



Repurposed & Second-hand Dwellings Local Planning Policy

Version 2

Scheme Provisions:

LPS #11
 3.1 Zoning and Development Table
 4.8.20 Repurposed Dwellings
 LPS #10
 4.1 Zoning and Development Table
 5.11.3 Repurposed or Second Hand Dwelling

Other References:

Shire of Northampton Local Planning Scheme No. 10
 Shire of Northampton Local Planning Scheme No. 11
 Planning and Development Act 2005

Special procedural considerations:

The Council at its discretion may advertise the proposed repurposed or second-hand dwelling within a designated locality to ascertain the views of the neighbouring and nearby residents prior to the application being considered.

1.0 PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

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', shipping containers or sheds.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval.

The Shire encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

2.0 SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 OBJECTIVES

3.1 To ensure that any development proposing to use a repurposed or second hand building meets acceptable aesthetic and amenity requirements in the locality for which it is proposed.

3.2 To ensure that any repurposed or second-hand dwelling does not detract from an existing (or reasonably desired) streetscape.

3.3 To enable the local government to retain such monies (bonds) to ensure the desired standard of development is achieved.

4.0 DEFINITIONS

Repurposed Dwelling: 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 or transportable dwelling.

5.0 POLICY MEASURES

5.1 Conditions

Buildings that are repurposed for residential use or are second-hand dwellings 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 via landscaping and/or boundary fencing;
- b) A bond/bank guarantee and legal agreement to ensure the external appearance of the repurposed or second-hand 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;
- d) Upgrading, alterations or additional design features that will enhance the elevations and architectural detail of the proposed development (ie. roof pitch, eaves, colours/materials and external treatments);
- e) 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; and
- f) Require landscaping and constructed vehicle access to be established within a specified timeframe and thereafter maintained.

5.2 Development Guidelines

All repurposed and second-hand dwellings shall adequately address the following development standards:

5.2.1 Verandahs, balconies etc on frontages

In order to ensure that the repurposed or second-hand dwelling does not detract from an existing (or reasonably desired) streetscape, the proposed development is required to provide verandahs, awnings, balconies, porches, porticos or other architectural relief on the elevations that are viewed from the street.

5.2.2 Materials

The use of 'Zincalume' or light coloured 'Colorbond' roof sheeting is permitted for dwellings under this Policy. However, care must be taken to ensure the location of the dwelling and the roof pitch used does not produce glare nuisance to surrounding properties or passing traffic.

The use of most types of wall cladding for dwellings is supported in the spirit of allowing architectural choice. Steel wall cladding is to be pre-painted 'Colorbond' custom orb type. 'Trimdeck' profile wall sheeting is not permitted. The use of unpainted 'Zincalume' wall sheeting is not permitted, unless used as an architectural feature on no more than 10% of the surface area of a facade.

Where appropriate the use of varied building materials is encouraged to provide architectural relief.

5.2.3 Roof Design

Roof design can utilise gable, hipped or skillion design. Flat roofs are only permitted where the design of the building has been extensively enhanced by other external treatments and is an integral part of the modern profile of the dwelling.

5.2.4 External Treatments

Notwithstanding the requirement of Clause 5.2.1 above, in order to achieve high standard of dwelling construction and an appropriate level of amenity repurposed and second-hand dwellings will be required to address their external facades with additional windows or larger openings, the use of verandahs, decking or other architectural relief to side and rear elevations.

It is also recommended that alternative materials be sought for window treatments (ie wooden French and bi-fold doors).

5.2.5 Landscaping

In order to not detract from an existing (or reasonably desired) streetscape the proposed development is required to lodge and implement a landscape plan.

5.3 **Application Requirements**

5.3.1 Photographs will need to be submitted that clearly illustrate the in-situ condition and appearance of the entire building (all sides and roof).

