

Town Planning Scheme No. 4 LOCAL PLANNING POLICY No.2

Transported Dwellings

Definitions:

A 'Transported Dwelling' is defined for the purpose of this policy as:

'A second-hand dwelling that has been transported from another site either within or from without the Shire of Katanning Municipal boundaries. This does not include skid mounted purpose-built dwellings or other new dwellings constructed on another site for transporting to a vacant site.'

Objectives:

1. To establish Clear Guidelines for the placement of second-hand transported dwellings (for Residential use) within the Shire;
2. To protect the amenity of the locality (namely streetscape) in which the relocated dwelling is proposed;
3. To limit and restrict the use of second-hand transported dwellings as an option for dwelling construction unless they are structurally sound and high quality;
4. To Introduce Transportable Dwelling as a 'AA' use class for the purpose of assessing proposals and the need to advertise to adjoining land owners.

In considering any application for approval for a transported dwelling, the criteria below will be considered.

Policy Criteria:

- 1) This policy applies to the whole municipal district of the Shire of Katanning excluding Crown Reserves. It applies to all land zoned Rural, Residential, Special Residential and Special Rural.
- 2) This Policy has been prepared in accordance with Clause 9.6 of the Scheme.

- 3) Clause 7.6.1 and Clause 7.6.2 of the Scheme respectively states that;
“Within the Scheme Area a building shall not be placed on a lot and occupied as a dwelling following transportation as a whole or as parts of a building unless in the opinion of the Council, such a building is in a satisfactory condition and will not detrimentally affect the amenity of the area; or the building has been specifically constructed as a transportable dwelling.” An applicant for a building licence for a transported dwelling may be required by the Council to enter into a contract and provide a bond to reinstate the building to an acceptable standard for presentation within a period of twelve months from the issue of a building licence for such a dwelling.”
- 4) All applications will be assessed in accordance with the Residential Design Codes (where applicable to zone).

In assessing applications for second hand transported dwellings, Council will have regard for the following;

1 Appearance

- 1.1 Council needs to be satisfied that the external appearance of a transported building is equivalent to that of a new dwelling, that its appearance is not discernible from existing development in the street or that it can be suitably upgraded to a high quality.
- 1.2 In determining applications, Council will have regard for;
 - (i) The age of the building and whether the external appearance shows obvious signs of dilapidation or disrepair (eg rust, faded paintwork or damage);
 - (ii) The street appeal of the front façade and any architectural features (eg verandahs, windows with surveillance to the street);
 - (iii) The quality of the materials of the building and any proposed upgrading works.

2 Streetscape and amenity

- 2.1 Any transported building needs to complement and fit in with the existing streetscape in terms of the quality of elevations, roof pitch, building height, scale and bulk.
- 2.2 Council will have regard for the dominant attributes of an existing streetscape such as setbacks, fencing, and architectural features (where applicable) and the condition of existing dwellings which form part of the street block in which the transported dwelling is proposed.
- 2.3 In considering an application for planning approval for any second-hand transported dwelling Council, or its delegated officer, shall, before granting approval, be satisfied as to the impact of the proposal on the amenity of the area and general streetscape.

- 2.4 If in the opinion of Council, or delegated officer, a second hand Transported Dwelling will;
- (i) Have a detrimental effect on the local amenity; or
 - (ii) Negatively impact on streetscape; or
 - (iii) Have the potential to visually impair or detract from the exterior design or appearance of other buildings in the vicinity,
- then the application for planning approval will be refused.
- 2.5 When assessing the impact of a second hand transported dwelling on streetscape, Council shall also have regard for any site improvements proposed by an applicant which may positively enhance the dwelling street presentation such as;
- (i) Construction of quality front fencing such as pickets or brick piers with open infill;
 - (ii) Landscaping in the front setback area;
 - (iii) Replacing substandard boundary fencing;
 - (iv) Provision of coloured concrete or brick paved driveways.
- 2.6 The onus is on the applicant to provide a detailed list and description of any upgrading. Council may require additional upgrading to improve the appearance or aesthetics of the building including and not limited to;
- (i) Bagging, rendering, recladding and/ or painting the external walls of the existing house;
 - (ii) Replacing or professionally recoating roof sheeting;
 - (iii) Replacing/repairing or installing new gutters and downpipes;
 - (iv) Concealing or removal of plumbing fittings, meter boxes and other utilities visible from a street or public place;
 - (v) Modifying, upgrading or replacing older steel or wood framed windows;
 - (vi) Replacing flat, skillion roofs, or low roof pitches that do not fit in with an existing streetscape;
 - (vii) Demolishing/ removing unattractive additions such as metal awnings, filled in verandahs / sleepouts and the like;
 - (viii) The construction of new entry statements, porticos, new front doors, verandahs, and so forth.
- 2.7 Stump infill / screening shall be required to give the appearance of a “permanent” building undistinguishable from others constructed in the same street to provide for the protection of the visual amenity of the locality.

3 Sea Containers or dongas

- 3.1 The use of sea containers or dongas as a transported dwelling will generally not be supported unless:
- (i) The appearance of the structure is substantially modified so it is has a residential appearance with windows, external recladding and a pitched roof;
 - (ii) The nature of the structure as a sea container is disguised to the satisfaction of Council so that the structure appears to be a purpose-built dwelling;
 - (iii) The upgrading meets the objectives and requirements of this Policy.

4 Bank guarantee & Extension of time

- 4.1 The applicant must submit a bank guarantee to the Shire, to be returned upon the building being reinstated to an acceptable standard of presentation, to the satisfaction of the Chief Executive Officer, within a period of twelve months from the issue of the building licence.
- 4.2 If upgrading works are not completed within the 12 month timeframe then the bank guarantee may forfeited to the Shire of Katanning.
- 4.3 Council will generally not support any extension to the 12 month time frame for completion of upgrading works unless;
- (i) The request has been lodged prior to expiry of the initial 12 month timeframe for completion of works; and
 - (ii) The applicant has substantially progressed upgrading works to the satisfaction of Council and is seeking a minor time extension less than 3 months; or

5 Other requirements/advice notes

- 5.1 Applicants shall provide a professional report by a practicing structural engineer on the structure and condition of the building demonstrating that it is structurally sound.
- 5.2 A building licence is required. Any relocated second hand dwelling is considered a new dwelling and must comply with current housing standards including the energy efficiency provisions of the Building Code of Australia. This application must be accompanied by a certificate from a licensed pest control operator verifying the building is free from termites.

Adopted on 26 March 2014 – OC19/14 in accordance with 9.6.2 of Town Planning Scheme Number 4.