



TRANSPORTABLE BUILDINGS IN RESIDENTIAL AREAS

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1. OBJECTIVE

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 ~~selected~~ new transportable buildings in residential areas compliant with the ~~provisions of this policy~~ Acceptable Development provisions of the Residential Design Codes of Western Australia (R Codes).
- 3) **Ensure** that the residential amenity of ~~residential~~ areas which ~~second-hand~~ transportable ~~dwellingssingle houses, ancillary accommodation (granny flat) and outbuildings~~ second-hand transportable outbuildings and transportable grouped dwellings, transportable multiple dwellings or transportable residential buildings are proposed to be located is maintained or are placed is preserve and, where possible, enhanced.
- 4) **Provide** guidance as to which transportable buildings ~~require planning approval~~ need not be subject to approvals by the City of Karratha (Council).
- 5) ~~Provide~~ guidance as to which transportable buildings are subject to advertising or the submission of the written consent of neighbours.

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 new 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

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

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 new 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.

~~The policy applies to all transportable buildings on land zoned residential, urban development, and transient workforce accommodation and forms part of the City of Karratha Town Planning Scheme No. 8 (the Scheme).~~

- ~~• To the extent where this policy is inconsistent with an approved Development Area Plan (DAP), the DAP shall prevail.~~
- ~~• To the extent where this policy is inconsistent with the *Residential Design Codes of Western Australia 2008* (R Codes), this policy shall prevail.~~

~~2.1 Preparation of Planning Applications – The Role of the Development Services Department~~

~~Prior to engaging a consultant, or preparing an application on behalf of a client, it is recommended that you first confirm with Development Services what Council approvals are required and obtain all relevant information.~~

~~Whilst Development Services are not in a position to prepare applications including those for planning approval, building licence applications, applications for the registration of a lodging house or applications to construct or install an apparatus for the treatment of sewerage, it is often beneficial to seek feedback when preliminary plans have been prepared to ensure all relevant information is submitted and that fundamental or mandatory requirements have been met.~~

~~Applications for which further information is required will take longer to process. Development Services can be contacted on 9186 8569.~~

2.2 — What requires a Planning Application?

- All transportable buildings within the residential, urban development or transient workforce accommodation zone not exempted by Commonwealth or State legislation (such as the *Public Works Act 1902*), this planning policy, or the *City of Karratha Health Local Laws 1996* requires planning approval.
- Unused transportable single dwellings and outbuildings externally clad with new materials are exempt from requiring planning approval.

2.3 — Application Procedure

When applying for planning approval, the application should include:

- a) A completed Application for Planning Approval form.
- b) Payment of an applicable planning fee (refer to Development Services Fees and Charges Information Sheet BS-0005).
- c) Four [4] 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 buildings on-site and existing access/egress point(s), existing parking area and existing landscaping area(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 intervals.
 - 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 (new or modifications to be designed in accordance with Australian Standard AS2890 and the minimum bay dimensions prescribed by this policy).
 - Landscaping area(s) (including species list, locations and means of reticulation).
 - Fencing details (type, location, colour and height).
- d) Four [4] copies (to scale) of plans/drawings showing the following:
 - Floor plan of proposed building(s).
 - Elevations of proposed building(s).
 - External colours, finishes and materials.
- e) A traffic management plan may be required to demonstrate that traffic including service vehicles accessing and exiting the site will not adversely impact on the locality, and to identify any engineering design modifications required to local roads.
- f) In the case of residential development that relies on a Performance Criteria within the R Codes, a written submission demonstrating how the Performance Criteria has been satisfied, or why the corresponding Acceptable Development provision cannot be met or is irrelevant.

2.4 — Assessment Criteria

When considering applications for planning approval, the Council shall have regard to:

- The precinct objective statements for the subject area.
- Any relevant provisions contained in the Scheme.
- The level and nature of adjoining developments to assess the compatibility of the use.
- Any relevant local planning policy.

2.5 — Scheme Prescribed Development Standards

Site coverage in the residential zone for single dwellings and outbuildings as per Clause 6.3.4 of the Scheme.

