

9.0 RELOCATED DWELLINGS

Background

The Council acknowledges that the relocation of dwellings can provide a legitimate alternative residence within the Shire. In order to ensure that the existing standard of development and related level of amenity currently enjoyed within the Shire is not compromised it is essential that controls are put into place to ensure that any relocated dwelling meets a high standard of appearance and condition.

Objectives

- To provide clear standards as to what constitutes an acceptable type of relocated dwelling.
- To ensure the style, materials, condition, and design of a relocated dwelling is in keeping with the character of the area within which the dwelling is to be sited.
- To provide a process for dealing with relocated dwellings.
- To ensure that Council does not facilitate an increase in asbestos clad dwellings within the Shire.

Legal Status/Considerations

The Policy is adopted as a Town Planning Scheme Policy pursuant to Clause 2.4 of Town Planning Scheme No. 7. If there is any inconsistency between the Policy and the Scheme, the requirements of the Scheme shall prevail.

All relocated dwellings must comply with the requirements of the Building Code of Australia.

Special Procedural Consideration

Nil

POLICY

- The previous Planning Policy No. 9.0 relating to relocated dwellings is hereby superseded.
- The Policy applies to all proposals to relocate a secondhand dwelling anywhere within the Shire of Waroona.
- Council will not approve relocated dwellings within the boundaries of any gazetted townsite.



Planning Consent

Secondhand dwellings have the potential to be inconsistent with the key objective of the Urban and Rural zones to protect the visual amenity of the locality. On this basis, a Planning Consent is required for all relocated dwellings because they require Council to exercise its discretion under the Scheme.

Information to be Supplied with Application

Applications for Planning Consent and a Building Licence to relocate a dwelling must be accompanied by the following information:

- Signed and completed Application for Planning Consent Form and associated fee.
- Signed and completed Building Licence application and associated fee.
- Specific details of the dwelling's current location.
- Photographs clearly showing the four elevations of the building.
- Site plan showing the proposed location of the building and distances from property boundaries, other buildings, building envelopes (where applicable) and any natural features on the property.
- Floor plans, elevations, cross sections, and specifications.
- Details of the final finish of the dwelling including materials to be used and colour of those materials.
- Details of any renovations or extensions proposed (eg, veranda's).
- Details of any landscaping proposed.
- Certification from a practicing Structural Engineer that the design and condition of the building is suitable for transportation and re-erection.
- Documentation proving that the roof and/or wall cladding is asbestos free where the age of the building suggests that asbestos may have been utilised in construction.
- Certification from a registered Pest Control company that the building is free from termites.

Building Inspection

Where practicable Council's Manager Environmental Health & Building Services will inspect the dwelling prior to its relocation in order to ascertain its suitability. A fee will be charged for this inspection.

Acceptable Development

The following requirements are to be met by the proposed dwelling to be considered 'acceptable development', as deemed by Council's Manager Environmental Health & Building Services and Manager of Planning & Development Services:

- The submission of all details as required in Section 9.5.2 together with the application and appropriate fee.
- The dwelling meets the 'Class 1 building' requirements of the Building Code of Australia, including the energy efficiency requirements.
- The dwelling contains at least one (1) bedroom separate from the other rooms in the dwelling, a lounge/dining area, a kitchen and a separate toilet, bathroom & laundry facility.
- The design, scale, standard and appearance of the proposed building is compatible with the type of dwellings that exist in the locality in which it is to be located.
- The condition and appearance of the roof and wall clad materials are to be in as new condition, or are proposed to be painted or rendered and repaired to bring up to the standard of a new dwelling.

- The dwelling's visual appearance is to be enhanced by the addition of verandas (if required) or through screening and/or landscaping.
- The dwelling is to be located (setback) on the site so as to minimise the visual impact from public areas and neighbouring properties.
- The dwelling does not contain asbestos*.

*(Where a second hand dwelling proposed to be relocated contains asbestos materials, such material is to be removed from the building prior to its transportation. All asbestos is to be disposed of in accordance with the *Health Asbestos Regulations (1992)* and the *Environmental Protection (Control of Waste Regulations) 2001.*)

Planning Application - Works to be Carried Out

Council may place any conditions on its Planning Consent it deems appropriate to ensure the relocated dwelling meets the objectives of this Policy and preserves the amenity of the locality. These conditions may include:

- The exterior of the building being painted in a manner that is consistent with the colours and styles of the surrounding buildings.
- The construction of verandas and/or alterations to the roof pitch and/or materials to ensure the relocated building is consistent with the design of surrounding buildings.
- The planting and ongoing maintenance of suitable landscaping to ensure the relocated building looks established on the new location, or provides filtered screening of the proposed dwelling.
- The connection to reticulated water (or appropriate potable water supply where reticulation is not provided), and an appropriate effluent disposal system.
- All plumbing and electrical wiring to meet the current BCA requirements and Australian Standards.
- A timeframe for all works to be completed.
- Other conditions to ensure an individual dwelling meets all relevant Council requirements and Policies.

Application And Inspection Fees

The following fees are payable at the time of application:

- Planning Application Fee – in accordance with Council's current Town Planning Fees schedule.
- Building Inspection Fee (prior to relocation):
- \$75.00 if the building is located within the Shire Area; or
- \$150.00 plus travelling expenses if the building is located outside of the Shire Area.
- Building Licence Fee in accordance with current Building fees and charges, including BCITF Levy (if applicable).

Adoption/Amendments

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Amendment/s	27.02.07 OCM07/024

