

9. Economic Services and Development

9 ECONOMIC SERVICES AND DEVELOPMENT

9.1 C-9RD01 – Relocated Dwellings

Policy

Objective

To control and guide the overall finished appearance of all relocated dwellings which are relocated to within, or from within the Shire of Dandaragan.

Policy Statement

For the purpose of this policy, a relocated dwelling is described as any dwelling which is of prefabricated construction and is therefore classified as a transportable dwelling, i.e. constructed by a manufacturer and transported to a predetermined site, placed on stumps or other Council approved materials and used for the purpose of human habitation.

1. Application

An application for the relocation of a transportable dwelling is to be accompanied by a certificate from a practising Structural Engineer, stating that the house has been built as a transportable house, that it is in sound condition and when relocated and set in place, will comply with all relevant requirements of the Building Code of Australia 1988.

The house when relocated is to be repaired where necessary, painted internally and externally.

All applications are to be accompanied by coloured photographs showing all elevations of the house.

All applications are to be submitted to Council for determination of approval or otherwise.

Council, when determining applications, may have regard to such matters as:

- a. the age of the structure and general overall condition;
- b. the impact such a structure may have on the surrounding areas where these relate to the local character and the amenity of the area generally;
- c. it may be desirable with some applications to require the construction of front and/or rear verandahs to the dwelling to enhance the overall finished appearance; and
- d. that all asbestos must be removed externally from the dwelling in accordance with legislative requirements and disposed of at a designated landfill site, prior to the building being removed from its existing location.
- e. Where a transportable house is proposed to be located from a townsite within the Shire of Dandaragan to a rural area in the Shire of Dandaragan, the house may be relocated without removing the asbestos subject to:
 - (i) the applicant providing a certificate from a certified asbestos remover / inspector, certifying that the condition of the asbestos is suitable for relocation without being removed from the house; and
 - (ii) the dwelling being transported is no more than three sections and if those sections contain asbestos they cannot be substantially dismantled.

9. Economic Services and Development

A bond of \$2,000 is applicable for relocated dwellings in all townsites and Special Rural Zones and is also applicable to applications in Rural areas that abut Rural Residential Zoning. The bond money is to be refunded when the applicant has complied with Council's requirements and the dwelling inspected by Council's Building Surveyor (Manager Building Services). The bond or part thereof will only be returned after the relocated dwelling has achieved an acceptable minimum level of finish as determined from an inspection by Council's authorised person.

2. Perimeter of House

Relocated dwellings are to have the perimeter of the dwelling enclosed only when the dwelling is relocated into townsites or on land zoned other than Residential where it abuts Residential Zoning and is to be of a material acceptable to the Building Surveyor (Manager Building Services).

3. Relocation of Conventionally Constructed Homes

There may be occasions when approval is sought from Council or the CEO under delegated authority to relocate a conventionally constructed house.

All such applications are to be judged on their merits by Council.

The aforementioned matters will be taken into account when determining such applications.