ATTACHMENTS

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING

14 August 2024

6.00pm

City of Albany Council Chambers

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Old Gaol Wall Damage

Structural Inspection Report

26 June 2024

Ref: 304770399

PREPARED FOR:

Andrew Glendinning
City of Albany

PREPARED BY:

Oscar Sutton

Stantec

Revision Schedule

Revision No.	Date	Description	Prepared by	Reviewed & Approved
0	26/06/2024	Issued	Oscar Sutton	Grant Thornton

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The conclusions in the report are Stantec's professional opinion, as of the time of the report, and concerning the scope described in the report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The report relates solely to the specific project for which Stantec was retained and the stated purpose for which the report was prepared. The report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorised use or reliance is at the recipient's own risk.

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List of Appendices

1. Introduction

This report has been prepared at the request of Andrew Glendinning on behalf of the City of Albany.

The intent of this report is to investigate the cause of damage to the walls of the Old Gaol building and to provide recommendations for maintenance and repair of any observed defects.

The building was inspected on 13 June 2024 by Oscar Sutton (BSc, MPE, MIEAust) on behalf of Stantec.

1.1 Stantec's Scope of Work

Our commissioned scope of work is summarised as follows:

- Structural engineer to attend site at the Old Gaol Museum to inspect damage to the masonry walls (completed Thursday 13 June 2024).
- Structural engineer to prepare a brief report on the condition of the building, probable causation of any observed damage, and recommendations for maintenance and repair as required.

1.2 Qualifications

- We note the possibility that there may be areas of the structures that will not be visually accessible. In addition, original documentation may not accurately reflect the built form. As such, it is possible that our inspection may not identify all potential defects. It is our goal to maximise the extent of investigation within the constraints of time and the level of investigation defined in the Project Brief.
- Our inspection was performed from ground level only.
- Inspections are visual only. The capacity of the engineering services was not checked by calculation.
- Our inspection was limited to the damaged areas shown to us during the inspection. We did not perform a comprehensive inspection of the entire building.
- Our inspections and reports are focussed on maintenance requirements. The performance of the structure remains the responsibility of the original designer/s.
- The report is only focussed on the structure, and we exclude specialist fields such as environmental considerations, hazardous substances, Work Health and Safety considerations & Conformance with Disability Discrimination Act.
- This report has been prepared on behalf of and for the exclusive use of the Client and is subject to and issued in connection with briefing from the Client. Stantec accept no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

1.3 Available Documents

No existing documentation was provided for review.

1.4 Description

The **Old Gaol** building was constructed in 1852 and comprises clay brick and stone walls on stone footings and a timber framed roof with metal roof sheeting. The original building was extended in 1873 when it was changed from a convict gaol to a public prison. The building is currently operated as a museum.

2. Observations

The Old Gaol inspection was limited to a non-destructive visual inspection of the damaged walls as directed by staff at the Old Gaol Museum. The following was observed during the inspection:

- Numerous cracks are present in the brick walls on the east side of the building.
- On the external face of the eastern wall, stepwise diagonal cracks propagate from the top and bottom corners of the windows through the bed joints and perpends. The cracks are reflected through the plastered wall finish on the internal face of the walls.
- Similar cracking is also present in the internal walls that abut the external wall on the eastern side of the building.
- Two Moreton Bay Fig Trees are located to the east of the building. The closest tree is approximately 16 m from the eastern wall and is estimated to be 12 m tall with a 28 m diameter canopy. Staff members at the Old Gaol Museum suggested that the trees are roughly 40 years old.
- The paved area in front of the building entrance is damaged due to localised lifting of the pavers. The lifted pavers extend along a line from the fig trees to the building footings.
- Tree roots are also visible in the courtyard to the west of the convict prison cells, suggesting that the roots are growing under the entire building.
- Evidence of previous localised repairs to the external mortar joints were observed.

