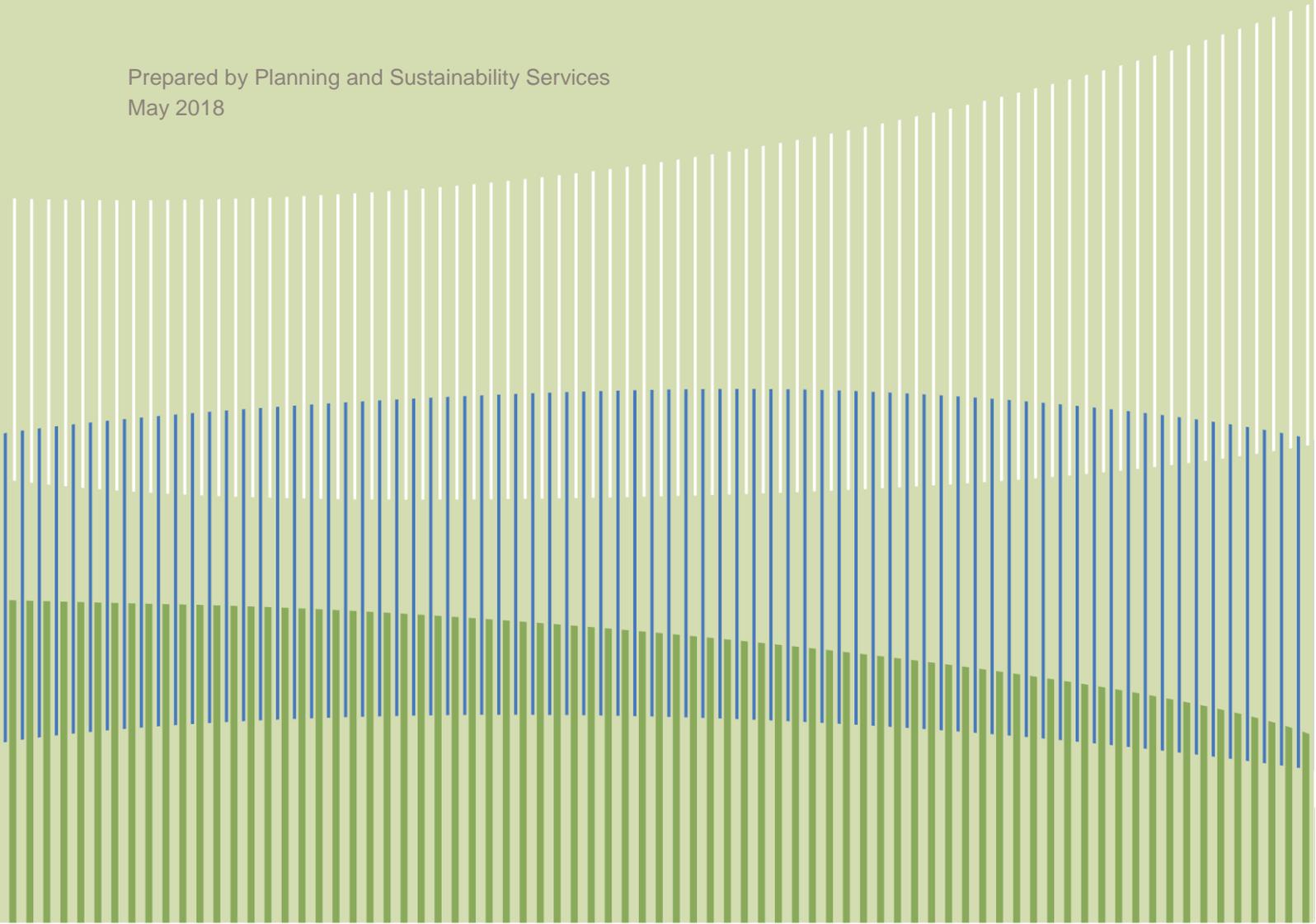


Local Planning Policy

Relocated Dwellings

Prepared by Planning and Sustainability Services
May 2018



Background

Relocated dwellings provide an alternative and affordable housing option. Traditional timber framed dwellings are a commonly used form of relocated dwelling and have the ability to enhance the Shire's rural character. Care is however needed to ensure that they are suitably designed for their context and upgraded to meet modern building standards. This will ensure that they do not detract from the quality of the Shire's landscape character nor impact on the health, safety and amenity of the occupants and the surrounding area. Particular care is needed in the case of prefabricated transportable relocated dwellings similar to those used on mining camps. This form of relocated dwelling is not normally suited to urban areas and even in rural areas special attention should be given to enhancing the design of the dwelling to ensure compatibility with the surrounding area.

This policy seeks to set out the objectives and criteria under which the Shire will support relocated dwellings.

