



LPP15 Second Hand Dwellings

Policy Objectives

The objectives of this Policy are:

- a) To provide clear guidelines for the use of second-hand dwellings in the Residential, Rural Residential and Rural zones; and
- b) To achieve a balance between providing for the various legitimate needs of residents to utilise second hand dwellings as a cost effective housing solution, whilst minimizing any negative impacts on the neighbours, the streetscape, the amenity of the neighbourhood or locality and of the Shire as a whole.

Background

The Shire of Ravensthorpe Local Planning Scheme No.6 lists a second-hand dwelling as a discretionary land use in the Residential, Commercial, Mixed Use, Rural and Rural Residential.

The Residential Design Codes of Western Australia (the R-Codes) outline provisions relating to the appearance of a retained dwelling, but do not specifically outline provisions relating to a second-hand dwelling being used as a new building on a property.

The Shire is aware that although the use of second hand dwellings is sometimes a more cost effective option, the use of second-hand dwellings can sometimes cause an undesired impact on the streetscape and amenity where that dwelling is not of an appropriate standard or not updated appropriately to blend in with the property and the surrounding context.

Requirements

a)

General Requirements

- a) Planning approval is required for a second hand dwelling on a property within the Shire of Ravensthorpe.
- b) Upon receiving an application for Planning Approval, Council may seek the views of adjacent neighbours.
- c) Compliance with Clause 4.27 of Local Planning Scheme No. 6 (as amended from time to time)
- d) Where a second-hand dwelling is approved, a \$10,000 bond is to be lodged with the Shire of Ravensthorpe as a condition of Planning Approval. The bond will be held until such time as all conditions of the Planning Approval and Building Permit have been complied with.
- e) Council needs to be satisfied that the external appearance of a second hand building is equivalent to that of a new dwelling or that its appearance is not discernible from existing development in the street.
- f) Where a second-hand dwelling contains asbestos, the asbestos it is to be removed prior to transportation
- g) The following Minimum Dwelling Standard applies:
 - (i) A minimum gross floor area of 50m²;
 - (ii) At least one (1) bedroom separate from the other rooms in the dwelling;
 - (iii) A lounge, meals and kitchen area (may be open plan); and
 - (iv) A separate bathroom and laundry.
- h) Temporary accommodation units such as 'Dongas' are not permitted to be used as dwellings unless approved as a 'Repurposed Dwelling'.
- i) 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 (e.g. rust, faded paintwork or damage);



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- (ii) The street appeal of the front façade and any architectural features (e.g. 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.
- j) Council will require all works for the re-erection of the second hand dwelling on a property to be completed within six (6) months of Planning Approval being issued. Those works include:
 - (i) The house being transported and stumped, joined, all walls, doors and openings being in working order and all external surfaces repainted, re-clad or rendered to the satisfaction of the Shire of Ravensthorpe;
 - (ii) Replacing or professionally recoating roof sheeting;
 - (iii) Replacing/repairing and painting 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) All septic tanks, drains and plumbing being completed;
 - (vii) The site being cleared of any debris associated with the improvement of the second hand dwelling;
 - (viii) Landscaping of the area between the street and building;
 - (ix) Providing a verandah, portico, porch or other architectural relief on the elevations that are viewed from the street; and
 - (x) The second hand dwelling complying with the requirements of the Building Code of Australia 1996 Volume 2.
- k) Where a second hand dwelling is stumped, Council may require the installation of a verandah, porch, decking or similar to improve the look of permanence of a second hand dwelling.

Special Application Requirements

- a) All applications for Planning Approval and the issue of a Building Permit for a second hand dwelling require the following details to be submitted to the Shire of Ravensthorpe:
 - (i) Photographs showing each elevation of the second hand dwelling in situ prior to removal to the proposed location;
 - (ii) Floor plans, elevations, cross section, site plan and specifications; and
 - (iii) A practicing structural engineer's certificate stating the design of the dwelling is suitable for transportation and re-erection.

Where these details are not provided, the Shire of Ravensthorpe may refuse to process an application for Planning Approval or the issue of a Building Permit.



DOCUMENT CONTROL BOX		
Custodian: Chief Executive Officer		Decision Maker: Council
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Legislation: Schedule 2, cl. 80 of Planning and Development (Local Planning Schemes) Regulations 2015		
Industry:		
Organisational:		
Document Management:		
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a	OCM 16/01/17	New Policy
b	OCM 19/07/2022 Item 12.1.2	Comprehensive Policy Register Review