Photograph 1: Proximity of Moreton Bay fig to building

Photograph 2: Lifting pavers near building entrance

Photograph 3: Roots visible in rear courtyard

Photograph 4: Crack to mortar joints in external wall face

Photograph 5: Crack to mortar joints in external wall face and evidence of previous repairs

Photograph 6: Crack to mortar joints in external wall face

Photograph 7: Crack to plastered wall finish inside building

Photograph 8: Crack to plastered wall finish inside building

3. Comment

In our opinion, the Moreton Bay fig trees are responsible for damaging the walls at the Old Gaol. Moreton Bay figs are highly invasive, and it is not generally recommended to plant them near buildings due to their extensive lateral root spread. In some climates, Moreton Bay fig trees can grow to 60 m in height with a crown spread of up to 76 m.

The mechanism by which tree roots damage buildings is twofold. Firstly, roots growing under building foundations create upward pressure on the footings causing them to lift or crack. Furthermore, roots absorb moisture from the soil under the building which exacerbates the seasonal shrink-swell cycle of clay soils. Ultimately, both mechanisms can lead to excessive foundation movement resulting in damage to building footings and overlying walls.

Before the cracked walls at the Old Gaol building are repaired, it is imperative that the cause of damage be addressed. The roots that currently extend under the building must be severed from the tree, and any further root growth under the building must be prevented. Stantec's recommendation is therefore that the Moreton Bay fig trees adjacent to the building be removed.

It may be possible to sever the existing roots and prevent further root growth under the building without removing the trees, however Stantec are not experts in tree health or protection and are unable to advise how this could be achieved. A suitably experienced tree consultant could potentially be engaged to provide advice in this regard, however in our opinion any solution that does not involve removing the trees is likely to be difficult and expensive if not impossible.

4. Recommendations

Stantec recommend that the damaged walls at the Old Gaol building be repaired as follows:

- Permanently remove the Moreton Bay fig trees growing in the vicinity of the Old Gaol building.
- Repair the cracked and damaged masonry. All repair work to be completed by a specialist contractor experienced with heritage restoration and lime mortar construction. All repair works shall be compatible with the existing materials and shall comply with any existing heritage requirements for the building. Contractor to prepare mortar test samples to ensure accurate colour matching with existing mortar.
- Remove all cracked and damaged plaster to expose the damaged masonry walls.
- Any bricks found to be cracked shall be removed and replaced with new bricks matching the existing.
- All cracks in mortar joints > 1 mm wide shall be repaired by crack stitching with a suitable stainless-steel repair system such as Helifix Helibars and Helibond grout. Contractor to confirm compatibility of repair system with lime mortar prior to ordering materials and install in strict accordance with the manufacturer's requirements. Provide crack stitching to every third bed joint along the length of each crack and chase 40 mm into bed. Extend bars 500 mm beyond crack on either side and grout in prior to repointing over with lime mortar to match the existing.
- All cracks in mortar joints > 0.2 mm wide and < 1 mm wide shall be repaired by removing all loose material and chiselling out to full depth of crack prior to repointing with lime mortar to match the existing.
- All cracks in mortar joints < 0.2 mm wide require no structural remedial treatment but should be smoothed over with lime mortar prior to application of lime plaster.
- Reinstate surface treatments to repaired internal walls using suitable lime plaster and paint to match existing walls.
- Allow for ongoing repairs as the building stabilises. Please note that some ongoing wall damage may occur as the soil moisture levels stabilise and the severed tree roots decay under the building. This may take several years.

Appendices

Appendix A Helifix Crack Stitching

PRODUCT SHEET – PS/CS01

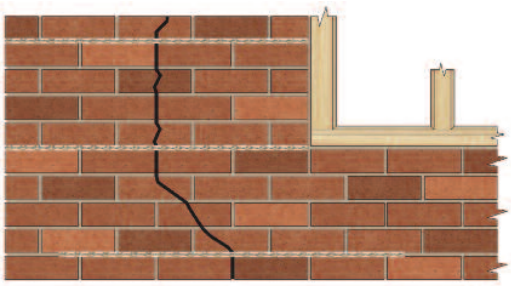
HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

