



Proposed Standard Scheme Amendment No.1 to Shire of Wiluna Local Planning Scheme No.2

August 2016

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**RESOLUTION TO PREPARE OR ADOPT STANDARD AMENDMENT TO
LOCAL PLANNING SCHEME**

Shire of Wiluna Local Planning Scheme No.2

Amendment No.1

Resolved that the local government pursuant to section 72 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Delete the transient workers accommodation' land use from both Table 1 – Zoning Table and Schedule 1 – Dictionary of Defined Words and Expressions.
2. Include 'workforce accommodation' in Schedule 1 with the following definition:

***'workforce accommodation'** means premises, which may include modular or relocatable buildings, used –*

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors'.*

3. Include 'repurposed dwelling' in Schedule 1 with the following definition:

***'repurposed dwelling'** means a building or structure not previously used as a single house, which has been repurposed for use as a dwelling'.*

4. Include 'second hand dwelling' in Schedule 1 with the following definition:

***'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. Include the use classes 'workforce accommodation', 'repurposed dwelling' and 'second-hand dwelling' within Table 1 – Zoning Table as follows:

USES	RESIDENTIAL	TOWN CENTRE	RESIDENTIAL DEVELOPMENT	TOURIST	SETTLEMENT	COMMERCIAL	INDUSTRIAL	LIGHT INDUSTRIAL	PASTORAL AND MINING
Workforce accommodation	A	X	Subject to the provisions of an adopted structure plan	A	Land use permissibility to be determined with reference to an endorsed Layout Plan	X	X	X	See Clause 5.19
Repurposed dwelling	A	A		A		A	A	A	
Second-hand dwelling	A	A		A		A	A	A	

The Amendment is considered **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- The scheme amendment is not inconsistent with the zone objectives identified within LPS 2.
- The scheme amendment aims to diversify the nature and form of residential development to respond to the local market and context. The amendment also allows greater opportunities for workers accommodation in town than currently permitted under the Scheme.
- The scheme amendment is consistent with the Shire of Wiluna Local Planning Strategy, in particular Section 4.3, in that it aims to support a range of short-term accommodation types to meet a range of visitor needs. It also encourages alternative housing forms to encourage flexibility in housing options.
- The scheme amendment will have a minimal impact on residential and adjoining land in the Scheme area, provided it is undertaken with the Shire's local planning policy on temporary structures (which will be subject to review as a result of this amendment).
- The scheme amendment satisfies item (g) of the 'standard amendment' definition within the *Planning and Development (Local Planning Schemes) Regulations 2015*, being not encompassed within the definitions for the categories of 'basic amendment' nor 'complex amendment'

Dated this ____ day of _____ 2016

Chief Executive Officer

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. Local Government: Shire of Wiluna
2. Description of Scheme: Local Planning Scheme No.2
3. Type of Scheme: Local Planning Scheme
4. Serial Number: Amendment No.1
5. Proposal:
 - a. Delete 'transient workers accommodation' use class from Table 1 – Zoning Table and Schedule 1 – Dictionary of Defined Words and Expressions.
 - b. Include the use classes 'workforce accommodation', 'repurposed dwelling' and 'second-hand dwelling' within Schedule 1 - Dictionary of Defined Words and Expressions and include relevant definitions.
 - c. Include the use classes 'workforce accommodation', 'repurposed dwelling' and 'second-hand dwelling' within Table 1 – Zoning Table with a land use permissibility assigned to each use within each zone.
6. Report by: Urbis Pty Ltd on behalf of the Shire of Wiluna

Introduction

The Shire of Wiluna seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning for the proposed standard Scheme Amendment No.1.

