

8.11 PLANNING SCHEME POLICY 11 - DEMOUNTABLE BUILDINGS

8.11.1 BACKGROUND

Demountable buildings are defined as prefabricated structures, produced off site and transported to the site.

Demountable buildings are not a preferred option however they may be appropriate in certain circumstances. These include:

- As temporary buildings for office and amenities. For the purpose of this policy temporary is defined as less than 1 calendar year;
- As gatehouses and security huts where they meet the criteria below; and
- As ancillary office and amenities buildings throughout a site where they meet the criteria below.

Under highly exceptional circumstances a demountable building may be considered for a primary building but only where it achieves a high level of aesthetic treatment and it can be demonstrated that it complies fully with this policy.

8.11.2 POLICY

The following provides a clear guide as to what is expected of demountable buildings on port land.

1. The building is highly articulated and uses a combination of treatments to achieve optimal aesthetic presentation including:
 - Eaves or awnings;
 - Shade structures over windows; and
 - Additional external fixtures such as verandas, awnings or shade structures.
2. The building includes at least 2 different external wall materials or treatments such as:
 - Colorbond® standard orb (or alternative);
 - Colorbond® mini orb (or alternative);
 - Wood (not including skirting); or
 - Different material profiles and colours.
3. The building to include at least 2 different but complimentary colours.
4. The roof is pitched >10% or a variety of roof forms are used including skillions, rolled roof, pitches and gables.
5. Roof material, fascia and downpipes are complimentary in material and colour to the rest of the building. Galvanised Zincalume is generally not acceptable.
6. All service and utility conduits are concealed below the building including air conditioning units.
7. The building is skirted by suitable material.

8. Window and door frames are to be powder coated and complimentary to the colour scheme.
9. The building is to be air-conditioned with an energy efficient system.
10. Operable windows are provided.
11. Where transactions occur through windows, an awning is to be provided over the window.
12. Amenities are to be provided within the building.
13. An outdoor staff recreation area is to be provided adjoining the building. (This may be relaxed where the demountable is for security purposes). This can include tables and chairs, shade structure, rubbish bins and potted plants.
14. Landscaping is provided around the building - including either in-ground and/or above ground treatment, for example, potted plants, etc.
15. The development addresses the Sustainable Development Policy, by incorporating features such as, but not limited to:
 - Energy efficient lighting and appliances;
 - Water conserving fixtures; and
 - Rainwater harvesting.

Examples of INAPPROPRIATE demountable buildings



No articulation, no consideration to aesthetic design, No application of sustainable design principles.



Limited use of articulation, no consideration to building design and treatment.

Examples of APPROPRIATE treatments



Use of different colours and materials, eaves and wooden slats as skirting to hide building services.



Use of different material, verandas, landscaping, shade structures, roof form, clerestory windows, and colour.



Demountable building example complying with Policy.