

Repurposed Dwellings

Local Planning Policy

VERSION 1

January 2016

town planning services

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1.0 CITATION

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

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

The use of transportable or modular dwellings is a necessary and acceptable part of the State's housing product, and there should be no controls in planning schemes that seek to prohibit this form of development. However, it is reasonable for local governments to control the repurposing of buildings where they haven't been previously used as a house, particularly for former mine site 'dongas' or shipping containers.

3.0 OBJECTIVES

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

4.0 POLICY MEASURES

4.1 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:

- a) Need for additional setbacks over and above the prescribed minimum and the need for screening / landscaping;
- b) 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;
- c) The space between the ground level and the floor level being suitably enclosed; and
- d) The roof and / or walls being clad of non-reflective materials and be consistent or complimentary in colour with the surrounding natural landscape features or desired streetscape.

4.2 Bonds / Bank Guarantees

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

- a) 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 \$5,000;
- b) A legal agreement stating that the bond will be forfeited if the approved works are not carried out within the approved timeframe.

4.3 Application Requirements

- a) Photographs will need to be submitted 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.