2.6 Advertising

- ~~Unless the written consent of all abutting owners is provided, planning applications for second-hand transportable single houses, second-hand transportable outbuildings, transportable grouped dwellings or transportable residential buildings in residential areas are required to be advertised in accordance with Clause 4.3 of the Scheme.~~
- ~~The Council may choose to advertise a planning application for a period greater than the minimum fourteen days prescribed by the Scheme.~~

3. DEFINITIONS AND INTERPRETATION OF THIS POLICY

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).

New 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.

~~The definitions in the Scheme, including the relevant definitions in the R Codes, are the point of reference for the definition of any planning and development term.~~

- ~~A codes variation is an application lodged to Planning Services to assess development requiring a building licence that is exempt from town planning approval, but relies on satisfying a Performance Criterion in the R Codes.~~
- ~~Mixed use development is defined as; “buildings that contain commercial and other non-residential uses in conjunction with residential dwellings in a multiple dwelling configuration.~~
- ~~A transportable building is a transportable structure defined as; “a building or structure which has been prefabricated at another location and transported either whole or in parts to the intended location”. In this policy, the term includes a sea container.~~
- ~~The term “transportable structure” is not a defined land use and is excluded from the table of zones. The absence of the defined term “transportable structure” in the table of zones does not invoke clause 3.2.4 in the Scheme.~~
- ~~Mixed use development is defined as “buildings that contain commercial and other non-residential uses in conjunction with residential dwellings in a multiple dwelling configuration.”~~

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.

~~This policy represents the formal policy and expected standards of the Council. Appropriate approvals need to be obtained prior to any deviation from the policy. Elected Members and Employees are reminded of their 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.

5. POLICY PROVISIONS

5.1 ~~Performance-based and / or legislated development standards~~

5.1.1 ~~Aesthetic Considerations~~

- ~~• Applications for planning approval for the re-use of an existing transportable building may be required to include an inspection report from a suitably qualified person concerning the structural integrity and/or internal and external condition of the building.~~
- ~~• Planning approvals granted for transportable buildings may include conditions that require the building to be repaired and upgraded to ensure it meets an acceptable standard of design and construction. Those conditions may include the following matters:
 - ~~— the colour, finish and presentation of any external surface;~~
 - ~~— the screening of any sub-floor spaces exposed to external view;~~
 - ~~— the construction of verandas and balustrades;~~
 - ~~— the design and construction of 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.~~~~
- ~~• An applicant who proposes to relocate a building is encouraged to:
 - ~~— use colours on the surface of the building that are compatible with the predominant colours on buildings in the precinct;~~
 - ~~— look for elements in the appearance of existing buildings in the street that form a continuing pattern and to extend that pattern to the proposed building;~~
 - ~~— screen any sub-floor spaces exposed to external view with lattice, timber slats or alternative materials that complement the building; and~~
 - ~~— utilise landscaping and fencing to screen blank walls, exposed pipe works and air conditioner units.~~~~
- ~~• A planning approval granted for a transportable building may include a condition requiring that a performance guarantee or bond be lodged with the Council prior to the issue of a building licence for the construction of the building, which shall be held in trust by the Council until such time as the conditions of approval have been met to the satisfaction of the Council.~~
- ~~• No transportable building shall be brought into or relocated within the Council unless all asbestos has been removed from the building to the satisfaction of the Council and the Health Department of Western Australia.~~

5.1.2 ~~Residential Occupation~~

- ~~Transient workforce accommodation is discouraged in the residential zone or established residential neighbourhoods zoned urban development.~~
- ~~Applications for residential buildings shall be subject to those owners and occupiers of properties in the immediate vicinity of the subject property, who in the opinion of Development Services may be affected by the proposal, being advised of the proposal in writing and given a minimum period of fourteen [14] days within which to comment on the proposal in writing.~~
- ~~Caravans are not acceptable for permanent residential occupation.~~
- ~~When considering applications for accommodation, Development Services will undertake an assessment as to the suitability of the residential proposal in relation to the subject site's use and the adjoining use(s) or potential uses of adjoining land.~~
- ~~Dependent on the above assessment, there may be the need for an acoustic consultant to provide recommendations on the suitability of the residential proposal (including the location and construction materials) with respect to acceptable noise levels as determined by the *Environmental Protection (Noise) Regulations 1997*. Costs associated with this exercise will need to be borne by the applicant.~~

