



SHIRE OF DONNYBROOK BALINGUP

Town Planning Policy

9.16 Transportable Structures

1 Purpose

To provide guidance for the assessment and determination of applications for Planning Consent for sea containers, transportable buildings (i.e. dongas) and railway carriages within the Residential, Rural Residential, Commercial and Special Use zones.

2 Objectives

- 2.1 To provide a consistent approach to assessing applications for transportable structures within the Shire of Donnybrook-Balingup.
- 2.2 To ensure that transportable structures are constructed and located in such a way as to minimise the impact on the amenity of the locality.

3 Background

The use of transportable buildings such as sea containers, railway carriages and prefabricated site offices for storage purposes or as a dwelling may provide for a high level of security and be an economical means of providing accommodation. However, due to the 'industrial' appearance and relatively large size, can detract from the visual amenity of a locality.

As the structures are generally without architectural features such as pitched roofs or windows, they can appear to be out of place in a residential or semi-rural setting as they are inconsistent with the general residential housing design.

This Policy has been created in order to ensure that Shire staff and potential applicants can assess the appropriateness of transportable structures in the Residential, Rural Residential, Commercial and Special Use zones.

4 Definition

For the purposes of this Policy, a 'Transportable Structure' is defined as the following:

- A structure that is brought to a property, held in place primarily by its own mass or affixed to the ground and includes, but is not limited to, sea containers, decommissioned railway carriages, transport conveyances and prefabricated transportable buildings.



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The definition of 'Transportable Structure' does not include new prefabricated kit homes over 60m² in floor area or a "tiny home" which is a small purpose built home below 60m² in floor area that can be fixed and non-mobile (without wheels or trailer).

5 Application

This policy applies to any transportable structure in the Residential, Rural Residential, Commercial and Special Use zones.

6 General Criteria

- 6.1 Transportable Structures that exceed any one or more of the criteria corresponding to the relevant zone in Table 1 of this Policy, or the relevant general criteria below, will not be recommended for approval, unless in Council's opinion the size, appearance, location and particulars of the subject site will not have a detrimental impact on the landscape and amenity of the area.
- 6.2 Transportable structures will only be permitted where they are of a high standard of repair, in the opinion of Council, prior to being brought onto a property.
- 6.3 The floor area of a transportable structure shall be calculated as a contribution to the total floor area of structures in accordance with the Town Planning Scheme and the Shire of Donnybrook-Balingup Outbuilding Control Policy 9.4.
- 6.4 A purpose built "tiny home" less than 60m² may be considered in the Residential zone where it can be demonstrated that:
- it is appropriately orientated to present a high quality frontage to the street;
 - supported by landscaping that includes features that adds shade, bulk and interest to the street frontage such as mature trees, screening shrubs, screening structures;
 - design measures are included to provide privacy behind the tiny home to ensure that the site presents a neat and tidy streetscape.
 - includes provision of open style front fencing.
 - is not located on a main street such as the South Western Highway, Collins Street, special character area.

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- 7.1 Applications for the placement of a transportable structure shall be in the form of an Application for Planning Consent and include the following:
- A site plan to scale showing all existing development on the lot, location of existing vegetation, and the proposed location of the



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- transportable building.
- b) Current colour photographs of the transportable structure from all elevations.
 - c) Details of proposed landscaping to screen the transportable structure from adjoining properties and the road.
 - d) Details of what purpose the transportable structure will be used for and the length of time that the transportable structure will be on the lot.

7.2 This Policy relates only to the assessment of applications for transportable structures under the Shire's Local Planning Scheme No. 7. The placement of any transportable structures on a property is also subject to the provisions of the Building Code of Australia, and therefore a building license is required to be obtained in addition to Planning Consent.

TABLE 1 – TRANSPORTABLE STRUCTURE APPLICATIONS THAT WILL NOT BE APPROVED

Zoning:	Criteria:
Residential	<input type="checkbox"/> Any transportable structure
Commercial	<input type="checkbox"/> Where the transportable structure is to be located on the subject lot for more than 12 months if visible from the public realm; <input type="checkbox"/> Is the only building proposed for the site.
	<input type="checkbox"/>
Rural Residential	<input type="checkbox"/> Where the transportable structure is to be located on the subject lot for more than 12 months; and/or <input type="checkbox"/> Where the transportable structure is located outside of the Building Envelope; and/or <input type="checkbox"/> Where more than 2 transportable structures are proposed
Special Use	<input type="checkbox"/> Where the transportable structure is to be located on the subject lot for more than 12 months; and/or <input type="checkbox"/> Where the transportable structure is located outside of the Building Envelope

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