5.3.2 An inspection of a proposed second-hand building, in-situ, will be carried out and an inspection report furnished to Council. Where it is not practicable for the Shire Building Surveyor to carry out the inspection it will be done by the Building Surveyor for the area in which it is located or by such other person that is acceptable to Council. All cost for a building inspection will be borne by the applicant.

5.3.3 Clear concise details of proposed works to be undertaken to ensure the repurposed or second-hand dwelling's presentation is of an acceptable standard to that of the locality. This will generally include elevations of the proposed finished works.

5.3.4 It may be sufficient to demonstrate that the proposed development will be isolated from the view of neighbours or significant roads to make consideration of aesthetics and amenity irrelevant to the

application.

5.3.5 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.

5.3.6 Any other additional information required to demonstrate that the repurposed or second-hand dwelling will be aesthetically acceptable, contribute positively to the desired streetscape and comply with the objectives of this policy.

5.4 Bond / Bank Guarantees

5.4.1 Prior to the issue of any building permit for a repurposed or second-hand 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 \$5,000.00;

(b) A statutory declaration, signed by the applicant(s) and appropriately witnessed, indicating that the bond will be forfeited to Council if:

(i) The approved works are not carried out within the approved timeframe; or

(iii) Any notice duly served upon the builder is not promptly complied with.

5.4.2 Bond moneys will only be refunded (if not forfeited) after works required to prevent forfeiture have been carried out to the approval of the Building Surveyor.

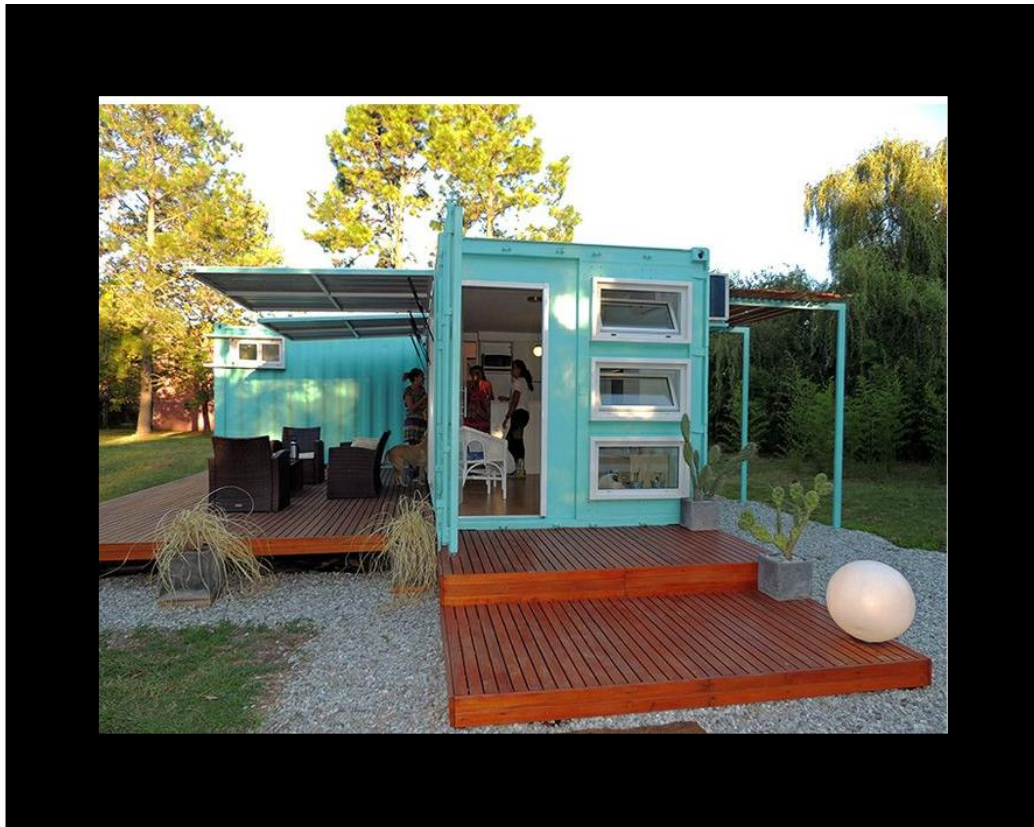
5.4.3 In addition to plans and specifications normally required for any building application the Building Surveyor may, at his/her discretion, require such reports by others to satisfy him/herself that the repurposed/second-hand dwelling will meet the requirements of the Building Code. This requirement is most likely to be exercised where original plans for a structure cannot be sourced or where they are not of an acceptable standard.