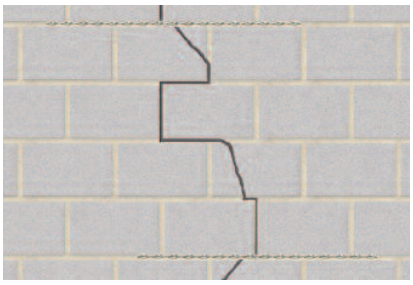
Crack Stitching

A reliable and cost-effective means of repairing and stabilising cracked masonry

Applications

- Rapid and permanent solution to cracked masonry
- Suitable for all forms of masonry structure





Over 50 standard repair specifications are available online, covering all common structural faults.
Relevant Repair Details: CS01 to CS03

Scan the QR Code for full Product Information, Case Studies and downloadable Repair Details

Features

- Fully concealed, non-disruptive repair solution
- More reliable than crack injection methods
- HeliBond cementitious grout is injectable and rapidly produces high compressive strength
- HeliBars and HeliBond grout combine to create excellent tensile strength within the masonry
- No additional stresses are introduced during installation
- Masonry remains flexible enough to accommodate normal building movement
- Tensile loads are redistributed
- Reduces likelihood of further cracking nearby
- Avoids costly and disruptive taking down and rebuilding

HeliBar is inserted into HeliBond grout within a cut slot

PRODUCT SHEET – PS/CS01

Installation Procedures

1. HeliBar to be long enough to extend a minimum of 500mm either side of the crack or 500mm beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.
2. Where a crack is less than 500mm from the end of a wall or an opening, the HeliBar is to be continued for at least 200mm around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
3. For solid masonry in excess of 230mm thick and in a cavity wall where both leaves are cracked, the wall must be crack stitched on both sides.
4. If there is render, this thickness must be added to the depth of slot. Crack stitching must be installed in the masonry and never in the render.
5. Ensure the masonry is well wetted or primed to prevent premature drying of the HeliBond due to rapid de-watering, especially in hot conditions. Ideally additional wetting of the slot should be carried out 1 to 2 minutes prior to injecting the HeliBond grout.
6. Do not use HeliBond when the air temperature is +4°C and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.

1. Rake out or cut slots into the horizontal mortar beds, a minimum of 500mm either side of the crack

4. Using the HeliBar Insertion Tool, push one HeliBar into the grout to obtain good coverage

2. Clean out slots and flush with clean water and thoroughly soak the substrate within the slot

5. Insert a further bead of HeliBond over the exposed HeliBar, finishing 10 – 15mm from the face, and 'iron' firmly into the slot using the HeliBar Finger Trowel

3. Using the Helifix Pointing Gun, inject a bead of HeliBond along the back of the slot

6. Re-point the mortar bed and make good the vertical crack with CrackBond TE

Slot Depth and Spacing

	Single leaf	Solid / multi-leaf masonry		
		Up to 110mm	110mm to 230mm	Over 230mm
Depth of slot	25 – 35mm		25 – 40 mm	25 – 40mm On both sides
Vertical Spacing	Every 4 courses (approx. 340mm)			

Characteristic Material Properties

HeliBar Diameter	4.5mm	6.0mm	SuperSix	8.0mm	10.0mm
Product Code	HBR45	HBR60	HBR60S	HBR80	HBR10
Cross Sectional Area (mm^2)	5.6	8.1	9.4	10.0	15.0
Stock Length (m)	7.0	7.0	7.0	7.0	7.0
Pitch (mm)	25	29	30	39	45
Ultimate Tensile Strength (MPa)	1400	1112	1200	1100	1088
Tensile Strength (kN)	8.0	9.5	11.2	11.4	16.7
0.2% Proof Stress (MPa)	1150	840	1000	860	770
Shear Strength — Averaged (MPa)	900	650	770	700	750
Grade of Stainless Steel	ASTM304	ASTM316	ASTM304	ASTM316	ASTM316
Weight (g/m)	53	58	73	80	120
RECOMMENDED TOOLING					
For cutting slots:	Chisel, mortar saw or angle grinder with chest guard and vacuum				
For mixing HeliBond grout:	3-jaw-chuck drill with mixing paddle				
For injection of HeliBond into slots:	Helifix Pointing Gun CS with mortar nozzle				
For smoothing pointing:	Standard finger trowel				

HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

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January 2014

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21st. July 2024

City of Albany
Developed Reserves Supervisor
61 Mercer Rd.
Walmley
WA, 6330

Attention: Wayne Turner

Arborist's Report:

Infrastructure Damage – Old Goal, Albany's historical precinct, corner of Parade Street and Stirling Terrace on the foreshore of the Albany CBD, WA, 6330

Report Ref. No.: GR286

On 26/6/2024 we received an email from Wayne Turner requesting that we provide the City of Albany with an arborist's report as recommended in the structural engineer's *Old Goal Wall Damage Structural Inspection Report* (Ref: 304770399) published by STANTEC and dated 26/6/2024.

On 10/7/2024 the author met Wayne Turner and Jacqui Freeman on site to inspect the larger of two trees described in the above-described engineer's report and to discuss the scope for the requested arborist's report.

We received an email from Wayne with instructions on 10/7/2024, our brief was as follows:

- Provide a brief report on the Fig tree outside the Goal including:
    - Information on how to protect the tree whilst preventing further damage to the Gaol (based on engineer's report).
    - Advise on a suitable replacement tree species for the location if the fig tree requires removal (including salt issues).
    - Recommendations for any ongoing inspection or works required if the tree is not removed.

Fig.1 - View of the large Morton Bay fig tree situated on the east side and in front of the main pedestrian entrance into the Old Goal building on the foreshore of Albany, WA (photo taken 10/7/2024).

At the time of his site visit on 10/7/2024 to meet City of Albany officials, the author undertook a visual tree assessment (VTA) of the tree of concern.

The tree was visually inspected from the ground only. No aerial or sub ground surface inspection was undertaken.

The report reflects the condition of the tree as found on the day of inspection. Any changes to site conditions or surroundings such as subsequent occurrence of severe weather conditions, construction, or landscape works may alter the findings of the report.

The report is based on the inspection and the material available at the time of inspection. Besides the engineer's report (described above) no past architect's drawings, planning applications, planning consents and conditions, drainage plans, or layout and design of root barriers were made available. It is possible that the contents of such documents may directly affect the findings and recommendations of this report.

The trees described in the above-mentioned engineer's report, and the one that is the subject of this report were confirmed to be a Morton Bay fig trees (*Ficus macrophylla*). The larger tree was located +/-16 east of the east side of the Old Goal building. The second smaller tree was located >20m to the east of the larger tree, which is the subject of this report.

It was observed that both trees were vigorous and in good condition.

The author had previously been commissioned by the City of Albany to assess and report on root damage alleged to have been caused to the Old Goal building by the two Morton Bay fig trees located on the east side of the Old Goal (Greenman Trading Co's Arboricultural Report dated 20/1/2018; Ref:GR129). The tree which is the subject of this report is the same tree as the western most of the two trees described in the author's arborist's report of 20/1/2018.

The author's report of 20/1/2018 notes that no conclusive evidence was observed of tree roots arising from the two trees assessed having caused damage to the Old Goal building structure.

As a precaution against future damage the arborist's report of 20/1/2024 suggested that the installation of a root barriers between the trees and the Old Goal may be able to mitigate the risk of damage to the building and infrastructure by the invasion of roots from these trees in future.

At the author's site meeting with City of Albany officials on 10/7/2024, Wayne Turner confirmed that a root barrier had been installed in a linear alignment +/- 2m west of and parallel to the west side of the Old Goal building because of the observations made in the arborist's report of 20/1/2018.

At his 10/7/2024 VTA the author observed obvious evidence of invasive root development, arising from the subject tree, lifting paving near to the front pedestrian entrance to the Old Goal building, and as such believed protection against rood damage derived from the previously installed root barrier had been compromised.

