



LPP/03 Shipping/sea containers & transportable buildings

1. Purpose

The purpose of this policy is to provide guidance on the requirements for the development of 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; and
2. To fulfil the intended objectives of design guidelines, the Residential Design 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 (Scheme) or specific Design Guidelines, the Scheme and Design Guidelines shall prevail.
2. An application for a sea/shipping container or transportable building within a residential zone will also be assessed in accordance with the Residential Design Codes.
3. The Scheme requires Development Approval to be obtained for the development of shipping/sea containers and transportable buildings unless otherwise exempt by this policy or other legislation.
4. An application for Development Approval is required to be submitted in accordance with the Scheme requirements and objectives.
5. A Building Permit is required for all sea/shipping containers and transportable buildings unless exempt under the *Building Act 2011*.
6. 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.



7. A shipping/sea container and transportable building must be wholly located on private property and cannot be located within a road reserve.
8. 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 sea/shipping 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;
- 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;
- 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)\*1.

\*1 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;
- 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.



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

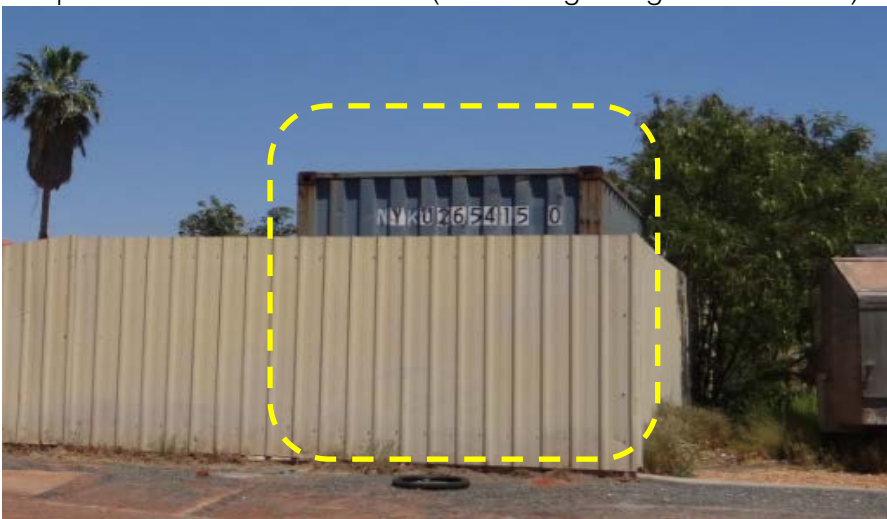


Not permitted in Scenario B, C, D, G, H & I – tie down chains and straps

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 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	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Town of Port Hedland Local Planning Scheme No. 5 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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