OVERVIEW OF AMENDMENT

The proposed Scheme Amendment No.1 seeks to:

1. Delete the 'transient workers accommodation' land use from both Table1 – Zoning Table and Schedule 1 – Dictionary of Defined Words and Expressions.
2. Include 'workforce accommodation' in Schedule 1 with the following definition:

***'workforce accommodation'** means premises, which may include modular or relocatable buildings, used –*

- (a) *primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*
- (b) *for any associated catering, sporting and recreation facilities for the occupants and authorised visitors'.*

3. Include 'repurposed dwelling' in Schedule 1 with the following definition:

***'repurposed dwelling'** means a building or structure not previously used as a single house, which has been repurposed for use as a dwelling'.*

4. Include 'second hand dwelling' in Schedule 1 with the following definition:

***'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. Include the use classes 'workforce accommodation', 'repurposed dwelling' and 'second-hand dwelling' in Table 1 – Zoning Table, with land use permissibility assigned to each use within each zone.

CONTEXT

Workforce Accommodation

LPS 2 was gazetted in 2010. As part of the Scheme review process, there was considered a need to incorporate a transient workers accommodation land use, recognising the potential economic benefits of locating this use within town to capture the economic benefits of the surrounding mining industry. This use was limited to the Tourist zone only at Council's discretion, following advertising. The land use is currently prohibited in all other zones of LPS 2.

Since the gazettal of LPS 2, it has been recognised that there are opportunities within the Residential zone of LPS 2 to accommodate workforce accommodation, particularly given the limited Tourist zoned land within the townsite. This flexibility is required to ensure sufficient available, serviced land to be able to accommodate temporary accommodation in the immediate to short term, should the opportunity arise.

Accordingly, this amendment seeks to delete the existing 'transient workers accommodation' land use within LPS 2 and replace with the use class 'workers accommodation', with an amended definition. This revised use class and definition will ensure consistency with the Regulations which were gazetted in October 2015.

Repurposed and Second-hand Dwellings

Based on liaison with Department of Planning Officers in the preparation of this scheme amendment request, it is understood that the Department has recommended (and Minister supported) the introduction of the following 2 new land use classes within local planning schemes (particularly in regional locations):

- Repurposed dwelling.
- Second-dwelling.

Accordingly, this amendment seeks to introduce both use classes into the Scheme and assign specific land use permissibility to each use class in each zone. The rationale for the land use permissibility approach proposed by this amendment is described in **Section 2.1.1**.

1 Site Description

1.1 LOCATION AND CONTEXT

The Wiluna townsite is located in the Mid-West region, on the edge of the Central Desert. The broader Shire covers a significant area of some 184,000 square kilometres. The Shire's service and administrative centre (and only town) is Wiluna, which has a resident population of approximately 300 people. Wiluna is a rich mineral province, with a number of major mining operations within a 150km radius of the town.

The Wiluna townsite is accessed via the Goldfields Highway. A majority of the eastern portion of the townsite is zoned Residential under the Shire's Local Planning Scheme No.2 (LPS 2). This area provides for low density residential development, allocating a density coding of R10/30 (subject to the provision of sewer).

Commercial land uses are located along the town's main street (Wotton Street), with light and general industrial uses located to the west of the town. To the south of town is a 25.0ha area zoned for Residential Development, with a draft structure plan currently being prepared to guide subdivision and development. **Figure 1**, below, provides an extract of the Scheme Map relating to the Wiluna townsite.

FIGURE 1 – WILUNA SCHEME MAP



2 Proposed Amendment

2.1 SCHEME AMENDMENT REQUEST

This report provides the justification to support a request to amend the Shire of Wiluna LPS 2 in the following manner:

1. Delete the transient workers accommodation' land use from both Table 1 – Zoning Table and Schedule 1 – Dictionary of Defined Words and Expressions.
2. Include 'workforce accommodation' in Schedule 1 with the following definition:

'workforce accommodation' means premises, which may include modular or relocatable buildings, used –

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors'.

3. Include 'repurposed dwelling' in Schedule 1 with the following definition:

'repurposed dwelling' means a building or structure not previously used as a single house, which has been repurposed for use as a dwelling'.

4. Include 'second hand dwelling' in Schedule 1 with the following definition:

'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'.

6. Include the use classes 'workforce accommodation', 'repurposed dwelling' and 'second-hand dwelling' in Table 1 – Zoning Table, with land use permissibility assigned to each use within each zone.