The author concurs with the findings of the Santec engineer's report of 26/6/2024 that the root systems of Moreton Bay fig trees are recognised to be highly invasive, and that it is not generally recommended to plant the species near buildings due to their potentially extensive lateral root spread and that the species has the potential grow to 60m in height with a canopy spread of up to 76m.

At his VTA the author took measurements of the basal diameter and of the diameter of the multiple stems of the tree at breast height (DBH):

- Basal diameter 1.88m
- DBH 1.71m

These measurements were used to calculate the Australian Standards (AS) recommended tree protection zone (TPZ) of the tree being assessed.

The extent of the AS recommended **TPZ** for the tree at its size when measured on 10/7/2024 was assessed to be **20.52m** in extent.

The tree when last assessed by the author in 2018 was observed to have grown in terms of stem diameter and by association in terms of TPZ expansion, by a factor of +/-14% over a six-year period to date.

The tree was situated within 16m of the Old Goal building, the building thus falling well within the AS recommended TPZ of the tree at its extent at the time of the authors VTA (10/7/2024)

The TPZ (tree protection zone) is the principal means of protecting and ensuring that trees have adequate space for healthy growth during and after site development works in Australia.

The TPZ (expressed as the radius) is described in the Australian Standards (AS) publication “AS-4970-2009 Protection of Trees on Development Sites.” as a specified area above and below ground and at a given distance from the trunk, set aside for the protection of a tree’s roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

AS4970-2009 defines the TPZ as a combination of the root area and crown area requiring protection for a tree to achieve its full potential in terms of longevity and optimal health. Any infrastructure located within the AS recommended TPZ of a healthy tree is likely affect or be affected by the tree over the long term.

Fig.2 - View of the stem of the font (main) pedestrian entrance to the Old Goal building in Albany showing brick paving displaced by root development (photo taken 10/7/2024).

Conclusion

Based on the species' growth habit and spatial requirements for healthy development and growth (TPZ), the author is of the opinion that the amount of space available for the tree described in this report is inadequate. Furthermore, for the tree to be able to maintain good health and vigour the tree will need continuously and progressively to colonise more space.

The Goal was constructed between 1850-1875, prior to the development of modern building techniques. It was assumed by the author that a building of such age was likely to be vulnerable to damage by tree roots from a species know to develop invasive and aggressive root systems.

Protection of the Old Goal building from invasive roots arising from the adjacent Morton Bay fig trees can only be achieved with certainty if roots can be effectively excluded from the footprint of the building.

Root barriers already installed to isolate root development from the footprint area of the building have proved to be ineffective.

Effective isolation of root growth from the building footprint under prevailing conditions would be prohibitively expensive to install and maintain and are unlikely to be 100% effective.

The deeper, more robust, and encompassing the construction of a root barrier the more likely the effective control afforded by the barrier will be. Ease of below ground access to inspect the integrity and to perform maintenance on the barrier would also improve effectiveness. Achieving such an outcome would be difficult.

Recommendations

This report recommends the complete removal of the large Morton Bay fig tree situated +/-16m to the east of the Old Goal building in Albany and that this tree be replaced with a tree species that has the potential to develop a similar stature and significance but with a growth habit better suited to the site and less likely to develop invasive roots with the potential to cause structural damage to adjacent structurally vulnerable buildings.

WA Peppermint (*Agonis flexuosa*), WA Blackbutt (*Eucalyptus patens*), Marri (*Corymbia calophylla*) and the Red-flowering gum (*Corymbia ficifolia*) are all species native to the area that meet the above recommended criteria and therefore are desirable from an environmental as well as cultural point of view.

Several paperbark species (*Melaleuca spp.*) occur naturally in the area plus there are a few species native to northern and eastern Australia with the potential to represent high amenity value that meet the other recommended criteria.

The Yellow gum (*Eucalyptus leucoxylon*) is a South Australia native that would be suitable to the site and flourishes as an attractive red-flowering amenity tree in the region.

