

SEA CONTAINER AND TRANSPORTABLE BUILDING POLICY

DEFINITIONS

Sea Container: a shipping or similarly designed transportable container used for the purpose of transporting goods and/or storage. This includes a fabric domed roof structure connecting two containers to form a covered area.

Transportable Building: a portable building, demountable, donga or any other non-permanent structure.

BACKGROUND

Jandakot Airport is bound by Commonwealth legislation and Regulations. Jandakot Airport Holdings (JAH) is required to work in conjunction with a Commonwealth Government appointed Airports Building Controller (ABC) and Airport Environment Officer (AEO) with regard to all building and environmental issues in line with various codes and regulations.

Sea containers and transportable buildings are structures that, when not installed and utilised appropriately, have the potential to negatively impact on and off-site infrastructure, the environment, aircraft safety and public/personnel safety. Factors such as aesthetics and the architectural character of the airport estate also require consideration.

Sea containers should not be considered as an alternative to purpose built offices, storage or outbuilding type accommodation at Jandakot Airport.

LEGISLATION, POLICIES AND GUIDELINES

Relevant legislation, policies and guidelines include:

- [Airports Act 1996](#)
- [Airports Regulations 1997](#)
- [Airports \(Building Control\) Regulations 1996](#)
- [CASA Manual of Standards Part 139](#)
- [Jandakot Airport Master Plan](#)
- [Jandakot Airport Leasing and Development Guidelines](#)
- [PO503 Jandakot Airport Dangerous Goods and Hazardous Materials Policy](#)

TEMPORARY SEA CONTAINERS

Any sea container used for temporary loading or unloading of freight and equipment will be allowed to be on site for a maximum of 10 working days unless agreed otherwise with JAH. Temporary sea containers are not permitted to be connected to services (e.g. power, water and sewer).

Temporary sea containers must be located within the leased boundary on a suitable surface/footing. Where temporary sea containers cannot be located within the leased boundary, written permission must be obtained from JAH.

Where temporary sea containers are to be located airside or on an apron, the JAH Airport Operations Manager or JAH Operations Coordinator must be contacted at least 24 hours in advance for approval and advice on driver escorting, positioning and obstacle lighting requirements.

All applications for “temporary” containers on site, must go through the building/works permit process. If approved, a Letter of Consent will be issued by JAH.

LONG TERM OR PERMANENT SEA CONTAINERS AND TRANSPORTABLE BUILDINGS

A sea container is considered “long term” or “permanent” if it is to remain on site longer than 30 calendar days.

Transportable buildings are deemed permanent structures regardless of the length of time they remain on site.

A lessee/tenant who wishes to permanently house a container or a transportable building on their site must first apply for a Statutory Building/Works Permit through Jandakot Airport, as described in the [Jandakot Airport Leasing and Development Guidelines](#). The application is to include details of any associated attached shelters/domes. If a shelter/dome is to be added to an existing approved sea container or building, a new Building/Works Permit will be required.

The following will be considered during the assessment of the Building/Works Permit application:

- The use of the sea container or building, and those items to be stored therein, is clearly defined and consistent with lease conditions and Jandakot Airport’s policies and guidelines.
- Sea containers converted for specific uses other than general storage (e.g. paint booths, dangerous goods and hazardous materials storage, etc) are certified as compliant with relevant standards and legislation.
- The timeframe the sea container or building is proposed to remain on site.
- If applicable, future plans for replacement the sea container or building with purpose-built infrastructure, including proposed timeframes for replacement.
- The dimensions and aesthetics of the structure (e.g. general condition and colour, visibility from roads and neighbouring sites etc.).
- Placement, including any potential impacts to designated carparks, landscaping and emergency access routes.

All applications for “long term” or “permanent” containers on site, must go through the building permit process. A long term or permanent permit shall expire after two calendar years and may only be renewed upon application.

In addition:-

- “Long term” or “permanent containers” shall be in good condition and screened from view from the street or painted a similar colour to the Lessee’s building.
- The Location of any container shall not to jeopardise fire and egress requirements.
- The Location of any container shall not negatively impact on-site car parking.
- “long term” or “permanent” containers may not be placed airside.
- Containers must be positioned at least 3m away from any airside security fence. This gap must always be maintained.
- No pallets or rubbish shall be stored against any container and/or security fence.
- No chemicals (i.e. dangerous goods, hazardous substances or potentially polluting chemicals) are to be stored within the container unless both the container and the storage is compliant with the Jandakot Airport Dangerous Goods and Hazardous Materials Policy (<http://www.jandakotairport.com.au/images/files/Environment/PO503-Dangerous-Goods-and-Hazardous-Materials-Policy-v4.pdf>), and relevant Australian Standards.

CONSTRUCTION ACTIVITIES

Sea containers and transportable buildings brought to site for the purpose of construction activities (approved by the ABC) may remain longer than 10 working days providing the location and use is detailed within a JAH-approved Construction Environment Management Plan and Site Plan prior to arrival.