2.1.1 RATIONALE FOR LAND USE PERMISSIBILITY APPROACH

A summary of the rationale for the land use permissibility approach proposed by this scheme amendment is described in **Table 1** below.

TABLE 1 – PROPOSED LAND USE PERMISSIBILITY

ZONE	USE CLASS	PROPOSED LAND USE PERMISSIBILITY	RATIONALE
Residential	Workforce accommodation	A	To provide flexibility for workforce accommodation to be provided within Residential zoned areas, subject to consideration of various amenity and management factors.
	Repurposed dwelling	A	
	Second-hand dwelling	A	
			To provide flexibility for alternative forms of dwellings within the Residential zone.

ZONE	USE CLASS	PROPOSED LAND USE PERMISSIBILITY	RATIONALE
Town Centre	Workforce accommodation Repurposed dwelling Second-hand dwelling	X A A	Workforce accommodation is not considered suitable within Town Centre zone. Repurposed/second-hand dwellings permitted (at Council's discretion after advertising).
Residential Development	Workforce accommodation Repurposed dwelling Second-hand dwelling	<i>Subject to the provisions of an adopted structure plan</i>	This is consistent with the land use permissibility approach currently outlined in LPS 2
Tourist	Workforce accommodation Repurposed dwelling Second-hand dwelling	A A A	Workforce accommodation reflects existing land use permissibility approach in Scheme (advertised A use). Repurposed/second-hand dwellings permitted (at Council's discretion, following advertising).
Settlement	Workforce accommodation Repurposed dwelling Second-hand dwelling	<i>Land use permissibility to be determined with reference to an endorsed Layout Plan</i>	This is consistent with the land use permissibility approach currently outlined in LPS 2
Commercial	Workforce accommodation Repurposed dwelling Second-hand dwelling	X A A	Workforce accommodation is not considered suitable within the Commercial zone. Repurposed/second-hand dwellings permitted (at Council's discretion, following advertising).
Industrial	Workforce accommodation Repurposed dwelling Second-hand dwelling	X A A	Workforce accommodation is not considered suitable within the Industrial zone given potential land use conflicts Repurposed/second-hand dwellings permitted (at Council's discretion, following advertising).
Light Industrial	Workforce accommodation Repurposed dwelling Second-hand dwelling	X A A	Workforce accommodation not considered suitable within the Light Industrial zone given potential land use conflicts Repurposed/second-hand dwellings permitted (at Council's discretion, following advertising).
Pastoral and Mining	Workforce accommodation Repurposed dwelling Second-hand dwelling	<i>See Clause 5.19</i>	This is consistent with the land use permissibility approach currently outlined in LPS 2, which refers to Clause 5.19.

It is considered the above approach appropriately balances the need for housing flexibility and affordability in Wiluna while also aiming to protect certain zones from the encroachment of workforce accommodation. The amendment also aims to provide flexibility for the provision of repurposed and second-hand dwellings within the town at Councils discretion (having regard for Council policy, which will be amended in light of this scheme amendment).

The amendment also aims to broaden land use flexibility to allow workers accommodation uses in residential areas, where amenity and management factors are appropriately and sensitively considered.

3 Planning Assessment

3.1 MID-WEST REGIONAL PLANNING AND INFRASTRUCTURE FRAMEWORK

Finalised in 2015, this Framework was prepared by the WAPC to provide an overall strategic regional context for land-use planning within the Mid-West region, including the Shire of Wiluna. Wiluna is identified as a 'major local centre' which means it offers a level of service that generally deals with the daily needs of their service population, but with a lower level of choice than sub-regional centres.

In particular, the Framework recognises the considerable mining potential of the region, noting the high prospectively for gold, iron, base metals, uranium and diamonds within the Shire of Wiluna in particular. Coupled with this, the Framework highlights the increasing reliance on fly-in fly-out (transient) workforces to service these resource projects. Specifically the Framework notes:

'Fly-in fly-out workforces help accommodate constantly changing labour requirements, particularly for specialist skills and during the construction stages of projects. However, as those employment opportunities associated with the ongoing operations of resource projects are generally more long-term in nature, it would be preferable from a community building perspective to increase the amount of mine workers living in the region'.