Several deciduous northern hemisphere tree species that meet the recommended criteria and that do well in Albany may suite the early European settlement character of the site. Species to consider include English Oak (*Quercus robur*), Sycamore Maple (*Acer pseudoplatanus*) and a range of Ash species (*Fraxinus spp.*).

The Southern Magnolia (*Magnolia grandiflora*) is a North American tree species that thrives in the Albany area, grows large in stature, has potential to develop great amenity value and has favourable root growth habits.

Statement of Disclosure

The owners of Greenman Trading Company and their employees specialise in the management of trees and use their qualifications, education, knowledge, training, and experience to examine trees, recommend measures to enhance the aesthetics and health of trees, enhance the value of trees, and attempt to reduce the risk of harm posed by trees. Clients may choose to accept or disregard the assessment and recommendations of this report.

Greenman Trading Company cannot detect or foresee every condition that could possibly lead to the failure of trees to successfully establish on a site, nor can we foresee exactly how root systems will develop below ground. Trees are living organisms that fail in ways the arborist cannot always identify. Conditions are often hidden within trees and below ground. Greenman Trading Company cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the services provided by Greenman Trading Company. These may include property boundaries and ownership disputes between neighbours, sight lines, landlord-tenant matters, etc. Greenman Trading Company does not take such issues into account unless complete and accurate information is disclosed.

Greenman Trading Company does not accept responsibility for the authorization or non-authorisation of any recommended treatment or remedial measures.

The period for this report is 12 months.

Should you have any queries please do not hesitate to contact us.

Yours sincerely,

Albert Adams

Certified Arborist

FDSc. Arboriculture (Uni. Central Lancs., UK)
Advanced Dip. Nature Conservation (Cape Peninsula Uni. of Tech., ZA)
Cert. III Hort. (Arboricultural Trades Person)
Cert. IV Workplace Assessment and Training
Quantified Tree Risk Assessment Licensee (No.2377)

City of Albany

Policy

Local Planning Policy 1.2 Shipping Containers

Document Approval	
Document Development Officer:	**Document Owner:**
Senior Planning Officer	Executive Director Infrastructure, Development and Environment

Document Control	
File Number - Document Type:	CM.STD.7 – Policy
Document Reference Number:	(Created when cover sheet is created in Synergy Records Module)
Status of Document:	**Council decision:** Draft, Final Draft, and Adopted. **Administrative decision:** Draft, Final Draft, and Approved.
Quality Assurance:	*For example: Chief Executive Officer, Executive Management Team, Council Committee, and Council.*
Distribution:	Internal Document, Public Document

Document Revision History

Version	Author	Version Description	Date Completed
0.1	Position Title	User version number 0.1, 0.2 during draft phase of document development.	dd/mm/20yy
1.0	Position Title	User version numbering 1.0 when adopted or approved. Example descriptions: *Adopted by Council on 26/11/2014 Report Item ED005.* *Approved by Executive on 11/11/2014.*	dd/mm/20yy
1.1	Position Title	User version numbering 1.1, 1.2 for minor administrative changes. For example: *Minor administrative amendments: formatting, table of contents update, document control page, position title changes.*	dd/mm/20yy

CONTENTS

Policy objectives

1. To provide guidance on the siting and development of shipping containers to ensure they do not detract from the amenity of the local area in which they are situated or affect the existing operation of the site.
2. To guide the use of shipping containers where a cost-effective storage solution is appropriate and supports operation of the site.
3. To provide for the temporary placement of shipping containers for construction or storage purposes when located to minimise amenity and safety impacts.

Policy scope

4. The policy applies to the placement and/or development of shipping containers for the purpose of outbuildings or storage in association with an approved land use under the City of Albany Local Planning Scheme No.2.

