

LPP 2.2 RELOCATED DWELLINGS

1. Introduction, background and purpose

Whilst the re-use of site-built buildings is supported, this support is conditional on the building meeting appropriate standards. The purpose of this policy is to identify the standards that would be required in addition to a normal planning approval or building licence for a relocated dwelling.

2. Application of policy

The policy applies throughout the Shire of Collie.

3. Policy objectives

- 3.1 To encourage re-use of buildings that meet community standards as detailed in the Policy statement below.
- 3.2 To identify standards that should be met when considering applications for approval to relocate dwellings to or within the Shire of Collie.

4. Policy statement

Site-built buildings may be approved for relocation into or within the Shire of Collie if the dwelling is deemed to fit the amenity of the area and meets the requirements of the Building Code of Australia (as amended).

“Dongas” or other similar temporary accommodation, are not considered to be site-built buildings.

No building intended to be relocated to or within the Shire of Collie is to be clad with and/or roofed in material containing asbestos. An application for building licence should detail the proposed cladding.

In considering an application for planning approval in respect to any relocated building local government should before granting approval be satisfied as to the impact of the proposal on the amenity of the area. If in the opinion local government a relocated building will have a detrimental affect 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 for Planning Approval may be refused.

All relocated buildings, other than Engineer designed purpose built transportable buildings, shall be subject to engineer certification confirming that the building is capable of retaining its structural integrity during the course of relocation.

Relocated buildings requiring engineering certification should, if they are to be separated into sections for ease of relocation, include the following engineering detail in any application for approval:

- (i) The manner in which the building is to be separated including the line of separation;
- (ii) Additional bracing detail confirming that the separated sections will retain their structural integrity during the course of the relocation; and
- (iii) Re-joining details particularly with respect to structural framing members including plating and fixing details.

Stump infill (stump screening) should be provided to all relocated buildings to the satisfaction of the local government.

The local government may require the proposed relocated building roof or walls to be re-clad with new material.

Date of Adoption: 27 January 2010

Resolution:

Date of Next Review: June 2015