In respect of the above, the proposed amendment recognises the potential for the town to contribute towards community building through allowing sufficient flexibility for the resource sector to develop temporary forms of accommodation for their workforce.

Overall, this amendment aims to broaden the land use framework within LPS 2 to be able to accommodate workers accommodation more broadly within the Wiluna townsite. This is consistent with the intent of the Framework.

3.2 SHIRE OF WILUNA LOCAL PLANNING SCHEME NO.2

The Shire of Wiluna LPS 2 provides the statutory basis for land use and development control within the Wiluna townsite. A brief assessment of this scheme amendment against the relevant provision of the scheme is provided below.

3.2.1 RESIDENTIAL ZONE

The Residential zone is concentrated within the Wiluna townsite only and comprises land primarily located within the centre and north-eastern portions of the town, with a majority of the town having an R-Coding of R10 or R10/30 (dependent on connection to sewer).

The key objectives of the 'Residential' zone of LPS 2 are as follows:

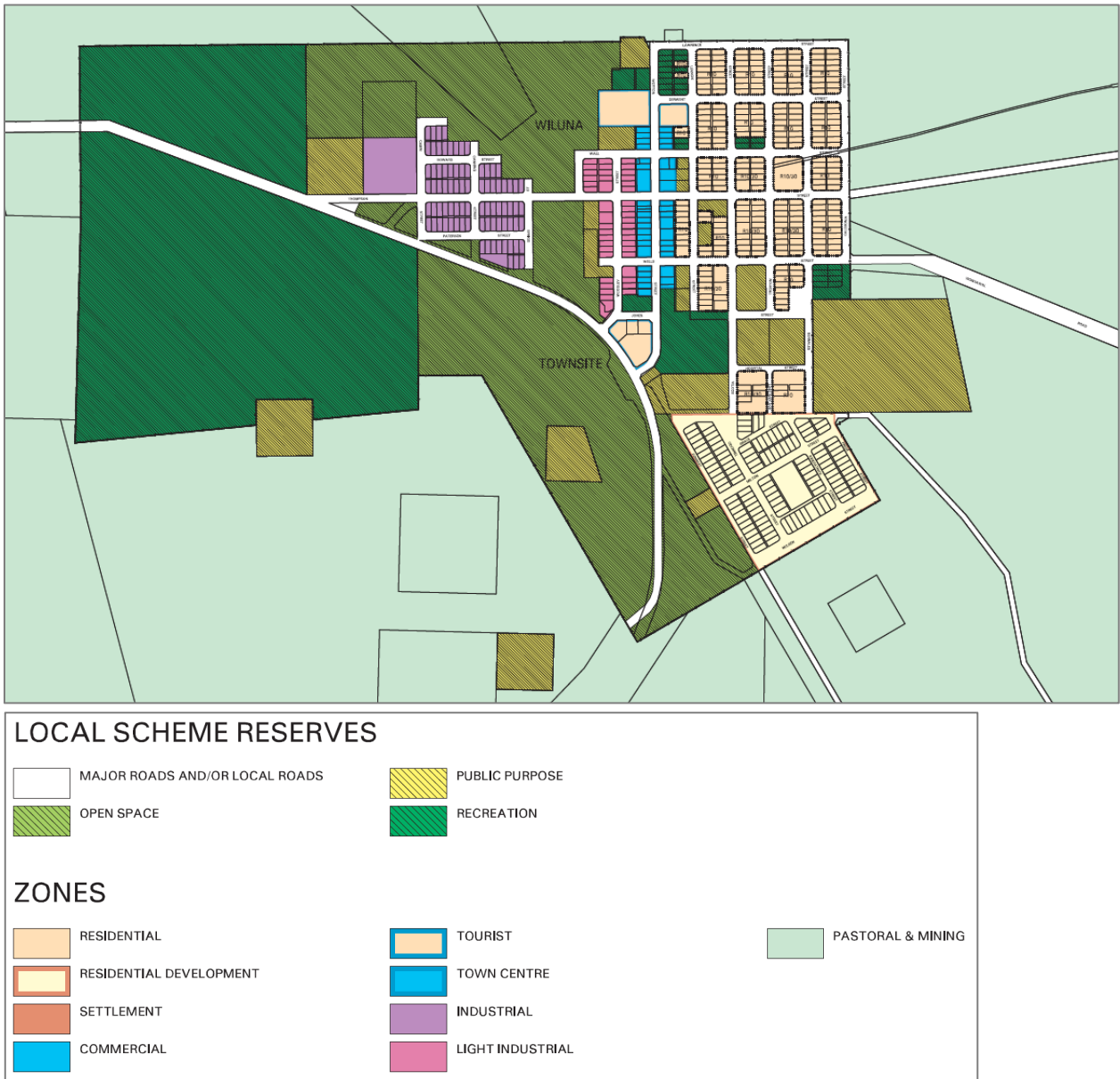
- (a) *To allocate a density coding for the Residential zone throughout the Scheme area designed:*
 - (i) *To provide sufficient land in appropriate locations for residential development to meet the needs of the Scheme Area's anticipated growth and population without unduly restricting the choice of sites.*
 - (ii) *To promote and safeguard health, safety, convenience, the general public welfare and the amenity of the residential areas.*
 - (iii) *To allow redevelopment opportunities for areas of older housing stock.*
- (b) *To prepare and implement a Housing Design Policy'.*

