

Policy Name:	LOCAL PLANNING POLICY: SECOND-HAND TRANSPORTABLE DWELLINGS
Objective:	To provide a framework for the assessment of proposed second-hand transportable dwellings in the Shire of Esperance.
Key Words:	Second-Hand Transportable Dwellings
Statutory Compliance:	Local Planning Scheme No. 23; Residential Design Codes; Building Code of Australia

Policy Aims:

To achieve a balance between promoting alternative building materials and designs whilst ensuring the local character and amenity of the area is complemented.

Policy Provisions:

Policy Application Area

Shire of Esperance, with the exception of lots located within Special Control Area 2A and 2B - Flinders Residential Estate Development as Clauses 6.3.11(a) and 6.4.11(a) of Local Planning Scheme No. 23 both state *“no new, relocated or jinkered transportable dwellings are permitted”*.

Application Information

The following information is required to be submitted to enable an assessment of the second-hand transportable dwelling proposal to be undertaken:

- Completed ‘Application for Planning Approval’ form;
- Payment of application fee in accordance with Council’s Fees & Charges Schedule;
- Three (3) copies of the following:
 - Site plan (to scale) showing the proposed location of the dwelling on the land in relation to the lot boundaries and any existing or proposed development on-site (including car parking areas, landscaping areas, effluent disposal areas etc);
 - Floor plan(to scale) of the proposed dwelling;
 - Elevations (to scale) of the proposed dwelling;
- Photographs of each elevation of the dwelling in it’s current location;
- Details of the proposed improvements to the dwelling, including material types and colours.

Development Requirements

The following assessment criteria applies:

- All development standards as per the Local Planning Scheme No. 23 and the Residential Design Codes applicable to the uses of 'Single House' or 'Grouped Dwelling' shall be applied to any application for a second-hand transportable dwelling.
- For all second-hand dwellings that are brought into or moved from one site to another location on a lot greater than 10ha within the Shire, the following standards for external building materials and style will apply:
 - A building not originally located within the Shire of Esperance that has a roof or wall sheeting or any other material such as sound proofing or insulation, that contains asbestos, is not permitted to be relocated until those materials containing asbestos are removed and disposed of in the appropriate manner, prior to transportation.
 - All asbestos roofs are to be removed prior to relocation irrespective of condition.
 - The void area between the floor and natural ground levels is to be enclosed with brickwork, battens or other suitable materials.
- For all second-hand dwellings that are brought into or moved from one to another location on a lot less than 10ha within the Shire, the following standards for external building materials and style will apply:
 - A building not originally located within the Shire of Esperance that has a roof or wall sheeting or any other material such as sound proofing or insulation, that contains asbestos, is not permitted to be relocated into the Shire until those materials containing asbestos are removed and disposed of in the appropriate manner, prior to transportation.
 - All asbestos roofs are to be removed prior to relocation irrespective of condition.
 - Within a townsite, if 50% or more of the existing dwellings within ten (10) lots on either side and on both sides of the road of a subject site have external walls of brick, then the dwelling to be located on the site is to be substantially brick veneered or have an approved finish as determined by the Manager Planning Services. If a corner site is involved, the calculation will be based on the longer street. Materials used in conjunction with brick and approved texture coated materials must be new and may be timber, natural or simulated and applied to recognised composite construction standards. If an upgrading of external building materials is necessary, the proposed treatment must be fully detailed on the application.
 - If a brick veneer condition is not imposed, then the void area between the floor and natural ground levels is to be enclosed with brickwork, battens or other suitable materials.
 - Regardless of external wall materials, all roofs over the main portion of the dwelling are to have a pitch of 10° or greater.



Performance Bond

In order to ensure that second-hand transportable dwellings are upgraded, a condition of Planning Approval will be that a Performance Bond will be required to be paid prior to the issuance of a building licence, with such Performance Bond only being returned upon satisfactory compliance with Planning Approval and Building Licence conditions.

The amount of such Performance Bond is provided for in Council's Fees & Charges Schedule.