

# Local Planning Policy 1.5 Repurposed Dwellings

VERSION 2

September 2025

town planning services

Version	Adoption	Comment
1	23 February 2016 Council Item DRS245	Final – No objections received during advertising.
2	TBC	Updated to reflect current planning framework

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town planning services

## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as *Local Planning Policy 3.1 Repurposed Buildings*.

## 2.0 INTRODUCTION

The use of transportable or modular dwellings is a necessary and acceptable part of the State's housing and storage product. However, it is reasonable for local governments to ensure these do not detract from the amenity, character or desired streetscape.

The purpose of this policy is to provide the development requirements to control the repurposing of buildings where they have not been previously used as a dwelling, particularly for former mine site 'dongas' or shipping containers.

## 3.0 APPLICABLE DEVELOPMENT

This policy applies to repurposed dwellings in the Regional Centre, Mixed Use, Tourism, Residential, Rural Residential and Rural zones.

This policy does not apply to new buildings which have been designed to meet the requirements of a single house but are constructed off site, e.g. transportable dwellings.

## 4.0 PLANNING POLICY

The objectives of this planning policy are as follows:

- a) To ensure the presentation and appearance of the repurposed dwelling is of an acceptable standard, relative to the locality.
- b) To ensure that any repurposed dwelling does not detract from an existing (or reasonably desired) streetscape.

## 5.0 DEVELOPMENT REQUIREMENTS

### 5.1 Repurposed Dwelling

A Repurposed Dwelling is defined in the Scheme as follows:

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

A Repurposed Dwelling is an 'A' use in the Regional Centre, Mixed Use, Tourism, Residential, Rural Residential and Rural zones, meaning a development application must be publicly advertised.

### 5.2 Development controls

- 5.2.1 The placement of a repurposed dwelling must consider any relevant provisions of the Residential Design Codes or any other applicable planning instrument.

- 5.2.2 The external appearance of the repurposed dwelling has a finished standard equivalent to if it was a newly constructed building. The appropriate external finishes include:
- a) External painting and or re-cladding to be consistent or complimentary in colour with the surrounding natural landscape features or desired streetscape;
  - b) The void area between the floor and natural ground levels being enclosed;
  - c) The construction of verandahs and/or alterations to the roof pitch;
  - d) The street façade details to include building entry (front door), windows, porch and/or verandah; and/or
  - e) Planting and maintenance of suitable landscaping.
- 5.2.3 The City may impose conditions to ensure the external appearance of a repurposed dwelling is of an acceptable standard.

## 6.0 ACCOMPANYING MATERIAL

In addition to the standard information to be provided as a part of a development application, the following should be provided:

- a) Photographs that clearly illustrate the in-situ condition and appearance of the entire building (all sides and roof).
- b) 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.
- c) A clear timeframe for the completion of the above works, with such time frame to be as short as practicable and a maximum of 12 months.
- d) Any other additional information required to demonstrate that the repurposed dwelling will be aesthetically acceptable and comply with the objectives of this policy.

## 7.0 DEFINITIONS

**Donga:** A transportable building commonly found on construction/mine sites, within transient workforce accommodation facilities and often used for temporary purposes, having a rectangular shape with minimal roof pitch.