In response to the above, this amendment recognises the potential in accommodating workforce accommodation within residential areas, subject to consistency with the Residential zone objectives and Scheme requirements. This amendment also recognises the merit in providing other forms of housing (repurposed and second-hand dwellings) to provide greater flexibility and affordability.

With regard to objective ‘b’, whilst a specific housing design policy is yet to be prepared, it is noted that a temporary accommodation policy has been prepared to guide temporary forms of housing within the townsite. This policy aims to ensure an adequate standard of design in respect of temporary or relocated dwellings, particularly where the development interfaces with other development or other sensitive land uses (eg. heritage sites).

Further, it is noted a draft structure plan has been prepared for the area zoned ‘Residential Development’ under the Scheme (to the south of town) with a portion of this structure plan area to be zoned for Residential purposes. This area has been identified as being suitable for the provision of temporary accommodation under the Residential zone, to cater for temporary and transient workforces.

FIGURE 2 – SCHEME MAP EXTRACT (SOURCE: WAPC 2015)



3.2.2 OTHER ZONES

A summary of this scheme amendments approach to land use permissibility within other zones of LPS 2 is provided below:

- In addition to the Residential zone (as described above), this scheme amendment proposes that 'workforce accommodation' is an advertised 'A' use within the Tourist zone, consistent with the current Scheme approach. This use is however a prohibited 'X' use within the Town Centre, Commercial, Industrial and Light Industrial zones.
- The use classes 'repurposed dwelling' and 'second-hand dwelling' are proposed to be permitted at Council's discretion (after advertising) within the Town Centre, Town Centre, Commercial, Industrial and Light Industrial zones. This is to allow maximum flexibility for this use, where it complies with the provisions of the respective local planning policy (to be amended).

3.3 LOCAL PLANNING STRATEGY

The Shire of Wiluna Local Planning Strategy was prepared in 2010 and sets the strategic direction of the town for the next 15 year period. From a residential and housing and accommodation perspective, the key objectives and strategies are summarised in the table below, together with a response in respect of how this scheme amendment is aligned with these objectives and strategies.

