



REPURPOSED DWELLINGS IN RESIDENTIAL AND RURAL ZONES POLICY

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 (the City) to prepare local planning policies for any matter related to the planning and development of the Scheme area. This policy may be cited as Local Planning Policy Repurposed Dwellings in Residential and Rural Zones.

PURPOSE

The purpose of this policy is to provide guidance on the establishment of repurposed dwellings within rural and residential zones to ensure that acceptable outcomes for the City.

OBJECTIVES

The objectives of this policy are to:

1. Ensure the presentation and appearance of the repurposed dwelling is of an acceptable standard to that of the locality;
2. To ensure that a repurposed dwelling does not detract from the existing (or reasonably desired) streetscape character;
3. 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's 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.



This local planning policy is not part of the local planning scheme and does not bind the Council in respect of any application for development approval. However, the Council shall have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

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 the Caravan and Camping Act 1995.

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.

POLICY PROVISIONS

Council will consider the following matters when assessing repurposed, second-hand, sea container homes and 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 surrounding 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 any second-hand building including:
 - a. Any asbestos or materials containing asbestos being removed;
 - b. External repainting and or recladding;
 - c. The void area between the floor and natural ground levels being enclosed;
 - d. The construction of verandahs and / or alterations to the roof pitch; and
 - e. 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:
 - a. At least one bedroom separate from the other rooms in the dwelling;
 - b. A lounge, meals and kitchen area;
 - c. A separate bathroom;
 - d. A separate laundry;
 - e. Outdoor living area;
 - f. Driveway and car parking;
 - g. Minimum roof pitch of 15 degrees; and
 - h. Minimum wall height of 2.4m;
7. Photographs or 3D drawings 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

Photographs will need to be submitted that clearly illustrate the in-situ condition and appearance of the entire building (all sides and roof) or 3D drawings of final building designs.

1. Clear and concise details of proposed works to be undertaken to ensure the repurposed dwelling present to an acceptable standard in the locality. This will generally include elevations of the proposed finished works.



2. 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.
3. Any other additional information required to demonstrate that the repurposed dwelling will be aesthetically acceptable and comply with the objectives of this 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”.

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.

DOCUMENT CONTROL		
Responsible department	Development and Growth	
Date adopted by Council	18 December 2023	Resolution number: 15.2.2
Date of last review	18 December 2023	Policy reviewed and amended
Date of next review	18 December 2025	Revision Number: 1