

TOWN PLANNING

The following Policies are Policies adopted under the Town Planning Scheme(s)

POLICY NO.	TP.1
POLICY SUBJECT	Relocated Dwellings Policy
ADOPTION DATE	27 July 2000
LAST VARIATION DATE	25 January 2017 (C.06/0117)
LAST REVIEW DATE	26 November 2020 (C.05/1120)

1.0 Introduction

Council acknowledges that the re-use of existing dwellings can provide legitimate and cost-effective residential accommodation within the Shire of Bridgetown-Greenbushes. For the purpose of this Policy a Relocated Dwelling means any existing residential dwelling, other than a newly constructed transportable dwelling, to be relocated whole or in part to a new site and re-erected for residential habitable purposes.

It is important that any second-hand dwellings relocated within the Shire, or transported into the Shire, will be appropriate for the new location in terms of condition and finished external appearance, and in keeping with the standard of development of the new area. It is also paramount that any asbestos material is removed prior to transportation to ensure public safety and the health of the future residents. Applicants are advised that no commitment should be made to purchase a relocated dwelling until the Shire has granted necessary approvals.

Pursuant to Clause 3.4.3 of Town Planning Scheme No. 4, development approval is specifically required for erection of a 'Resited Residence.' Furthermore, the use of relocated dwellings within the Special Residential Zone is not permitted as the use of second hand materials is prohibited pursuant to Clause 4.10.8 of Town Planning Scheme No. 3 and Clause 4.11.7 of Town Planning Scheme No. 4.

2.0 Aim

The aim of the Shire of Bridgetown-Greenbushes Relocated Dwellings Policy is:

To ensure that any relocated dwelling meets an appropriate standard of appearance and condition, is in keeping with the character of the area, and to ensure that Council does not facilitate re-use of any asbestos materials within the Shire of Bridgetown-Greenbushes.

3.0 Policy Requirements

The specific policy requirements below apply to all land within Town Planning Scheme No. 3 and Town Planning Scheme No. 4, other than land zoned Special Residential whereby use of second hand materials is prohibited:

1. In recognition of the higher standards of development and amenity expected within the Residential, Special Rural and Special Use zones, applications for relocated dwellings within those zones will be subject to stringent assessment to ensure their compatibility with the amenity, character and development standards of that area.
2. No dwellings containing asbestos products are permitted to be relocated into or within the Shire. All dwellings are to be inspected by an appropriately qualified contractor and any asbestos materials removed prior to transportation and replaced with suitable materials once the building has been relocated to the proposed site. Certification is required that the dwelling is asbestos free or will be asbestos free prior to transportation within or to the Shire. All asbestos is to be disposed of in accordance with the *Health Asbestos Regulations (1992)* and the *Environmental Protection (Control of Waste Regulations) 2001.*)
3. The subject dwelling is to be inspected by a practicing structural engineer and a full report provided certifying that the building is in a sound condition and can be transported to and re-erected on the proposed site. The report must also detail any internal or external defects and repairs necessary to bring the house up to an acceptable standard. The report is to include photographs of each elevation of the subject building.
4. The design, scale, standard and external appearance of the proposed building is to be compatible with the type of dwellings that exist in the locality in which it is to be located. Shire staff may, if practical and necessary, also elect to conduct an inspection of the dwelling as part of the development application assessment with inspection fees to be paid in accordance with the Shire's Fees & Charges.
5. Should the dwelling be deemed suitable for transportation and re-erection on the subject lot a 'Relocated Dwelling Bond' of \$4000 shall be required as a condition of development approval. This bond shall be lodged prior to the issue of a building permit application. Refund of this bond will only occur upon fulfilment of all conditions of development approval and partial refunds of the bond based on progressive completion of conditions will not be considered.
6. The external appearance of the dwelling is to be finished to high standard including painting, treatment or replacement of wall cladding, gutters, downpipes, roof tiles and roof sheeting, ridge caps or flashing, or replacement of damaged external timber (ie. architraves, fascias, barge boards, etc).
7. The relocated dwelling is to be connected to a suitable supply of potable water for all domestic purposes. Such supply can either be by a reticulated water main or onsite storage facility.
8. All works must be completed within twenty-four (24) months of the dwelling being re-erected on the new site, and no more than twelve (12) months from occupation of the dwelling, whichever is the lesser.

4.0 Application Details

In addition to the development application forms and fee, the following information must be submitted with the development application:

- Site plan showing location of the relocated dwelling, proposed earthworks, etc
- The proposed floor plans of the dwelling showing any proposed modifications or additions
- The proposed elevations and cross sections of the dwelling, showing any proposed modifications or additions
- A schedule of proposed external materials and colours
- Certification from a structural engineer that the design and condition of the building is suitable for transportation and re-erection on the proposed site
- Certification that the building is asbestos free or will be free of asbestos prior to transportation within or to the Shire of Bridgetown-Greenbushes.