5.1.3 Site Cover

- ~~50% open space of which a further 10% of the site area can include verandas, patios or similar areas open to the air for single dwellings and ancillary accommodation and outbuildings in the residential zone as per the Scheme.~~
- ~~As per the R Codes for residential buildings, grouped dwellings, multiple dwellings and mixed use development, or for single dwellings and ancillary accommodation and outbuildings in the urban development zone.~~
- ~~50% for transient workforce accommodation facilities as per local planning policy DP10 Transient Workforce Accommodation.~~

5.1.4 Building Height

- ~~Maximum building height for single houses, ancillary accommodation, residential buildings, grouped dwellings, multiple dwellings and mixed use development as per category B buildings in the R Codes (maximum building height two [2] levels only of habitable floor space and a total overall height of 7.0m for buildings with a concealed roof and 9.0m for buildings with a pitched roof.)~~
- ~~Maximum wall height for outbuildings without requiring a 'Codes Variation' 2700 mm with a maximum overall height of 4500 mm.~~

5.1.5 Building Setbacks

- ~~As per the R Codes for all residential development in the residential and urban development zone~~
- ~~For transient workforce accommodation facilities as per local planning policy DP10 Transient Workforce Accommodation.~~

5.1.6 Landscaping

- ~~Landscaping between a building and the front boundary is encouraged, in addition to areas of common property in the case of grouped and multiple dwellings as per the R Codes.~~
- ~~Additional guidance for landscaping transient workforce accommodation facilities is contained in local planning policy DP10 Transient Workforce Accommodation.~~

5.2 Construction Environmental Management Plan (CEMP)

~~A CEMP is a plan that demonstrates what provisions and mitigation measures will be in place during construction to control noise emissions, erosion and siltation from stormwater flows, air borne dust and smoke and, if required, advise neighbours when these works are to occur and who to contact~~

~~should dust become a nuisance. Developers, engineers and contractors are responsible for the development and implementation of CEMP's, and for ensuring that identified contingency measures are implemented as appropriate. CEMP's are particularly important in the City of Karratha due to our arid climate and frequent strong winds that are typically westerly and northerly in summer and easterly in winter.~~

- ~~• A CEMP is required to be submitted on sites greater than 5000m² on which any work involving the clearing of vegetation and/or topsoil, recontouring (bulk earthworks), trenching and/or road construction is to be done to develop the land for any use are to occur, or where the proposed development is likely to impact on residential or other sensitive land uses.~~
- ~~• A CEMP may also be required to be submitted for sites less than 5000m² undertaking the above works in close proximity of sensitive land uses or located on tourist routes.~~
- ~~• The CEMP must have regard to the Department of Environmental Protection publication a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia November 1996. This publication requires a Classification Assessment Chart to be completed. The chart and chart notes recognise that the major factors influencing the dust risk potential of a specific site are the time of the year when the works are to be conducted, the nature of the site, and the extent of the proposed works and the proximity of the site to any other land use. Erosion control may be required at stormwater outlets to prevent scouring.~~
- ~~• The CEMP should stipulate the hours of construction, likely times that construction vehicles will need to access and egress the site, and outline what management measures are in place to control noise emissions. Noise management provisions and mitigation measures must have regard to the *Environmental Protection (Noise) Regulations 1997*.~~

5.3 Operational Environmental Management Plan (ONMP)

~~An OEMP may be required for facilities and premises that are likely to generate significant noise or are located in close proximity to sensitive noise premises including alfresco dining areas.~~

- ~~• An OEMP must outline what design response and management measures are in place to control noise emissions having regard to the *Environmental Protection (Noise) Regulations 1997*.~~
- ~~• An OEMP may be required to be prepared by a suitable qualified acoustic engineer.~~

