessment and approval, the local government will classify a shipping container or other similar relocatable storage units as an outbuilding ancillary to the approved use of the land.
- 3.2.5 The permanent use and placement of shipping containers in Residential zoned areas is not supported.
- 3.2.6 Other than industrial and rural zoned land (for properties greater than 20 hectares in area) the local government will generally not support:
 - a) more than one (1) shipping container on a property; and
 - b) a container that exceeds 6.0m in length, 2.4m in width, and 2.6m in height.

- 3.2.7 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.

3.3 Application requirements

Applications for the use of a shipping container are required to address the following;

- a) The submission of:
 - a completed and sign development application form and payment of application fee;
 - a site plan showing the proposed location of the development in relation to boundary setbacks, natural features, existing development, and adjoining buildings, to a scale of no less than 1:100;
 - a written submission detailing the use, condition, unit dimensions and visual amenity associated with the shipping container; and
 - any elevation drawings and/or photographs illustrating the presentation and appearance of the shipping container in good repair and in uniform colour with no visible rust marks.

3.4 Advertising and consultation

Other than on industrial and rural zoned land greater than 20ha, an application for a shipping container, or similar relocatable storage units will be advertised for a minimum period of 14 days pursuant to the cl. 64, Part 8 of Schedule 2 - Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Consultation for Planning Proposals Local Planning Policy*.