

SEA CONTAINERS



Introduction

Sea containers are redundant steel shipping containers, which have and can be used as storage buildings on rural and commercial/industrial properties.

This information sheet explains the requirements for the approval and general requirements relating to sea containers.

Please note planning approval is required before a building permit can be issued. Contact the Shire's planning department on 9193456 to discuss any possible application.

Definitions

A **sea container** is a redundant shipping container.

Information and Advice

The Western Australian Building Act 2011 requires that a Building Permit be taken out for a building or structure, prior to commencing any work on site. The Building Code of Australia (**BCA**), the Shipping and/or Storage Container Policy and the Town Planning Scheme set out the minimum requirements applicable to the location and tie down of sea-containers.

Is a Building Permit required for a sea container?

Yes. A Building Permit is required for all sea containers.

Who submits the application?

Either the property owner or the party contracted to install the sea container must submit the application.

What plans and specifications do I need to submit with my application for a Building Permit?

One copy of the following plans and details are required:

- A full site plan is to be submitted, showing the size and location of the sea container, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200;
- Details of the method of tie down are to be submitted.

Do I need a structural engineers design for the sea container?

No. Providing the sea containers are in good condition they are usually considered as structurally adequate.

Do I need a Structural Engineers design for the tie down of the sea container?

Yes. You will need to have the design of the tie downs checked and certified by a professional Structural Engineer. The Engineer needs to state on the drawings that the building has been designed to withstand Region C, Terrain Category 2 cyclonic wind conditions and the soil type found on site.

Where can I locate a sea container on my property?

Sea containers are **NOT** permitted in residential areas unless they are legitimately being used as “Builders Site Hut” on a site under construction.

The Shipping and/or Storage Containers Policy should be referred to with regard to areas where sea containers are permitted and their location.

Can I use the sea container for habitation?

No. A sea container can only be approved for storage purposes unless substantial works are undertaken which a building permit would cover for the proposed Classification of building.

Fees

Fees are available on the Shire of Broome website under the ‘Building Fees & Charges link.

Fines and Penalties

Failure to obtain a Building Permit for a sea container is an offence under the WA Building Act 2011. The Shire may choose to prosecute for failure to obtain a Building Permit. The maximum penalty for this offence is \$100,000. The Shire may also serve a Notice on the owner or builder to remove the structure. If you object to the local government’s order you may have a right of review to the State Administrative Tribunal.

Additional Information

For detailed advice about sea containers, please call the Shire of Broome Building Services on 9191 3456.

Requirement Checklist Notes

- A Building Permit is required before commencing any work;
- A Building Permit is required for all sea containers;
- A Practising Structural Engineer’s certified detail is required for the tie down of the sea container;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Permit Application, showing the heights and setbacks of the proposed sea container.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.