TABLE 2 – LOCAL PLANNING STRATEGY RESPONSE

STRATEGY AREA	OBJECTIVES	STRATEGIES	SCHEME AMENDMENT RESPONSE
Residential	<p>a) <i>Residential development is provide in accordance with demand and is appropriate to the diverse needs of the existing and future Wiluna community.</i></p> <p>b) <i>Access to community infrastructure and available of service infrastructure informs housing priorities</i></p>	<p>a) <i>Townsite development is a higher priority for land within the existing townsite boundary.</i></p> <p>b) <i>Consolidate residential development within the existing townsite boundary...</i></p> <p>c) <i>Ensure residential densities are appropriate to available servicing options, responds to cultural needs and appropriate to the local context.</i></p> <p>d) <i>Ensure an efficient and effective urban structure of residential land south of the Primary School, which represents a logical extension of the existing townsite.</i></p> <p>e) <i>Set aside land to the south of town for future residential development, with the requirement for the preparation of a structure plan to guide overall planning of the area.</i></p>	<p>The scheme amendment aims to diversify the nature of residential development to respond to the local market and context.</p> <p>Given the role of the resource sector within the broader Shire, it is considered suitable to allow sufficient flexibility to encourage temporary accommodation which can either service the surrounding resource sector (either permanently or for a temporary period) or local workforce.</p> <p>Given the extent of vacant land within the existing townsite, allowing temporary accommodation, where the design meets the Policy requirements, will provide an opportunity for temporary infill development, enabling a more efficient urban structure.</p>

STRATEGY AREA	OBJECTIVES	STRATEGIES	SCHEME AMENDMENT RESPONSE
Housing and Accommodation	<p>a) <i>Housing is provided that reflects the Wiluna climate, lifestyle and culture</i></p> <p>b) <i>People are proud of their town and this is reflected in the care and maintenance of housing and streetscape</i></p>	<p>a) <i>Housing design, size and type should be climatically appropriate and consider cultural practices and aspirations.</i></p> <p>b) <i>Employ culturally adaptable housing models to cater for fluctuating household numbers due to various cultural, seasonal and family reasons.</i></p> <p>c) <i>Request that Government provided housing ensures that future housing design is appropriate to local needs.</i></p> <p>d) <i>Support development of a range of short-term accommodation types to meet a range of visitor needs.</i></p> <p>e) <i>Encourage adaptive building designs that allow for buildings to be converted to temporary workers accommodation in the future, should the need arise.</i></p>	<p>The proposed amendment will ensure that a range of housing is provided in Wiluna to suit the local context in accordance with strategy (d).</p> <p>With regard to objective (b), it is noted there is a temporary accommodation policy adopted by the Shire which guides this form of development in town, to ensure a minimum standard of design. This is however proposed to be reviewed in light of this amendment, to more accurately address the design and management of accommodation within residential areas.</p>

3.4 TRANSPORTABLE STRUCTURES AND RELOCATION OF BUILDINGS POLICY

The Shire has a local planning policy which aims to ensure that transportable structures and relocated buildings are constructed and located in such a way so as to minimise the impact on the amenity of the locality.

The Policy requires applications for transportable structures to provide colour photographs of the structure, details of the proposed landscaping, details of its use and length of time the structure will be on-site. In light of this amendment, it is proposed that this policy will be reviewed to ensure it adequately covers the issues that may arise with this form of development within a Residential zone. The key items that are addressed in this policy include:

- Requirement for applications to be referred to adjoining landowners.
- Application requirements including a site plan, colour photographs of structure from all elevations, details of landscaping, details of use and occupation.
- The need to consider impacts on amenity (relating to the size, appearance, location and particulars of the structure and subject site).
- The need to ensure compliance with the Building Code of Australia.

As a result of this proposed scheme amendment, the policy will be reviewed to ensure it adequately addresses the 3 new land use classes, and potential impacts on residential amenity, particularly given the proposal to permit repurposed and second-hand dwellings at Councils discretion within various zones.

4 Matters for Consideration

4.1 AMENITY CONSIDERATIONS

In recognising the high costs of development in regional and remote towns such as Wiluna, there is an identified need for alternative forms of development which may not otherwise be permitted in an urban environment. It is acknowledged however that these structures typically exclude architectural features and have the potential of appearing out of place within a residential setting if not managed appropriately.

