

## Policy B.08 Resited Transportable Residences



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### **Objective**

To determine requirements relating to resited/transportable residences.

### **Statement**

Relocated houses may not be brought into the shire until a building permit is issued.

The re-erection of a second-hand building that has been removed and transported from another site or from another location on the same site shall be regarded as being the erection of a new building. A demolition permit shall be obtained from the local government in which the building is located prior to removal.

Houses clad with asbestos cement sheeting will be permitted, provided the cladding is undamaged and the relocation complies with the Health (Asbestos) Regulations, 2012, specifically:

1. That part of the building built wholly or partly with asbestos cement sheet is not substantially dismantled.
2. A person shall not cut or deliberately break asbestos cement sheet for the purpose, or in the course of moving a dwelling/house built wholly or partly with asbestos cement sheet. (See note 2 - Conditions).

A building application will comply with clause 5.17 of Town Planning Scheme No 2 and clause 1.7 of the Residential Planning Codes.

The visual amenity of the building shall be brought up to the required standard within three (3) months of being placed on the lot.

The application shall include:-

1. **STRUCTURAL ENGINEER'S REPORT:** The dwelling is to be inspected by a practising Structural Engineer who is to issue a full report, stating that the proposed dwelling is in a sound structural condition and can be transported and relocated on a stump floor system. The report must also detail any defects in relation to cladding, roofing, etc and repairs necessary to bring the house up to the required standard.
2. **PHOTOGRAPHS** of each elevation.
3. **BUILDING PLANS** of the dwelling as per the Building Regulations, 2012.

4. SEPTIC TANK application form and plans.
5. The BUILDING Permit FEE and bond (cash or bank guarantee) must be paid prior to the issuing of a building permit. The Chief Executive Officer is authorised to make progressive refunds (a maximum of 2 refunds) of the bond as the required works are finished.

*NOTE: Relocation into the Shire prior to the permit fee and bond being paid may result in prosecution and the offender will be required to remove the house and relocate it outside the Shire boundary.*

### CONDITIONS

1. Stumps may be of timber, steel or concrete. All timber stumps and sole plates to be of new jarrah or other hardwood approved by the Building Surveyor. No second-hand wood stumps or sole plates to be used.
2. All damaged sections of external wall cladding, and roof sheeting shall be replaced with new material to match existing.
3. If more than 10% of roofing sheets, gutters, ridge caps or flashings are affected by rust then those sheets or materials must be replaced with new roofing materials to match existing.
4. Any damaged or rusted gutters or downpipes are to be replaced with new materials to match existing.
5. Any damaged tiles to be replaced with new tiles of the same colour and design as the existing tiles.
6. All external items (architraves, fascia's, barge boards etc) are to be replaced with new material where necessary due to damage incurred in transit, splitting, rot or other reason, to match existing.
7. All windows and openings are to comply with the Building Code of Australia. All broken glass in the dwelling is to be replaced, all windows and doors to open freely and locks and catches are to be easily operable.
8. The dwelling to give an aesthetically pleasing and professionally finished appearance.
9. The building is not to be occupied prior to final inspection by the Building Surveyor.
10. The Shire at all times reserves the right to revoke the above building permit and require the building to be removed from the site, in the circumstances where damage sustained by the dwelling during sectioning, transport or re-erection renders the building to be, in the opinion of the Shire, of an unacceptable standard for relocation to the site.
11. Cement tiled roofs shall be replaced with new material being either clay tiles, zincalume or colourbond sheeting.
12. Clay tiled roofs shall be cleaned to the satisfaction of the Building Surveyor.
13. Applicants are encouraged to erect verandahs over all external doors and a full length patio, a minimum of 2.4 metres wide, to the rear of the building. Materials shall be new.

14. Other conditions may be imposed as the Shire sees fit.

<b>POLICY NO.</b>	B.08
<b>POLICY SUBJECT</b>	<b>Resited Transportable Residences</b>
<b>ADOPTION DATE</b>	17 June 2004
<b>LAST REVIEW DATE</b>	18 June 2020