

TRANSPORTABLE BUILDINGS IN RESIDENTIAL AREAS

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1. OBJECTIVES

The objectives of this Policy are to:

1. **Establish** fair, consistent and reasonable development control of transportable buildings in residential areas.
2. **Expedite** the approval of new transportable buildings in residential areas compliant with the provisions of this policy.
3. **Ensure** that the residential amenity of areas which transportable dwellings, ancillary accommodation (granny flat) and outbuildings are proposed to be located is maintained or enhanced.
4. **Provide** guidance as to which transportable buildings require planning approval.

2. PRINCIPLES

This Local Planning Policy (the Policy) is made pursuant to Part V, Clause 5.1 of City of Karratha Town Planning Scheme No. 8 (the Scheme).

2.1 Application of Policy

- This Policy applies to any proposal to locate unused or second hand Transportable Buildings in the Residential and Urban Development zones.
- If a provision of the Policy is inconsistent with the Scheme, the Scheme prevails.
- The Scheme and Council Resolution No. 2 requires transportable buildings to obtain Planning Approval unless otherwise exempt by this policy (see Section 2.2 below) or other legislation.
- An Application for Planning Approval is required to be lodged in accordance with Scheme requirements.
- This Policy is to be read in conjunction with the Scheme, the Residential Design Codes of Western Australia (Rcodes) and any other relevant local planning policy.
- When considering an application for Transportable Buildings the City shall have regard for:
 - The precinct objective statements for the subject area (Clauses 5.3 to 5.14 of the Scheme);
 - Any relevant provision contained in the Scheme, including Clause 6.10 – Transportable Structures;
 - The level and nature of potential impacts to the amenity of adjoining developments;
 - Aesthetic considerations to ensure the residential amenity of a property, adjoining properties and the neighbourhood are maintained; and
 - Any other matter that may reduce the amenity of the neighbourhood.

2.2 Application and Exemptions

Type of Transportable Building	Planning Application Required to be Submitted	Comments
Unused Transportable Single Dwelling	Exempt (see comments)	See Notes 1 & 2 below
Unused Transportable in a typical Grouped Dwelling or Multiple Dwelling Proposal	Yes	See Note 1 below
Second Hand Transportable Dwelling	Yes	<ul style="list-style-type: none"> See Note 1 below
Unused & Second Hand Transportable Ancillary Accommodation	Yes	<ul style="list-style-type: none"> See Note 1 below Includes 'Dongas' and Seacontainers.
Unused & Second Hand Transportable Outbuildings	Yes	<ul style="list-style-type: none"> See Note 1 below Includes 'Dongas' and Seacontainers.
Temporary unused or secondhand transportable buildings used on construction sites	Exempt	<ul style="list-style-type: none"> See Note 3 below Must be tied down between October to April in accordance with BCA provisions for this locality.

NOTES:

1. The City of Karratha considers that although transportable buildings, as outlined in the table above, are being assessed as transportable structures/buildings and not as single, grouped or multiple dwellings, Ancillary Accommodation and Outbuildings, that the 'Design Principles' and 'deemed to comply' provisions that would normally apply under the Rcodes are adopted as provisions under this policy and must be met. However, the provisions under Section 6 of this policy must also be achieved. Where there is a difference between the provisions from the Rcodes that are adopted as part of this policy, the provisions in this policy will prevail.
2. Should the proposed location on the site or the design of an unused transportable single dwelling, not meet the relevant provisions as outlined in Note 1, then notwithstanding any exemption listed in the above table, an Application for a Planning Approval that will consider the variations and the proposal in general must be submitted to the City for assessment.
3. Transportable buildings that are erected, assembled or placed on a site to act as a temporary office, shed or sanitary facility to be used in conjunction with building works being undertaken on the subject site, are exempt from Planning approval provided a Building Permit, issued under the Building Act 2011, remains current for the said building works.

Council may determine that any Application for Planning Approval for a transportable building is to be advertised for comment to adjoining and/or surrounding property owners for a minimum period of 14 days in accordance with Clause 4.3 of the City's Town Planning Scheme No.8.

3. DEFINITIONS

For the purpose of this Policy, the following definitions apply:

Transportable Building/Transportable Structure: "a building or structure which has been prefabricated at another location and transported either whole or in parts to the intended location" (as defined in the Scheme).

Unused transportable structure/building: has never been used for any purpose whether for storage, habitation or other uses.

Second Hand Transportable Structure/Building: A transportable structure/building that has previously been used for any purpose whether for storage, habitation or other uses.

Rcodes: State Planning Policy 3.1 – Residential Design Codes of Western Australia

Ancillary Accommodation: Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house (as defined in the Rcodes).

Outbuildings: An enclosed non-habitable structure that is detached from any dwelling, but not a garage (as defined in the Rcodes).

Donga: A transportable building most commonly found on construction/mine sites, within transient workforce accommodation facilities and often used for temporary purposes, having a rectangular shape with minimal roof pitch.

Seacontainer: a shipping or storage container proposed for use in a residential setting.

