



**LPP/03    Transportable buildings including shipping/sea containers**

**1.    Purpose**

The purpose of this policy is to provide guidance on the development requirements applying to transportable buildings. This policy defines acceptable design standards for transportable buildings such as dongas and shipping/sea containers.

**2.    Objectives**

The objectives of this policy are:

1. To ensure that a transportable building does not detract from the amenity, character and established streetscape of an area;
2. To ensure the presentation and appearance of the transportable building is of an acceptable standard; and
3. To fulfil the intended objectives of design guidelines, the Residential Design Codes (R-Codes) and the Town's local planning framework of achieving good quality built form and design outcomes.

**3.    Application and general provisions**

This policy applies to any application to develop new or second hand shipping/sea containers and transportable buildings in all zones and reserves.

1. If a provision within this Policy is inconsistent with provisions of the Local Planning Scheme 7 (LPS7) or specific Design Guidelines, the Scheme and Design Guidelines shall prevail.
2. The Scheme requires Development Approval to be obtained for the development of transportable buildings and shipping/sea containers unless otherwise exempt by this policy or other legislation.
3. An application for transportable buildings will be assessed in accordance with LPS7 and, within Residential zones the R- Codes. Reference should be made to LPS7, Part 4 General Development Requirements and R-Codes Sec. 2.6 Outbuildings and/or 2.8 Ancillary Dwellings.
4. A Building Permit is required for all transportable buildings to be permanently located on a site unless exempt under the Building Act 2011.
5. An application for Development Approval is required to be submitted in accordance with the Scheme requirements and objectives.
6. The transportable building is to maintain the amenity of the locality in which the development is proposed. The design is to respond to the local context in terms of bulk, scale and desired future character.



7. In residential zones the transportable building must be designed to be compatible with the appearance of dwellings and outbuildings within the majority of the residential area. It is required that particular consideration is given to the external appearance and materials used in the transportable building. Where visible from public place this may include:
  - External painting and or re-cladding;
  - The void area between the floor and natural ground levels being enclosed;
  - The construction of verandahs and/or alterations to the roof pitch;
  - The street façade details to include building entry (front door), windows, porch and/or verandah; and/or
  - Planting and maintenance of suitable landscaping.
8. Subject to the satisfaction of the general requirements of this policy and the R-Codes, within a residential zone a maximum of one (1) shipping/sea container is permitted, within the rural residential zone a maximum of two (2) shipping/sea containers are permitted and within the general industrial zone a maximum of four (4) shipping/sea containers are permitted. In all other zones a maximum of two (2) shipping/sea containers are permitted unless the local government uses its discretion to allow additional shipping/ sea containers.
9. A shipping/sea container may be placed wholly on a residential property for the purposes of relocating personal effects, for up to seven days, without requiring planning approval.
10. A shipping/sea container will be permitted where used for the storage of building materials and equipment in connection with a building under construction, subject to the structure:
  - Only being used for the secure storage of materials, plant, machinery or building equipment on a building site;
  - Having a current building permit and, when necessary, planning approval; and
  - Being wholly contained within the lot property boundary of the subject lot.
11. A shipping/sea container and transportable building must be wholly located on private property and cannot be located within a road reserve.
12. A shipping/sea container and transportable building on a reserve, other than a road reserve, shall only be considered for approval where a party, club or organisation has a lease or arrangement already in place with the Town or State Government for the use of that reserve.

#### 4. Design and locational criteria for shipping/sea containers & transportable buildings

##### Design

In the following circumstances when there is a proposal, the development must incorporate the below design treatments in order to satisfy the objectives of this policy and the Town's Local Planning Scheme.

Refer to Part 5 of this Policy for examples of scenarios and design treatment.



#### 4.1 Shipping/Sea containers

**Scenario A:** Not visible from a public or private place

- No design treatments are necessary.

**Scenario B:** Visible from a private place only

- Must be freshly painted; and
- Sub floor void to be screened (where visible).

**Scenario C:** Visible from a public place

- Be freshly painted and newly clad;
- Sub floor void to be screened (where visible);
- Sited at a right angle (perpendicular) to the primary street\*<sup>1</sup>; and
- Must be located in-line or behind the building line of existing buildings to all street frontages (excluding industrial zones)\*<sup>1</sup>.

**Scenario D:** Visible from a public place and a private place

- Be freshly painted and newly clad;
- Sub floor void to be screened (where visible);
- Sited at a right angle (perpendicular) to the primary street\*<sup>1</sup>; and
- Must be located in-line or behind the building line of existing buildings to all street frontages (excluding industrial zones)\*<sup>1</sup>.

**\*<sup>1</sup> Should a variation be sought to these provisions, a minimum of two other design treatments must be incorporated to the satisfaction of the Town. Design treatments that may be suitable include, but are not limited to, new wall cladding affixed to the outside of the existing external walls (and freshly painted), inclusion of windows, doors, a veranda or feature wall.**

Additional provisions for Scenarios B, C & D:

- Where air conditioning units are existing or proposed, they shall be screened from view;
- Tie down chains/straps are not permitted – must be secured through alternate means; and
- Must be incidental to an existing building already on-site.

**Scenario E:** Temporary for construction site

- There must be a valid building permit in place and active construction works;
- Must be located wholly on the private property where the construction site is underway;
- Must be associated with construction only (i.e. site office, lunch room for workers, storage, toilet); and
- Removed prior to an occupancy permit being applied for.

#### 4.2 Transportable buildings, excluding shipping/sea containers

**Scenario F:** Not visible from a public or private place

- No design treatments are necessary.



**Scenario G:** Visible from a private place only

- Must be freshly painted; and
- Sub floor void to be screened (where visible).