Policy Statement

Location

5. The local government will employ a general presumption against approving the permanent placement of shipping containers where:
    - a building or dwelling does not already exist on the site;
    - the shipping container is proposed as an outbuilding associated with multiple dwellings;
    - the shipping containers is proposed to be stacked vertically on top of another shipping container;
    - the shipping container is proposed over septic tanks, leach drains or utilities;
    - the shipping container is proposed in dedicated car parking, vehicle manoeuvring, bin storage or landscaping areas; or
    - the shipping container is proposed in the front setback area or in front of existing buildings on-site.
6. For the intermittent storage of shipping containers in builder's yards or similar, the City may accept a site plan indicating a general 'shipping container laydown area' rather requiring a specific location to be identified.

Redevelopment measures

7. Shipping containers proposed for permanent placement on a site shall be modified to enable opening from inside, to ensure safety of users.
8. Where a shipping container is proposed to be permanently placed on site and is likely to be visible from adjoining properties and/or public areas, the City will require details of redevelopment measures in order to make the shipping container more visually appealing. These measure may include:
    - painting and/or re-cladding the shipping container in a colour similar to the surrounding development;
    - incorporating a roof structure over the shipping container; and/or
    - incorporating a verandah or window into the shipping container.

    Re-development measures should be implemented within sixty (30) days of the shipping container being placed on the lot / development site.

    Note: Shipping containers developed as outbuildings as part of residential or mixed-use developments are recommended to incorporate a sloping roof structure, guttering and down pipes to enable effective stormwater management.

9. The City of Albany considers shipping containers to be consistent with industrial amenity. Redevelopment measures referenced in provision 6 above may be waived by the City of Albany for the placement of shipping containers in industrial zones unless:

- The property is located in close proximity to land not subject to industrial zoning and the shipping container will be visible from adjoining properties or public spaces within non-industrial zones.

Advertising

10. Proposals involving the permanent placements of shipping containers in 'Residential' zones will be advertised. Outside of Residential zones, proposals may be advertised at the discretion of the City of Albany.

Temporary placement of shipping containers

11. The temporary placement of a shipping container on a property to store building materials while construction of a building is being carried out on the property is permitted without the requirement to obtain development approval where:

- The placement of the shipping container forms part of an approved Construction Management Plan for the site; or
- A formal request is received, and a response is issued by the City approving the temporary nature of the shipping container and the following has been confirmed by the proponent:
    - the shipping container will not be stored on-site for more than 12 months (subsequent exemptions may be sought);
    - a building permit has been issued for the associated building;
    - the shipping container will be removed immediately upon the completion of construction or the expiry of the building permit; and
    - a site plan has been provided to demonstrate that:
        - the shipping container will achieve all setback requirements;
        - the shipping container will not impact on pedestrian or vehicle movement; and
        - the placement of the shipping container will not impede sight lines.

12. The temporary placement of a shipping container for the purpose of loading or unloading goods within the subject site property is permitted without the requirement to obtain development approval where:

- a formal request is received and a response is issued by the City approving the temporary nature of the shipping container and the following has been confirmed by the proponent:
    - the shipping container will not be stored on-site for more than 7 days; and
    - a site plan has been provided to demonstrate that:
        - the shipping container is wholly contained within the property boundary;
        - the shipping container will not impact on pedestrian or vehicle movement; and
        - the placement of the shipping container will not impede sight lines.

13. The City may consider waiving the requirement for the shipping container to be redeveloped in accordance with provision 5 above, for the temporary placement of shipping containers.

General Advice

Please note a building permit is required for the placement of a shipping container in most instances. Please contact the City of Albany Building Section to discuss building permit requirements.

Legislative and Strategic Context

14. The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review Position and Date

15. This policy was adopted on [Insert Date]. This policy should be reviewed every two years, or earlier if required.

Associated Documents

16. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:

- *State Planning Policy 7.3 Residential Design Codes*

Definitions

Shipping container means a metal transportable structure designed for the storage and transport of goods from one location to another by road, rail or sea.

Outbuilding means an enclosed non-habitable structure that is detached from any dwelling.

Storage means a structure used for the storage of goods, equipment, plant or materials.

Permanent placement means the placement of a shipping container that does not meet the criteria for temporary placement of shipping containers as outlined under provisions 11 and 12 of this policy.