



## Local Planning Policy 2.10 –Second-hand Dwellings and Buildings

### 1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as *LPP 2.10 Second-Hand Dwellings and Buildings*. This Local Planning Policy revokes *LPP 2.2 Relocated Dwellings*.

### 2.0 Introduction

This policy provides specific development controls for the acceptable location and standard of second-hand dwellings and buildings within the Shire of Collie.

Second-hand dwellings and buildings are buildings that have been used at one site and then transported to another site (relocated) for continued use. These building can offer a suitable financial alternative to a new dwelling or building. However, they can also have a negative visual impact on the surrounding area, particularly when located in residential zones or public reserves.

Second-hand dwellings and buildings that have come from mining or construction sites are generally not considered compatible with residential zones and settings. Examples of these types of transportable second-hand buildings include:

- Dongas;
- Site offices;
- Workers accommodation;
- Crib rooms and;
- Ablution blocks.

### 3.0 Objectives

This-policy seeks to:

- a) Ensure that second-hand dwellings and buildings are appropriately located, screened and upgraded to ensure that they do not adversely impact on the amenity, streetscape, character and environmental attributes of an area; and
- b) Provide additional guidance and requirements in addition to those contained under the Shire of Collie’s Local Planning Scheme; and
- c) Ensure that second-hand dwellings and buildings are only used and associated with the approved or otherwise lawful use of the property; and
- d) Ensure all works required to meet Policy objective a) are completed in a timely and appropriate manner.



#### 4.0 Applications subject to this Policy

This policy applies to all proposals for locating second-hand dwellings and buildings across all zoned and reserved land within the Shire of Collie.

An application for development approval is required to be lodged for all second-hand dwellings and buildings that are not identified as self assessable/exempt (i.e. not requiring development approval) under 6.1 of this policy. Development Approval is required prior to relocation of the second hand dwelling or building.

This policy **does not** apply to

- New pre-fabricated purpose built buildings;
- Other new transportable buildings that have not been previously installed in any other location;
- Shipping containers (refer to separate Policy);
- Caravans and park homes; and
- Repurposed dwellings.

#### 5.0 Application requirements

When lodging a development application, applicants are required to complete and submit:

- *An Application for Development Approval Form;*
- Site plan showing the proposed location of the second hand building and distances from property boundaries, other buildings and any natural features on the property;
- Floor plan, elevations, cross sections and specifications;
- Photographs that clearly illustrate the in - situ condition and appearance of the entire building (all sides and roof);
- Clear concise details of proposed works and timeline to ensure the repurposed or second-hand dwelling's presentation is of an acceptable standard to that of the locality;
- Certification from a practicing structural engineer that the design and condition of the building is suitable for relocation; and
- Confirmation that asbestos and all materials containing asbestos have been removed from the building prior to transportation into the Shire.

Notwithstanding development approval being granted, a building permit is required prior to the relocation of the second-hand dwelling or building.

#### 6.0 Policy statement

##### 6.1 Self Assessable/Exempt

A second-hand building that is located within the boundary setbacks of a lot within an Industry or Strategic Industry zone is exempt from requiring development approval.

##### 6.2 Acceptable development provisions



The following general development provisions apply for development approval of all second-hand dwellings or buildings. Meeting these conditions is not a guarantee for development approval and are subject to the discretion of the Shire of Collie.

- a) The building or dwelling is to maintain the amenity of the locality in which the development is proposed.
- b) In the Residential and Urban Development zones the building or dwelling 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).
- c) The building or dwelling is to comply with any development standards of the Scheme or any R-Code standards applicable to the development. Note - the Shire may impose additional setbacks over and above the prescribed minimum.
- d) In considering a) - c) the above, the local government will give particular consideration to the external appearance and materials used in the second-hand building including:
  - (i) any asbestos or materials containing asbestos being removed;
  - (ii) external repainting and or recladding;
  - (iii) the void area between the floor and natural ground levels being enclosed;
  - (iv) the construction of verandahs and / or alterations to the roof pitch; and
  - (v) the planting and ongoing maintenance of suitable landscaping.
- e) In addition to a) - e) above, when considering a second hand dwelling the following minimum standards apply:
  - (i) At least one bedroom separate from the other rooms in the dwelling;
  - (ii) A lounge, meals and kitchen area;
  - (iii) A separate bathroom;
  - (iv) A separate laundry;
  - (v) Outdoor living area;
  - (vi) Driveway and car parking; and
  - (vii) Minimum roof pitch of 15 degrees.
- f) Second -hand buildings used for storage/outbuildings are not permitted on a vacant site unless they are for construction purposes as provided for under the *Building Act*.

*Note – These provisions are in addition to those contained within the Shire’s Local Planning Scheme.*

### **6.3 Variations**

Applications seeking variations to this Policy shall be determined in accordance with:



- The purpose and objectives of this Policy;
- The Local Planning Scheme –
  - Aims of the Scheme;
  - Reserve objectives;
  - Zone objectives; and
- Schedule 2 cl. 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* - Matters to be Considered by Local Government.

## 7.0 Bond

As a condition of development approval for a second-hand building, a \$5,000 bond per building shall be lodged with the Shire. This money will be refunded after works have been carried out to the satisfaction of the local government. The time for completion of all work is twelve (12) months from the relocation of the building onto the site. Failure to comply with all conditions of development approval will result in forfeiture of the bond and removal of the building unless otherwise determined by Council.

## 8.0 Consultation

A proposal that is not in accordance with one or more clauses of this Policy may be advertised in accordance with cl. 64 of the *Planning and development (Local Planning schemes) Regulations 2015*.

Advertising may include:

- notification by post, email or other means of communication to property owners and occupiers that the Shire considers to be affected by the granting of development approval;
- publishing of a notice of the proposed development in a local paper;
- onsite signage;

The cost of any advertising in a paper and/or signage shall be met by the applicant.

## 9.0 Definitions

**Dwelling** means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

**Outbuilding** means an enclosed non-habitable structure that is detached from any dwelling.

**Plot ratio area** means the gross total area of all floors of buildings on a development site, including the area of any internal and external walls but not including:

- the areas of any lift shafts;
- stairs or stair landings common to two or more dwellings;
- machinery, air conditioning and equipment rooms;
- space that is wholly below natural ground level;
- areas used exclusively for the parking of wheeled vehicles at or below natural ground level;
- storerooms;
- lobbies, bin storage areas, passageways to bin storage areas or amenities areas common to more than one dwelling; or



- balconies, eaves, verandahs, courtyards and roof terraces.

**Repurposed dwelling** means a building or structure not previously used as a **dwelling**, which has been repurposed for use as a dwelling.

**Second-hand building** means a building such as a donga, site office, crib room or transportable ablutions block that has been in a different location, and has been dismantled and transported to another location, but does not include a new modular or transportable building.

**Second-hand dwelling** means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a new modular or transportable building.

**Storage** means a structure used for the storage of goods, equipment, plant or materials.

Responsible Business Unit	Development Services
Adoption Date	15 December 2020
Next Review Date	November 2023