



SHIRE OF JERRAMUNGUP

LOCAL PLANNING POLICY NO 15

TRANSPORTED BUILDINGS

1.0 BACKGROUND

Under the Shire of Jerramungup Town Planning Scheme No. 2 (“the Scheme”) there are specific provisions relating to transported buildings.

In accordance with Clause 5.10 of the Scheme;

1. All transported buildings require planning approval.
2. Council shall not grant approval for a transported building if it is in a heritage area.
3. The building is to comply with the Scheme, the Residential Design Codes and any local laws.
4. Planning approval will only be granted where in the opinion of Council the building is in a satisfactory condition and will not detrimentally affect the amenity of the locality.

Clause 5.10 is attached to this Policy for ease of reference.

2.0. PURPOSE OF POLICY

The purpose of this policy is to provide guidance for landowners, developers, designers, key stakeholders and the Council when dealing with applications for planning approval for transported buildings.

3.0 POLICY BASIS

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

The Policy does not bind the local government in respect of any application for development 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.

4.0 POLICY STATEMENT

This Policy will apply to all land zoned Residential, Townsite and Rural Residential under the Shire of Jerramungup Local Planning Scheme 2. The Policy is predominantly aimed at controlling the use of transportable buildings as a dwelling for occupation.

5.0 OBJECTIVES

The objectives of this policy are as follows:

- (a) to establish clear guidelines for the placement of transported buildings within the Shire;
- (b) to limit and restrict the use of transported buildings as an additional option for dwelling construction unless they are structurally sound and of a high quality;
- (c) to provide guidance on what is acceptable presentation for any proposed transported building and ensure they are of an acceptable standard to that of the locality; and
- (d) to ensure that any transported building does not detract from an existing (or reasonably desired) streetscape;
- (e) to achieve a balance between providing for the legitimate needs of residents for transported buildings as an affordable building option, and minimising any adverse impacts on neighbours, streetscape, a neighbourhood or locality, amenity or the Shire as a whole.

6.0 REQUIREMENTS

6.1 Description

For the purpose of this policy a “Transported Building” generally means a dwelling, outbuilding, sea container or the like that has been previously constructed/located on a different property yet has the ability to be dismantled in whole (or in part) for the purpose of being transported and sited on another property and is to be used for habitable purposes.

6.2 Location

- 6.2.1 Each application for a transported building will be assessed on merits having regard for the objectives of the relevant zone.
- 6.2.2 The use of second hand transportable buildings in the Townsite zone or Rural Residential areas is discouraged unless they can be upgraded to the standard of a new dwelling and are of exceptional quality.

7.0 Policy

7.1 Structural Quality

The onus is on the applicant to demonstrate that any second hand transported building is structurally sound. Applications should be accompanied by a professional report by a structural engineer on the structure and condition of the building demonstrating that is structurally sound.

The report should certify that all asbestos has been removed from the dwelling or does not exist in the dwelling. If upgrading/ repairs are required to make the building structurally sound, they should be listed in the report.

Note: If the building need to be separated into sections for transportation, applicants should liaise with the Shires Building Suveyor as the engineering report will need to include additional information (eg re-joining details).

7.2 Appearance

Council needs to be satisfied that the external appearance of a transported building is equivalent to that of a new dwelling or that its appearance is not discernable from existing development in the street.

In determining applications, Council will have regard for;

- (i) The age of the building and whether the external appearance shows obvious signs of aging 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) Site improvements which have potential to result in street appeal through;
 - Construction of quality front fencing such as pickets or brick piers with open infill.
 - Landscaping and replacing substandard boundary fencing.
 - Provision of coloured concrete or brick paved driveways.

7.3 Streetscape

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.

Council will have regard for the predominant attributes of an existing streetscape such as setbacks, fencing, architectural features (where applicable) and the condition of existing dwellings which form part of the street block in which the transported dwelling is proposed.

7.4 Upgrading of Transported Dwellings

The use of new transported dwellings is preferred over use of second hand transported dwellings. Notwithstanding the above, it is recognised that some second hand transported buildings may be in excellent condition, or can be upgraded/renovated.

As per Clause 7.2 any upgrading should demonstrate that the external appearance of the dwelling will be equivalent to that of a new dwelling or that its appearance is not discernable from existing development in the street.

A high standard is considered appropriate having regard that vacant lots would normally entail construction of a new residence.

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;

- Bagging, rendering or painting the external walls of the existing house;
- Replacing or professionally recoating roof sheeting;
- Replacing/repairing and painting gutters and downpipes;
- Concealing or removal of plumbing fittings, meter boxes and other utilities visible from a street or public place;
- Modifying, upgrading or replacing older steel or wood framed windows;
- Replacing flat, skillion roofs, or low roof pitches that do not fit in with a existing streetscape;
- Demolishing/ removing unattractive additions such as metal awnings, filled in verandahs / sleepouts and the like;
- Upgrading can also involve the construction of new entry statements, porticos, new front doors, verandahs, and so forth.
- Stump infill to give the appearance of a 'permanent' building undistinguishable from others constructed in the same street.
- External cladding using a material that in the opinion of Council compliments the existing streetscape.

In most cases upgrading can be adequately controlled through the conditions of development. Any breach of the conditions of planning approval would be construed as direct breach of the Shire Scheme and Planning and Development Act 2005.

Where substantial upgrading is required;

- (a) Council may impose a \$10,000 bond requiring the owner / developer to enter into a legal agreement (prior to the issue of a building licence) to complete any upgrading within a stipulated time period, in accordance with an approved development plan or;
- (b) Council may only be prepared to issue a temporary planning approval for a maximum term of 12 months. Following the 12 month period a new application shall be lodged and Council may not issue a new approval unless upgrading is completed.

8.0 Planning Application Requirements

8.1 The following information will need to be submitted in support of a development application:

- a) An application for planning approval to be signed by the owner of the land (attached).
- b) Three professional accurate and scaled (3) sets of;
 - Site plans clearly showing the front, side and rear setbacks between proposed buildings and the lot boundaries, location of proposed driveways, parking, and landscaping areas.
 - Detailed floor plans to a scale not less than 1:100 (for all floors) showing the internal layout and indicating the use of each room.

- Elevation plans which clearly show natural ground levels, any replacement of external materials (external walls and roof), a colour schedule showing the colours for external walls (if being painted), window frames, doors and roof.
- c) A letter in support of the application, explaining upgrading and including photographs of the building to be transported. It is recommended that applicants also lodge photos of the existing streetscape.
- d) A report from a Structural Engineer describing the appearance and structural integrity of the building and any remedial or upgrading works that may need to be undertaken. The report should certify that all asbestos has been removed from the dwelling or does not exist in the dwelling.
- e) Details of the final finish of the dwelling and surrounds, including materials to be used, colour of materials, any additional works, fencing, painting or proposed upgrading.
- f) Council impose a \$2000.00 footpath bond.

9.0 Process

- 9.1 All applications for a transported building will be advertised for public comment for a minimum of 14 days.
- 9.2 Following advertising, a report on the application will be referred to Council for determination.

ADVICE TO APPLICANTS

It is important to note that planning application requirements are set out under Clause 9.1 and 9.2 of the Scheme. In order for Council to fully assess any application, it needs to be provided with accurate detailed plans of the proposal.

If accurate plans are not submitted it may result in unnecessary delays for processing of the application and the application may be placed on hold until additional information is provided.

The Shire has 90 days in which to determine an application in accordance with its Scheme.