The Shire's current local planning policy (attached at **Appendix A**) provides guidance for the location of transportable structures within the town and aims to ensure the residential amenity of areas where transportable structure are proposed are maintained and enhanced.

As part of this scheme amendment, it is proposed that the Shire will undertake a review of this policy to ensure it adequately address the potential amenity issues that may arise from the location of transportable structure in particular zones of LPS 2. This review may include (but not be limited to) the following:

- Consideration of the level and nature of potential impacts on the amenity of adjoining development and residents.
- Aesthetic considerations to ensure the residential amenity of a property, adjoining properties and the broader locality.
- The visual appearance of transportable structures so as they appear as a building that is compatible with the appearance of dwellings/outbuildings within the surrounding residential area (ie. not a standard 'donga' structure).
- Consideration of colour/materials schedule to ensure compatibility with existing development in the area.
- Location on a site in order to provide a high quality interface with the public realm.
- Additional guidance on the provision of landscaping and building materials that will complement the building.
- Ensure the occupancy of the accommodation is limited to transient workers (or caretakers of a particular business).
- Review of statutory requirements including site cover, setbacks, building height, parking, landscaping/open space and climate responsive design given the introduction of such uses within a residential setting.

The Policy will aim to deliver greater clarification and flexibility around the development temporary accommodation and structures within the townsite.

4.2 WORKFORCE ACCOMMODATION - MANAGEMENT AND OPERATIONAL CONSIDERATIONS

As part of the review of the local planning policy, consideration will need to be given to the requirement for a management plan or agreement as a condition of planning approval for workforce accommodation of a particular scale, particularly if located within a Residential zone.

In this instance, the Shire could require, by signed agreement, a statement setting out the agreed management arrangements for the facility and a commitment to the date and details of rehabilitation and conversion or rehabilitation of the site. Further, a management plan should be required to address the following matters:

- Provision of a full-time on-site manager (if development is of a particular scale).
- Control of transient worker behaviour.

- Refuse collection arrangements.
- Ongoing maintenance of buildings, fencing, structures, carparking and access ways, as well as landscaped areas.
- Appropriate emergency procedures, including fire and cyclone.
- Decommissioning and restoration of the site (potential rehabilitation management plan).

Consideration of time-limited approvals will also be a key items addressed in the policy.

5 Conclusion

This standard scheme amendment has been prepared to allow greater opportunities for workers accommodation and repurposed/second-hand dwellings to be considered within LPS 2, where the uses meet the requirements of LPS 2 and where amenity and management issues are thoroughly considered.

It is therefore respectfully requested the WAPC and the Minister for Planning approve Amendment No.1 to LPS 2.

Initiate Scheme Amendment

Adopted by resolution of the Council of the Shire of Wiluna at the Ordinary Meeting of the Council held on:

_____ 20____.

PRESIDENT

CHIEF EXECUTIVE OFFICER

Final Approval

Adopted for final approval by resolution of the Shire of Wiluna at the Ordinary Meeting of the Council held on:

_____ 20____.

The Common Seal of the Shire of Wiluna was hereunto affixed by authority of a resolution of the Council in the presence of:

PRESIDENT

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED

FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE

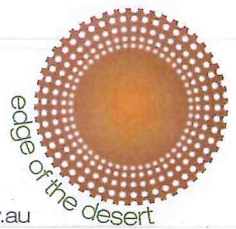
FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE

Appendix A

Transportable Structures Local Planning Policy (Shire of Wiluna)



POLICY – TRANSPORTABLE STRUCTURES AND RELOCATION OF BUILDINGS

Transportable Structures & Relocation of Buildings

1. Purpose

To provide guidance for the assessment and determination of applications for Planning Consent for sea containers, transportable buildings (i.e. dongas) and the relocation of existing permanent buildings within the Residential, Commercial, Special Residential, Rural Residential and Special Use zones.

2. Objectives

- To provide a consistent approach to assessing applications for transportable structures and the relocation of buildings within the Shire of Wiluna.
- To ensure that transportable structures and relocated buildings are constructed and located in such a way as to minimise the impact on the amenity of the locality.

