



SHIRE OF DONNYBROOK BALINGUP

Town Planning Policy

9.11 Relocation and Use of Second Hand Dwellings

1. Objective

- a) To maintain a high standard of dwelling stock within the Shire of Donnybrook-Balingup.
- b) Ensure that the relocation of second-hand dwellings is undertaken to an approved standard with regard to local amenity and aesthetics.
- c) Ensure the style, construction and design of relocated second-hand dwellings is consistent with the character of the surrounding dwellings and the locality in general.

2. Definition

For the purposes of this Policy, a 'Second-hand Dwelling' is defined as the following:

- a) A residential dwelling which has not been specifically designed as a transportable residence and has previously been located at any place other than on the lot upon which it is to be erected; or
- b) A building which has been specifically designed as a transportable residence and which has been used as a residential dwelling at any place other than on the lot upon which it is to be erected

3. Application

This policy shall apply to the relocation and installation of a dwelling on a lot in the Shire of Donnybrook-Balingup previously located on another site.

This Policy does not apply to:

- (a) Newly constructed purpose built transportable dwellings;
- (b) Other new transportable dwellings that have not been previously installed at any other location;
- (c) Relocated buildings for non-habitable uses;
- (d) Sea and shipping containers; or
- (e) Caravans and park homes.



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4. Approval Requirements

- 4.1** All proposals for the relocation and use of second-hand dwellings require an application for planning consent to be submitted to the Shire of Donnybrook-Balingup for approval. In considering an application for Planning Consent in respect to any relocated second-hand dwelling Council shall before granting consent, be satisfied as to the impact of the proposal on the amenity of the area. If in the opinion of Council, a relocated second-hand dwelling will have a detrimental effect on the local amenity, or have the potential to visually impair or detract from the exterior design or appearance of other buildings in the vicinity, the application will be refused.
- 4.2** An Application for Planning Consent shall be made on Council's standard Application for Planning Consent form together with the following information:
- (a) A site plan showing the proposed location of the building on the property;
 - (b) Plans, evaluations, and details of the building;
 - (c) Photographs of the building showing the external appearance; and
 - (d) Details of modifications and other works to be carried out on the building such as re-cladding, painting, construction of verandahs, etc.
- 4.3** Notwithstanding that Planning Consent may be granted by Council, a building license is required prior to relocation commencing. The building will need to meet all relevant requirements under the Building Code of Australia and relevant Australian Standards.
- 4.4** If the dwelling is deemed suitable for transportation and erection on the subject lot, a condition of planning approval will be the payment of a bond of the amount of \$5,000. Refund of this bond will only occur upon fulfilment of all conditions of planning approval. Partial refunds of the bond based on progressive completion of conditions will not be considered.

5. Development Guidelines

5.1 Minimum Dwelling Standard

The following minimum dwelling standard applies:

- a) A minimum gross floor area of 60m²;
- b) At least one (1) bedroom separate from the other rooms in the dwelling; and
- c) A lounge, meals and kitchen area (may be open plan).



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To be used as a dwelling, the building will be assessed against and must comply with the requirements for Class 1 buildings under the Building Code of Australia and Australian Standards.

5.2 Energy Efficiency Requirements

A Second-hand Dwelling is required to meet the current Energy Efficiency requirements for the applicable Climate Zone contained in Part 3.12 of the Building Code of Australia. A condition requiring compliance may be included in any Planning Consent.

5.3 Amenity

When giving consideration to an Application for Planning Consent, Council shall give consideration to:

- a) The Second-hand Dwelling in its relocated position being rendered visually acceptable by the use of verandahs, screening and/or landscaping; and
- b) The design, scale and bulk of the Second-hand Dwelling being compatible with the type of dwellings that exist in the locality in which it is to be located.
- c) In recognition of the higher standards of development and amenity expected within the Residential and Rural Residential 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

6. Standard Conditions of Planning Approval

Relocated second-hand dwellings may be approved subject, but not limited to, the conditions stipulated below:

- 6.1 All development shall generally be in accordance with the approved development plan which forms part of this approval.
- 6.2 This approval shall expire unless the development hereby authorised has been completed within 12 months of the date of issue, or within any extended period for which Council has granted written consent. Any application for such consent must be made within one month of the date of expiry of the approval.
- 6.3 Any activity relating to the hereby approved development is not to cause injury to or prejudicially affect the amenity of the locality including injury, or prejudicial affection due to the emission of light,



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- 6.4 noise, vibration, electrical interference, smell, fumes, smoke, steam, soot, ash, dust, grit, oil, liquid wastes or waste products. No development shall take place on the subject site until an application for a crossover is submitted and approved by Council, unless a Council approved crossover already exists on the subject site.
- 6.5 The hereby approved relocated dwelling is to be assembled, upgraded and maintained in the following manner within twelve months of date of issue of approval to the satisfaction of the Shire of Donnybrook- Balingup:
- a) The dwelling shall be properly fixed to stumps on the subject site and effectively rejoined in compliance with all legislation;
 - b) External and internal walls, fixtures and fittings to be made good;
 - c) Doors and windows to be installed and working; and
 - d) Effluent disposal connection to be completed;
 - e) All internal and external plumbing to be completed and connected;
 - f) All electrical connections to be installed to the requirements of Western Power and shall be functional;
 - g) he dwelling is to have a high quality external finish/cladding (painted or otherwise) completed in a tradesman-like manner; and
 - h) Floors to be re-instated.
- 6.6 All debris to be removed from the subject site and left in a tidy state to the satisfaction of the Shire of Donnybrook-Balingup.
- 6.7 No person shall occupy a second-hand building until such time that a Certificate of Occupancy has been issued by the Shire of Donnybrook-Balingup.
- 6.8 A bond of \$5,000 is payable prior to the issue of a Building Licence.

Note: In some cases the following landscaping condition may be applied.

The landscaped area(s) as shown in green on the approved development plan shall be planted, established at the time of occupancy, and maintained as landscaped area to the satisfaction of the Chief Executive Officer.



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