4. CONSEQUENCES

This policy represents the formal policy and expected standards of the Council. Appropriate approvals need to be obtained prior to a transportable building being located within the Residential or Urban Development Zone. City staff have obligations under the Council's Code of Conduct to give full effect to the lawful policies, decisions and practices of the Council.

5. ROLES AND RESPONSIBILITIES

It is the proponent's obligation to adhere to any conditions of planning approval that may be granted, for the location of a transportable building in the Residential and Urban Development zones. Failure to do so may result in legal action against the proponent.

6. POLICY MEASURES

6.1 Design Principles

The following design principles will apply to all applications for planning approval of transportable buildings:

- The visual appearance of transportable buildings in the Residential and Urban Development zones must be designed so as to appear as a building that is considered compatible with the appearance of dwellings and outbuildings within the majority of residential neighbourhoods (e.g. 'dongas' are not considered compatible in their standard form).
- Should any part of a donga or seacontainer be visible from the public domain, architectural features, fencing and landscaping must be used so that the structure no longer appears as a donga or seacontainer but rather a building commensurate with residential design.
- Use of colours on the surface of a building are to be compatible with the predominant colours on buildings in the precinct;
- The City may impose conditions of planning approval concerning aesthetic considerations such as colour of external surfaces, screening of any subfloor spaces exposed to external view, the construction of verandas and balustrades, perimeter and internal fencing and screening devices, the design installation and maintenance of landscaping and reticulation and the design, installation and maintenance of crossovers and driveways.
- Transportable buildings used for storage/outbuildings are not permitted on and will not be approved on a vacant site unless they are for construction purposes as provided for under the *Building Act 2011*.

6.2 Provisions

The following provisions will apply to all applications for planning approval of transportable buildings:

- a) Any sub-floor spaces that may be viewed from the public domain shall be screened with a combination of landscaping and building materials (e.g. lattice, timber slats or alternative materials) that complement the building.
- b) Transportable buildings in the form of seacontainers must be located behind the building line of a dwelling that faces the front setback boundary and provided with screening from view of the public domain.
- c) If located on a secondary street frontage, transportable buildings in the form of seacontainers must be screened by a boundary fence/wall of 1.8m height, be painted or clad in materials to give the building a clean and tidy appearance and be maintained in this condition at all times.
- d) Where transportable buildings in the form of seacontainers are proposed to the rear or side of a dwelling/lot that abuts a drainage reserve, road reserve or reserve for recreation purposes the seacontainers must be screened by a boundary fence/wall of 1.8m height and landscaping, be painted or clad in materials to give the seacontainer a clean and tidy appearance and be maintained in this condition at all times.
- e) Dongas when proposed for use as outbuildings or for storage purposes must meet the same provisions as outlined under b) – d) above.
- f) Should Dongas or seacontainers be proposed they are not permitted to be stacked one atop another and must remain a single storey at all times.
- g) Transportable building in the form of ancillary accommodation must have a verandah attached to the building that runs for the length of the building and has a minimum width of 2.4m. Should this proposed building be located to the side or rear of a property that abuts a drainage reserve, road reserve or reserve for recreation purposes the verandah must be facing the reserve. Verandahs are encouraged to more than one side of such a building.
- h) If located on a secondary street frontage transportable buildings in the form of ancillary accommodation must be screened by a boundary fence/wall of 1.8m height or alternatively be setback the same distance as would be required under the Rcodes for single dwellings in the residential zone and be architecturally designed to address that street frontage.
- i) No transportable building shall be brought into or relocated within the City of Karratha unless all asbestos has been removed from the building to the satisfaction of the Council and the Health Department of WA.

Minor variations to the above provisions may be proposed and applied for. In these instances written justification explaining the reasoning for the variation and how the variation will not detract from the residential amenity of the property and adjoining properties must be provided.

7. APPLICATION REQUIREMENTS

When applying for planning approval, the application should include:

A completed Application for Planning Approval form.

Payment of an applicable planning fee (refer to Development Services Fees and Charges Information Sheet BS-0005).

Three [3] copies (to scale) of a site plan showing the following:

- The legal description, lot dimensions, north point and street details;
- The location and use of any existing or proposed buildings on-site and existing access/egress point(s),
- Location and use of proposed building(s) and setbacks to boundaries and existing buildings;
- Buildings, structures and/or vegetation to be removed (if any);
- Existing site levels and/or contours at regular levels;
- Finished floor and design levels;
- Stormwater drainage details including design levels and erosion control at outlets;
- Vehicular access/egress to site;
- Car parking and manoeuvring areas;

- Should landscaping as screening be proposed the location of and type of landscaping is to be included; and
- Fencing details (type, location, colour and height).

Three [3] copies (to scale) of plans/drawings showing the following:

- Floor plan of proposed building(s);
- Elevations of proposed building(s); and
- External colours, finishes and materials.

8. REFERENCES TO RELATED DOCUMENTS

- Application for Planning Approval Form
- Development Services Fees and Charges Information Sheet BS-0005
- City of Karratha Town Planning Scheme No.8
- State Planning Policy 3.1 - Residential Design Codes 2013
- City of Karratha Health Local Laws
- *Environmental Protection (Noise) Regulations 1997*

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This Policy takes effect from the date of adoption by Council and shall remain valid until it is amended or deleted.