# **REPURPOSED DWELLINGS IN RESIDENTIAL AND RURAL ZONES**

**POLICY NUMBER: LPP5**

**STATUTORY BACKGROUND**

This Policy is adopted under Part 2 of Schedule 2, of the *Planning and Development (Local Planning Schemes) Regulations 2015* which enables the City of Kalgoorlie-Boulder to prepare local planning policies for any matter related to the planning and development of the scheme area.

## PURPOSE

The purpose of this policy is to maintain a high level of visual amenity consistent with the character and amenity.

## OBJECTIVES

The objectives of this policy are to:

* Ensure the repurposed dwelling presentation and appearance is of an acceptable standard to that of the locality;
* To ensure that any repurposed dwelling does not detract from an existing (or reasonably desired) streetscape; and
* To enable the local government to retain such monies (bonds) to ensure the desired standard of development is achieved.

## RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Kalgoorlie-Boulder's (the City) local planning policy framework. Where this Policy is inconsistent with the City’s local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails. Where this Policy is inconsistent with the provisions of a specific Policy, Master Plan or Guidelines applying to a particular site or area, the provisions of that specific Policy, Master Plan or Guidelines shall prevail.

## DEFINITIONS

**Repurposed Dwellings -** means a building or structure not previously used as a single house which has been repurposed for use as a dwelling.

**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 home or transportable dwelling.

**Prefabricated accommodation units** means a transportable building typically utilised as workers’ accommodation, throughout the mining industry and/or utilised as site offices and/or has the general appearance of mine site accommodation. Sometimes referred to as dongas.

**Sea container Homes** - the use of sea containers and other materials to construct a dwelling.

**Tiny Homes** - House containing own wheels and capable of being transported by a light domestic vehicles with 24 hours, licensed. Regulated by caravan legislation.

**Small Homes** - Homes under 60m2 which are built on-site and connected to permanent on-site services including water, power and sewerage.

**Shed Homes** - new homes using a shed as the frame, clad in corrugated exteriors, built on-site, kit homes or transported to sites, and can included converted structure.

## APPLICATION OF POLICY

This policy does not apply to single pre-fabricated garden sheds, ‘cubby houses’ and other animal enclosures (such as aviaries, but excluding stables) less than 10m2 in total aggregate area and less than 2.4m in total height (measured from natural ground level) provided they satisfy the site and development requirements of the Scheme and/or Clause 61 Deemed provisions – Exemptions.

## POLICY PROVISIONS

Council will consider the following matters when assessing repurposed, second-hand, sea container homes, prefabricated accommodation units:

1. The colours and materials of the building and compatibility with their setting;
2. The setbacks of the building to adjoining properties and the primary and secondary street (where applicable);
3. The bulk and scale of the building; and
4. The Streetscape amenity and aesthetics of the adjoining and surrounding area.

**Design and Streetscape**

This policy is to be read in conjunction with the Workforce Accommodation Policy.

The following design provisions are applicable to repurposed or prefabricated buildings including:

1. The building or dwelling is to maintain the amenity of the locality in which the development is proposed. The design responds to the local context in terms of bulk and scale, and desired future character;
2. In the Residential 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 the residential neighbourhood;
3. The building or dwelling is to comply with any development standards of the Scheme or any R-Code standards applicable to the development;
4. Particular consideration is to be given to the external appearance and materials used in the second-hand building including:
	1. any asbestos or materials containing asbestos being removed;
	2. external repainting and or recladding;
	3. the void area between the floor and natural ground levels being enclosed;
	4. the construction of verandahs and / or alterations to the roof pitch; and
	5. the planting and ongoing maintenance of suitable landscaping;
5. The street façade details to include building entry (front door), windows, awnings, porch and/or verandah;
6. The following minimum standards apply:
	1. At least one bedroom separate from the other rooms in the dwelling;
	2. A lounge, meals and kitchen area;
	3. A separate bathroom;
	4. A separate laundry;
	5. Outdoor living area;
	6. Driveway and car parking;
	7. Minimum roof pitch of 15 degrees; and
	8. Minimum wall height of 2.4m;
7. Photographs that clearly illustrate the in-situ condition and appearance of the entire building (all sides and roof);
8. Certification from a practising structural engineer that the design and condition of the building is suitable for relocation;
9. Confirmation that asbestos and all materials containing asbestos have been removed from the building prior to transportation to the site;
10. A schedule of exterior wall cladding, materials and finishes to be provided;
11. Front fencing and landscaping details are to be provided; and
12. Provision of car parking including carport or garages.

**Application Requirements**

1. Photographs will need to be submitted that clearly illustrate the in-situ condition and appearance of the entire building (all sides and roof).
2. Clear and concise details of proposed works to be undertaken to ensure the repurposed dwelling’s presentation is of an acceptable standard to that of the locality. This will generally include elevations of the proposed finished works.
3. A clear timeframe for the completion of the above works, with such timeframe to be as short as practicable and a maximum of 12 months.
4. Any other additional information required to demonstrate that the repurposed dwelling will be aesthetically acceptable and comply with the objectives of this policy.

**Bonds / Bank Guarantees**

Prior to the issue of any building permit for a repurposed dwelling the local government shall require the lodging of:

1. A bond amount equivalent to 20% of the estimated value of the approved works to be undertaken to ensure the building presentation is of an acceptable standard, with a minimum amount of $15,000; and
2. A legal agreement stating that the bond will be forfeited if the approved works are not carried out within the approved timeframe.

**Conditions**

Buildings that are repurposed for residential use are, in some instances, of poor condition and as such the local government may impose conditions to ensure the building presentation is of an acceptable standard to enhance the streetscape appearance. Such conditions may include (but are not limited to) the following:

1. Need for additional setbacks over and above the prescribed minimum and the need for screening/landscaping;
2. A bond/bank guarantee and legal agreement to ensure the external appearance of the repurposed dwelling has been completed to the approval of the local government; and
3. The space between the ground level and the floor level being suitably enclosed; and
4. The roof and/or walls being clad of non-reflective materials and being consistent or complimentary in colour with the surrounding natural landscape features or desired streetscape.

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| Date Adopted: *Insert OCM details and date* | Item Number: *Insert OCM Item No.* |
| Delegation: Ordinary Council Meeting | Revision Number: 1 |
| Authority: City of Kalgoorlie-Boulder Local Planning Scheme No. 2 2021 (as amended) |