

Sea Containers

The use of sea containers for storage purposes is not permitted in most zones in the City. However, their use may be an acceptable development option in association with Rural and Industrial uses in certain parts of the City.

Despite the possible advantages of using sea containers, their 'industrial' appearance and relatively large size raises concern about the impact they may have on the visual amenity of an area and streetscape.

Therefore the use of sea containers within the City of Armadale is discouraged.

The City's Local Planning Policy PLN 5.3: 'Sea Containers, Railway Carriages and Other Decommissioned Transport Conveyances' (PLN 5.3) provides further guidance on the use of sea containers.

Sea containers are not acceptable in the following zones in the City's Town Planning Scheme No.4 (TPS):

- Residential;
- Special Residential;
- Mixed Business/Residential;
- Rural Living;
- Special Rural;
- Urban Development; and/or
- Local Centre, Strategic Regional Centre, District Centre.

A development application for the placement and use of sea containers may only be considered in the following zones within the City's TPS No.4, provided they meet certain criteria specified in Planning Policy PLN 5.3:

- General Rural
 - Used in conjunction with an approved agricultural or tourism activity;
 - Does not adversely impact the vista from the street or nearby land;
 - Are in a condition considered acceptable by the City; and
 - Policy objectives are met to the City's satisfaction.

- General Industry & Industrial Business

- Provided they are not clearly visible from the street or nearby land that is zoned for a different purpose;
- Used in conjunction with an approved use;
- Are in a condition considered acceptable by the City; and
- Policy objectives are met to the City's satisfaction.

Application

The use of sea containers (except if an exemption applies) requires approval under the City's TPS No.4.

Development applications for such structures will only be considered when the use they are associated with is a permitted use under the Scheme, or when the use is already approved in the General Rural, General Industrial and Industrial Business zones.

PLN 5.3 outlines the assessment criteria that applications are considered against.

Sea Containers (continued)

Exemption considerations

Building and Subdivisional Works

The City may exempt a sea container located on private land from requiring development approval where the sea container is used for temporary purposes associated with approved building or subdivisional works.

The following conditions apply in these instances:

- Building construction must commence prior to bringing a sea container onto the premises;
- The sea container must be removed once the building works are complete;
- The sea container must be sited to avoid any impacts on surrounding neighbours and the amenity of the area; and
- The sea container must be removed from the site within 7 days of completion of building/subdivision works.

Under Section 64 of the Building Regulations 2012, builders may apply for a Verge Licence when carrying out building and/or demolition works within the City.

In order to gain approval to use the verge, a Verge Permit Application Form must be submitted to the City and approved with a site plan indicating the exact location of the sea container.

The Verge Permit Application Form is available from the Building Commission's website: www.buildingcommission.wa.gov.au.

The fees charged for this licence are calculated based on the proposed area occupied.

For further information please contact the City's Building Services on 9394 5000.

Delivery and Collection of Goods

The City may exempt a sea container from requiring planning approval where the sea container is used for temporary purposes for up to 7 days associated with the delivery and collection of goods directly related to the approved use of a property.

The sea container must be located on the private property and cannot be located within a road reserve.

Revocation of Exemptions

It is important to note that the City may revoke its exemption for a landowner using a sea container if the City considers the temporary use has extended beyond a reasonable period of time; the sea container is adversely impacting the amenity of an area and/or for any other reasons considered relevant by the City.

In these cases, the City may require either development approval for the sea container be sought by the landowner, or immediate removal of the sea container from the premises.

If the sea container is not removed, the City can issue a Planning Infringement Notice (PIN) of \$500 (without notice) and/or commence legal action with higher penalties up to \$200,000 for each offence and a daily penalty of \$25,000 per day for a continuation of that offence. Refer to the City's Planning Information Sheet – Planning Infringement Notices for further information regarding PINs

Further Information

For further information, refer to the Planning section of the City's website where the following information is available:

- Town Planning Scheme No. 4
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Policies
- Information Sheets
- Schedule of Fees and Charges
- Application for Development Approval
- Development Application Checklist

Contact the City's Planning Services for further information.

Please note the information contained within this brochure is intended as a guide only. It is recommended that advice and assistance of City's Planning Services staff be sought prior to lodgement of a development application. The City of Armadale disclaims any liability for any damages sustained by a person acting on the basis of this information.