5.4 Car Parking and Traffic Management

- ~~• Car parking requirements as per the R Codes for single dwellings, ancillary accommodation, aged and dependent persons dwellings, grouped dwellings, multiple dwellings and the permanent residential component of mixed use development.~~
- ~~• Car parking requirements as per the Scheme, Clause 6.12 and Appendix 4 for residential buildings and any commercial component of mixed use development. It is noted that the specified number of car parking bays for residential buildings or the commercial component of mixed use development may be reduced or increased dependent on the individual circumstances of the development.~~
- ~~• All areas to be used for car parking, access ways, loading bays and for turning or manoeuvring of vehicles shall be designed in generally accordance with Australian Standard AS2890 and be sealed to the specification and satisfaction of the Council.~~
- ~~• Car parking bays for standard vehicles must be 2700 mm wide and 5500 mm long.~~
- ~~• Universally accessible (disabled) parking bays are to be provided in accordance with Table D3.5 contained in the Building Code of Australia where more than five [5] parking bays are required.~~
- ~~• Prior to the publication of Australian Standard AS2890.6 universally accessible car parking bays are to be dimensioned in accordance with Australian Standard AS2890.1 with a minimum width of 3200 mm and minimum length of 5500 mm. Upon publication AS2890.6 shall prevail.~~

- ~~Motorcycle bays with a minimum width of 1200 mm and length of 2500 mm are required where motorcycles or parts are sold or repaired, or for developments requiring the provision of fifty [50] or more car parking spaces. The provision of motorcycle bays are encouraged for all other developments providing public parking areas.~~
- ~~Public parking areas are to be lit in accordance with Australian Standard AS1158 Lighting for Roads and Public Spaces.~~
- ~~The provision of car parking as per local planning policy DP10 for transient workforce accommodation.~~

~~A traffic management report may be required where development is likely to have a significant impact on the local street network either through the volume or type of vehicle trips generated, where substantive or underground parking areas are proposed, or where heavy vehicles are required to manoeuvre within a site. Traffic management reports are typically required to:~~

- ~~Demonstrate that the likely impact of traffic including service vehicles accessing and exiting the site will not adversely impact on the locality.~~
- ~~Identify any engineering design modifications required to local roads.~~
- ~~Assess on-site manoeuvrability for service and oversize vehicles (turning templates with overhangs).~~
- ~~Assess parking and access way design against Australian Standard AS2890.~~
- ~~Assess the location and design of parking for people with disabilities.~~

5.4.1 Crossovers

~~As per the Council's specification. It should be noted that different types of vehicles may require different design specifications, therefore when submitting the application it is important to state the use of the site and the type of vehicles that are expected to access the development.~~

5.4.2 Provision for Cyclists and Pedestrians

~~Developments to include safe and convenient parking facilities for bicycles designed in accordance with Australian Standard AS2890.3. The level of provision of bicycle parking facilities shall be determined by the likely clientele of any development.~~

5.4.3 Signage

~~Requirements contained within the City of Karratha By Law Relating to Signs, Hoardings and Bill Posting. Queries in relation to signage should be directed to Building Services on 9186 8569.~~

5.5 Environmental Health Requirements

~~There are many requirements with reference to health and environmental legislation that is administered by the Council's Environmental Health Services Department. The environmental health legislation that pertains to the development is specific to the types of use that are being proposed. Many of the requirements are detailed in the *Health Act 1911* and its regulations, the *City of Karratha Health Local Laws* and the *Environmental Protection (Noise) Regulations 1997*.~~

5.5.1 Disposal of Effluent in Un-Sewered Areas

~~The treatment and disposal of effluent is a significant constraint on development in un-sewered areas, and this may dictate the residential density and type of development the land can support. In view of this, it is critical that wastewater disposal be addressed with initial development applications.~~

- ~~An Application to Construct or Install an Apparatus for the Treatment of Sewage must be lodged to the Council's Environmental Health Services Department for the treatment and disposal of effluent waste in un-sewered areas that complies with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.~~

- ~~An application must also be lodged to the Department of Health to seek approval for systems producing greater than 540 litres per day.~~

~~Applicants must demonstrate the following to support an Application to Construct or Install an Apparatus for the Treatment of Sewage.~~