**Scenario H:** Visible from a public place

- Sub floor void to be screened (where visible);
- Removal of metal bars on windows (where existing);
- Minimum of two windows and one door facing a primary street or public open space; and
- New wall cladding affixed to the outside of the existing external walls and freshly painted.

**Scenario I:** Visible from a public place and a private place

- Sub floor void to be screened (where visible);
- Removal of metal bars on windows (where existing);
- Minimum of two windows and one door facing a primary street or public open space; and
- New wall cladding affixed to the outside of the existing external walls and freshly painted.

**Should a variation be sought to any of the design treatments listed in Scenario G, H or I (above), they must be replaced by other design treatments to the satisfaction of the Town. Design treatments that may be suitable include, but are not limited to, new wall cladding affixed to the outside of the existing external walls (and freshly painted), inclusion of windows, doors, a veranda or feature wall.**

Additional provisions for Scenarios G, H & I:

- Where air conditioning units are existing or proposed, they shall be screened from view.
- Tie down chains/straps are not permitted – must be secured through alternate means.
- Where Grouped Dwellings or Multiple dwellings are proposed, each dwelling shall have two windows per dwelling visible from a public place.
- Where Short Stay, Workforce Accommodation, Motel, Hotel & Cabins are proposed, each unit or accommodation room/facility must have one window visible from the public place.

**Scenario J:** Temporary for construction site

There must be a valid building permit in place and active construction works; or

- Must be located wholly on the private property where the construction site is underway;
- Must be associated with construction only (i.e. site office, lunch room for workers, storage, toilet); and
- Removed prior to an occupancy permit being applied for.
- There must be approval to construct/install an apparatus for the treatment of sewage, and permit to use in place.



5. Examples of scenarios & design treatment

**Painted finish**



Not permitted in Scenario B, C & D – shipping/sea container that has visible rust, worn paint, company logo.



Requirement in Scenario B, C & D – shipping/sea container that has been freshly painted

**Sub floor screening**



Not permitted in Scenario B, C, D, G, H & I – exposed subfloor void for shipping/sea container and other transportable building





Requirement in Scenario B, C, D, G, H & I – sub floor screening

**Tie down chains and straps**

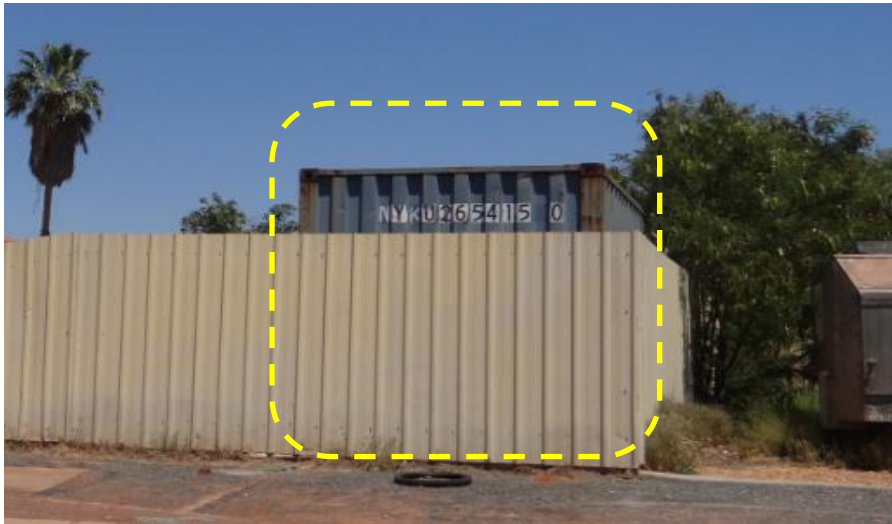


Not permitted in Scenario B, C, D, G, H & I – tie down chains and straps

**Right angle (perpendicular) to street**



Not permitted in Scenario C & D (not at a right angle to the street) \*1



Requirement in Scenario C & D (right angle to the street)

**Air conditioning units**



Not permitted in Scenario B, C, D, G, H & I – visible air conditioning units





Requirement in Scenario B, C, D, G, H & I – screened air conditioning units

**Wall cladding, windows & door**



Not permitted in Scenario H & I – standard wall cladding, no windows or doors facing public place



Required in Scenario H & I – minimum of two windows and one door facing the primary street, wall cladding affixed to outside of walls and painted





## 6. Definitions

For the purposes of this policy, the following definitions apply:

### **Ancillary dwelling**

Has the same meaning as that defined under the Residential Design Codes.

### **Donga**

A transportable building which may either be new or second hand. Generally, from mining and construction sites and are predominantly used for site offices, transient workforce accommodation for a temporary period. Square or rectangular in shape with minimal roof pitch.

### **Dwelling**

Has the same meaning as that defined under the Residential Design Codes.

### **Public place**

Means any thoroughfare or local government property or any place to which the public has access.

### **Shipping/Sea container**

A container (whether designed and/or used on ships or trucks) with strength suitable to withstand shipment, storage, and handling. Shipping containers range from large reusable steel boxes used for intermodal shipments to corrugated boxes.

### **Transportable building**

A building or structure whether new or previously used, which has been constructed at another location and transported, either whole or in parts, to the intended location. This includes, but is not limited to a shipping container, donga, ancillary dwelling, outbuilding or dwelling.

### **Visible**

Development that is partially or wholly seen from either a public or neighbouring private place upon occupancy.



Relevant legislation	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 Town of Port Hedland Local Planning Scheme No. 7 State Planning Policy 7.3 – Residential Design Codes
Delegated authority	
Business unit	Planning & Development
Directorate	Regulatory Services

*Governance to complete this section*

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