Application / Definition

A relocated dwelling means a dwelling originally designed as a permanent structure and proposed to be uplifted from one site and transported to another, or a new or used prefabricated transportable dwelling specifically designed to be moved from location to location.

Rural areas include land located within the 'Rural', 'Farmlet', 'Special Rural', 'Hills Landscape Protection' or similar zones.

Urban areas include land located within the 'Residential', 'Residential Development', 'Canal Development', 'Special Development' or similar zones.

This policy applies to all proposals for relocated dwellings within the Shire.

This policy does not apply to sea containers as this matter is dealt with by a separate policy or to prefabricated dwellings designed to be permanently established on a single site.

Planning Approval Requirements

All proposals for relocated dwellings require the Planning Approval of the Shire prior to the commencement of construction.

Applicants will need to clearly demonstrate that their proposal meets the objectives and requirements of this policy. Applications must also meet any other requirement of the Shire's planning framework that may be applicable for a particular property under the Scheme or any applicable Outline Development Plan, Structure Plan, Local Planning Policy or Detailed Area Plan. In particular, proposals will need to meet the requirements of the Residential Design Codes.

Objectives

The objectives of this policy are:

1. To encourage the establishment of relocated dwellings in a style, construction and design that is compatible with the character and amenity of the surrounding area.
2. To preclude the establishment of prefabricated transportable dwellings in urban areas.
3. To ensure a high standard of residential building stock.
4. To ensure that second hand dwellings are suitably upgraded to meet contemporary building standards and ensure that they do not detract from the health, safety and amenity of the occupants and the surrounding area.

Requirements

Location

1. The style, construction and design of relocated dwellings are to be compatible with the character of the surrounding area. There is a presumption in favour of establishing relocated dwellings within rural areas or well established urban areas which have existing dwelling stock in a similar style and character to the proposed relocated dwelling. There is a presumption against the establishment of relocated dwellings in modern residential estates, unless it can be demonstrated that the design and condition of the relocated dwelling will not adversely impact on the character and amenity of the area.
2. In rural areas the relocated dwelling is to be sited to minimise impact on the landscape, environment and streetscape. Visually prominent locations should be avoided. Special consideration should be given for the relationship between the relocated dwelling and any existing buildings, trees and other landscape features.
3. Where a building envelope exists for a property, the relocated dwelling is to be located entirely within the building envelope. If no building envelope exists, the setbacks stipulated in the Shire's Town Planning Scheme or relevant local planning policy for the particular area are to be met.
4. In the 'Rural' zone, the relocated dwelling is to be sited in a manner that minimises the impact on the use of the land for rural purposes and so that it is separated from any potentially conflicting land uses, such as stables, intensive livestock operations or livestock yards, either on the subject land or adjacent land.

Visual Amenity

5. Prefabricated transportable dwellings in a style similar to dwellings commonly used on mining camps are not to be used as dwellings within urban areas of the Shire.
6. To enhance the standard of the relocated dwelling or its compatibility with the surrounding area the Shire may require:
 - a) alterations to the roof or the addition of verandas, window awnings or other design features to the relocated dwelling.
 - b) the external walls of the relocated dwelling to be painted, reclad or otherwise upgraded.
 - c) the planting and ongoing maintenance of suitable vegetation on the property.

Standard of Construction

7. The relocated dwelling is to be upgraded if necessary to ensure it meets a high functional standard. In particular electrical wiring, plumbing, gutters and down pipes, flooring, doors and windows are to be functioning in the correct manner.
8. The relocated dwelling is to meet the 'Class 1' building and energy efficiency requirements of the Building Code of Australia.
9. The relocated dwelling is to be structurally sufficient for transportation and reestablishment on the new site.
10. Where a relocated dwelling contains asbestos materials, then irrespective of the condition of such material, it is to be removed from the dwelling prior to its transportation. All asbestos is to be disposed of in accordance with the Health Asbestos Regulations and the Environmental Protection (Control of Waste Regulations).

Servicing

11. The relocated dwelling is to be connected to a reticulated sewerage system if available, otherwise to an appropriate onsite effluent disposal system.
12. The relocated dwelling must be connected to a reticulated water system if available, otherwise provision must be made for a supply of potable water from either an underground bore or a rainwater storage system with a minimum capacity of 90,000 litres, or a combination of these methods.

Timing

13. All works required to be undertaken to the relocated dwelling by the terms and conditions of the Shire planning and building approvals must be completed within six months of the dwelling being placed on the new site.

Performance Bond

14. The applicant is to pay a performance bond to the Shire prior to the issue of the building approval to the value of \$15,000 to secure works to be carried out to the relocated dwelling in order to bring it into compliance with the requirements of the Shire's planning and building approvals. This bond will only be returned upon the sufficient upgrading of the dwelling.

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM11/132 – 25/8/2011	OCM11/211 – 27/10/2011	Adopted

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