- ~~Total estimated maximum volumes of wastewater generated.~~
- ~~Details of the type of wastewater disposal system.~~
- ~~Details of irrigation areas if these are to be used or where the wastewater will be ultimately disposed.~~
- ~~Details of other fixtures adjacent to irrigation or disposal areas such as structures, subsoil drainage and sumps.~~
- ~~The reuse of wastewater is encouraged. Where there is a component of reuse of wastewater a management statement to demonstrate compliance with the National Water Quality Management Strategy – Australian Guidelines for Water Recycling – Managing Health and Environmental Risks 2006.~~

5.5.2 Solid Waste

~~The management of solid waste for commercial or community uses usually entails the installation of specific areas to store and to wash refuse disposal receptacles. The following development standards apply:~~

- ~~Each site requires a rubbish compound/bin storage area, with the actual requirement (size, construction material and location) being defined by the use.~~
- ~~Rubbish compound/bin storage area is to be screened from public view and provided with a tap and adequate mains supply.~~
- ~~If not fenced or otherwise enclosed, tie down points or alternative means of securing bins during cyclones must be provided.~~
- ~~Rubbish compound/bin storage area is to be constructed with bunded concrete flooring graded to an industrial floor waste gully connected to an approved wastewater disposal system for commercial waste.~~
- ~~Drains are to incorporate a 200 mm bucket trap or an alternate solid particulate capture system.~~
- ~~Location of rubbish pickup compound should take into account the ability for a front loading single unit truck (12.5m long with a 12.5m turning radius) to access the compound – particularly when using bulk bin service.~~
- ~~Should the rubbish compound/bin storage area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.~~

5.5.3 Temporary Toilets

~~In accordance with Part 2 Division 1 of the City of Karratha Health Local Laws 1996 one onsite temporary toilet is required for every twenty construction workers. These temporary toilets that must be removed upon the completion of the construction works are exempt from requiring planning approval.~~

5.5.4 Accommodation

- ~~Lodging Houses including hotels and motels must be in accordance with Part 9 of the City of Karratha Health Local Laws 1996 (as amended).~~
- ~~Moveable dwellings (caravans and park homes) and camping must be in accordance with the Caravan Parks and Camping Grounds Act 1985 and the Caravan Parks and Camping Grounds Regulations 1997.~~

- ~~Public assembly areas must be in accordance with the *Health (Public Buildings) Regulations 1992*.~~

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 unless in the form of typical single, grouped or multiple dwelling development and the buildings have been provided with considerable reticulation and external modifications..
- 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 as if it were a primary frontage 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~~Consent-Form
- ~~• Application to Construct or Install an Apparatus for the Treatment of Sewage~~
- 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 of Western Australia 2013~~08~~
- ~~• City of Karratha By Laws Relating to Signs, Hoardings and Bill Posting~~
- City of Karratha *Health Local Laws*
- ~~• Local Planning Policy DP2 Performance Guarantee~~
- ~~• Local Planning Policy DP6 Landscaping Requirements for Industrial and Commercial Areas~~
- ~~• Local Planning Policy DP10 Transient Workforce Accommodation~~
- ~~• Caravan Parks and Camping Grounds Act 1985~~

- ~~Dangerous Goods Safety Act 2004~~
- ~~Environmental Protection Act 1986~~
- ~~Food Act 2008~~
- ~~Health Act 1911~~
- ~~Caravan Parks and Camping Grounds and Regulations 1997~~
- **Environmental Protection (Noise) Regulations 1997**
- ~~Health (Aquatic Facilities) Regulations 2007~~
- ~~Health (Food Hygiene) Regulations 1993~~
- ~~Health (Public Buildings) Regulations 1992~~
- ~~Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974~~
- ~~Australian Standard AS1158 Lighting for Roads and Public Spaces~~
- ~~Australian Standard AS2890 Parking Facilities 2004~~
- ~~Food Safety Standards Australia~~
- ~~National Water Quality Management Strategy Australian Guidelines for Water Recycling- Managing Health and Environmental Risks 2006~~
- ~~Water Quality Protection Note 68: Mechanical Equipment Washdown Department of Water 2006~~

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Responsible Officer:	Manager Planning Services

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