	The Principal Planner/Chief Executive Officer as per the Delegations Policy and Register/		
6.0 ADOPTION	16 June 2005	Advertising	Minute 6.9.2
	21 July 2005	Final Approval	Minute 7.11.3
	V2 16 June 2014	Advertising / Final Approval	(Minutes 6.8.1)
	16 February 2018	Advertising / Final Approval	

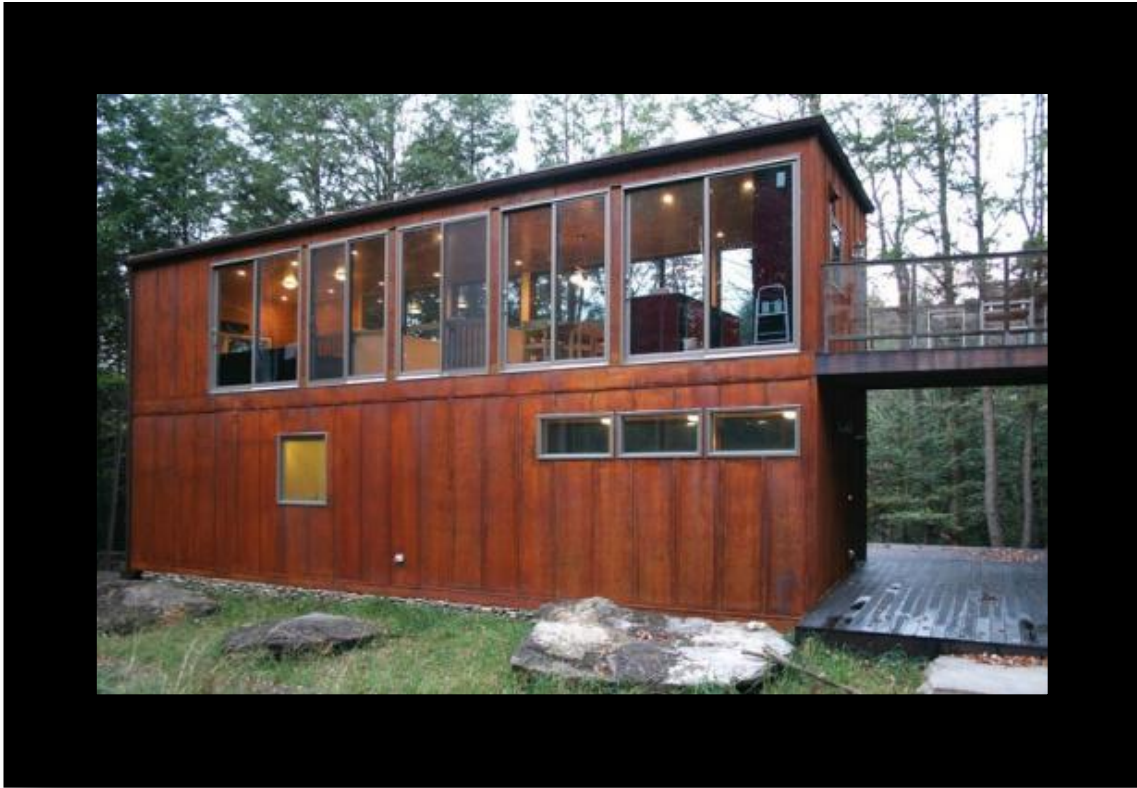
SHIPPING CONTAINER DWELLINGS



EXAMPLE 1			
	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage		√	The repurposed dwelling is not considered to positively contribute to streetscape. There is no defined access (pedestrian or vehicular) or landscaping. The small and limited number of openings continues to create the appearance of a “shipping container”.
Materials		√	Use of same materials with no additional features.
Roof Design		√	Flat roof not considered appropriate without other external treatments
External Treatments		√	No external treatments.
Landscaping		√	No landscaping.
Overall comment:			
Typical shipping container with no external treatments, small and limited openings and no variation in materials to break up the facade. <u>Overall Poor Design.</u>			
<u>Overall Poor Design.</u>			