3. Background

Due to the high costs associated with the construction within the Shire, it is acknowledged there is the need for alternative forms of development, including transportable structures and the relocation of existing structures. Council does however have an obligation to its residents and ratepayers to maintain an acceptable standard of building construction within the Shire area.

The use of transportable buildings such as sea containers, dongas and prefabricated site offices for storage, residential or office purposes may provide for a high level of security and be an economical means of providing accommodation. However, the 'industrial' appearance and relatively large size of these types of buildings can detract from the visual amenity of a locality.

Further, as these structures are generally without architectural features such as pitched roofs or windows, they can appear to be out of place in a residential setting as they are inconsistent with the general residential housing design.

This Policy has been prepared in order to provide guidance to applicants and to ensure that Shire staff can assess the appropriateness of transportable structures and relocated buildings in the Residential zone and within the areas defined in Map 1.

4. Definitions

Transportable Structure: For the purposes of this Policy, a 'Transportable Structure' is defined as:

A structure that is brought to a property, held in place primarily by its own mass or affixed to the ground and includes, but is not limited to, sea containers, prefabricated transportable buildings, decommissioned railway carriages and transport conveyances.

The definition of 'Transportable Structure' does not include new prefabricated kit homes over 60m² in floor area. A 'Relocated Building' is a building that has been utilised or occupied previously, and is proposed to be relocated to within the policy area.

Authorised Person: The Chief Building Surveyor of the Shire of Wiluna or a person appointed by the Chief Executive Officer.

5. Application

This policy applies to any transportable structure in the Residential, Commercial, Special Residential, Rural Residential and Special Use zones, the exception being where the transportable structure is considered to be in accordance with the provisions of TPS1, a single dwelling in a residential zone. In this scenario, unless the proposal is seeking to vary the Residential Design Codes or is in a Heritage Area, planning approval is not required and therefore the provisions of this policy do not apply.

General Criteria (applicable to all proposals)

- 6.1 All applications for transportable structures shall be referred to adjoining landowners for comment for a period of not less than 14 days.
- 6.2 Any proposal for a Transportable Structure that does not satisfy one or more of the requirements of Table 1 or this section of the policy, will not be recommended for approval, unless in Council's opinion the size, appearance, location and particulars of the subject site will not have a detrimental impact on the landscape and amenity of the area.
- 6.3 Transportable structures will only be permitted where they are structurally sound (BCA compliant), prior to being relocated to a property.
- 6.4 The floor area of a transportable structure shall be calculated as a contribution to the total floor area of structures in accordance with the Town Planning Scheme or Residential Design Codes.
- 6.5 Applications for the placement of a transportable structure shall be in the form of an Application for Planning Consent and include the following:
 - a) A site plan to scale showing all existing development on the lot, location of existing vegetation, and the proposed location of the transportable building.
 - b) Current colour photographs of the transportable structure from all elevations.
 - c) Details of proposed landscaping to the transportable structure.
 - d) Details of what purpose the transportable structure will be used for and the length of time that the transportable structure will be on-site.
- 6.6 This Policy relates only to the assessment of applications for transportable structures under the Shire's Town Planning Scheme No. 1. The placement of any transportable structures on a property is also subject to the provisions of the Building Code of Australia, and therefore a building licence is required to be obtained in addition to Development Approval.
- 7.0 Relocation of Existing Structures
- 7.1 A "Special" Building Licence, as is permitted under the Building Regulations 1989, will be issued for approved second-hand relocated buildings restricting the time for completion to 6 months.
- 7.2 The cash deposit referred to in Clause 7.4 shall be held by the Council until such time as:-
 - (a) the relocated building is brought to a standard acceptable to the Council; or
 - (b) the specified period expires.
- 7.3 In the event that the owner fails to complete the required works to bring the building to a standard acceptable to the Council within the specified period, then the Council may apply the cash deposit, bond or irrevocable bank guarantee, or such other security to carry out the required work.
- 7.4 The amount of such cash deposit referred to above shall be determined by Council through annual fees and charges.