EXAMPLE 2			
	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage	√		Use of decking, variation of materials and openings assist in the frontage positively contributing to the streetscape.
Materials	√		Use of varied materials with some additional features.
Roof Design		√	Flat roof could use some further enhancement to soften appearance of the shipping container.
External Treatments	√		Verandah and deck used to soften the appearance of shipping container and create useable space external to the dwelling.
Landscaping		√	Limited landscaping.
Overall comment:			
The use of external treatments, varied materials and a range of openings assists in softening the appearance of the typical shipping container enabling the frontage to contribute positively to the streetscape. The dwelling could be further enhanced by addressing roof design. <u>Overall Good Design which could have some further enhancement.</u>			



EXAMPLE 3			
	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage	√		Balcony and deck treatment is considered to soften front elevation, along with the, use of varied materials and extensive windows contributing positively to the streetscape.
Materials	√		Use of varied materials, re-cladding of parts of shipping container with wood and the use of steel and glass.
Roof Design	√		Flat roof considered appropriate given the range of external treatments.
External Treatments	√		Balcony, deck and extensive use of windows.
Landscaping		√	No landscaping.
Overall comment:			
The extensive use of external treatments, varied materials and a range of openings assists in softening the appearance of a typical shipping container enabling the frontage to contribute positively to the streetscape. <u>Overall Good Design.</u>			

SECOND-HAND DWELLINGS (TRANSPORTABLE)



EXAMPLE 1			
	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage		√	The second-hand dwelling is not considered to positively contribute to the streetscape. There are no external treatments, the small and uniform openings continues to create the appearance of a “second-hand donga”.
Materials		√	Use of same materials with no additional features.
Roof Design		√	Slight pitch to roof, however, given lack of other external features not considered appropriate.
External Treatments		√	No external treatments although floor to ground level is suitably enclosed.
Landscaping		√	No landscaping.
Overall comment:			
Although the condition of the second-hand dwelling is satisfactory, the limited use of external treatments and variation in materials does not positively contribute to the streetscape or the development context <u>Overall Poor Design.</u>			



EXAMPLE 2

	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage		√	The dwelling is not considered to positively contribute to the streetscape. There is no defined access (pedestrian or vehicular) or landscaping. Small uniform windows continues to create the appearance of a “transportable donga”.
Materials		√	Use of same materials with no additional features.
Roof Design		√	Flat roof not considered appropriate without other external treatments.
External Treatments		√	No external treatments.
Landscaping		√	No landscaping.

Overall comment:

A typical transportable donga containing no external treatments, small uniform windows and use of same materials. The lack of these elements along with no landscaping or defined access is not considered to positively contribute to streetscape. Overall Poor Design.



EXAMPLE 3

	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage	√		Raised deck and innovative use roof covering along with extensive landscaping is considered to positively contribute to streetscape.
Materials	√		Varied materials and colours, use of modern external cladding, wood, steel and glass all contribute to good design.
Roof Design	√		Flat roof considered appropriate given the range of external treatments and modern profile.
External Treatments	√		Deck and undercover alfresco area, use of additional roof line, large windows and bi-fold doors
Landscaping	√		Excellent use of landscaping.

Overall comment:

This is considered to be an excellent example of how a second-hand/repurposed dwelling can be treated to contribute positively to the streetscape. The use of alternative materials and colour softens the external appearance. Landscaping also contributes in a positive manner. Overall Good Design.