

## **SHIRE OF DENMARK**

### **TOWN PLANNING SCHEME POLICY NO. 12.1**

#### **RELOCATED DWELLING/S**

##### **AIM:**

To provide control over the placement of relocated dwellings within the Shire and ensure that the finished standard of the dwelling/s is compatible to those surrounding.

##### **JUSTIFICATION:**

- (i) The increased use of relocated dwelling/s as a form of housing and the difficulties which are continually encountered in ensuring that they are completed to an acceptable standard.
- (ii) Relocated dwellings are a discretionary (AA) use in the Residential, Professional Offices, Rural and Rural Multiple Occupancy Zones.

##### **POLICY:**

- (1) All proposals for relocated dwellings shall be required to obtain a planning scheme consent under the provisions of Town Planning Scheme No.3. This consent shall be obtained before the house can be relocated onto any property. Any application shall be accompanied by:
  - relevant application fee
  - photographs of the front and rear of the dwelling
  - details of its existing location
  - a proposed site location plan
  - any proposed landscaping or screening of the site
  - any additional information required by the R Codes
- (2)
  - i) A condition shall be placed on the Notice of Approval of Planning Consent requiring the application/owner to enter into an agreement with Council to abide by the conditions of the approval and to provide a bond/bank guarantee as surety for the completion of the relocated dwelling to a standard of presentation acceptable to Council. This shall be a minimum of \$5,000.
  - ii) Council will release the bond/bank guarantee in full upon being satisfied that the building is completed to a suitable standard.
  - iii) A portion of the bond/bank guarantee may be released upon satisfactory installation of the on-site effluent disposal system.
- (3) Planning Consents issued for the relocated dwelling/s will be limited to 12 months maximum duration.
- (4) Where a relocated dwelling is not completed to an acceptable standard within the specified time, the Council may in accordance with Clause 8.3.1 of the Scheme and Section 10 of the Town Planning and Development Act 1928, institute action to require the building to be removed, pulled down, altered or otherwise made to comply with the Scheme and the Notice of Approval of Planning Consent.

This policy supersedes TPS Policy No. 12.

*Adopted on 12<sup>th</sup> November, 2002 in accordance with clause 8.2 of Town Planning Scheme No. 3*

## Did you know?

Relocating an existing house can be a great way to recycle existing building materials and reduce the carbon footprint of your home.



# NEED MORE INFORMATION?

Head to [denmark.wa.gov.au](https://denmark.wa.gov.au)

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am-4pm Mon-Fri)

# RELOCATED HOUSES



Current at 22 May 2023



20 June 2023 - Attachment 9.1.2b

## Do I need approval to relocate a house?

Yes, if you are hoping to relocate an existing house you will need both planning approval and a building permit.

This includes any house, transportable or other building that has previously been erected on another site, whether lived in or not.

This does not include an entirely new prefabricated or modular building that has been manufactured off-site in a factory or builders yard (all other standard planning requirements apply).

Our aim is to make sure that a relocated house is compatible with the area, finished to an appropriate standard, and completed in a timely manner.



## Can I relocate a house anywhere?

You can apply for planning approval for a 'Relocated Dwelling' if your land is within the Residential, Rural, Rural Multiple Occupancy or Professional Office zones.

You cannot apply if your land is located within any other zone, including the Special Residential and Special Rural zones.

Please also check whether there are any covenants or restrictions on your property title.

## What do I need to make an application for approval?

The Shire's Development Application Checklist provides details of all the information you will need to provide when preparing an application for planning approval.

For a Relocated Dwelling you may be asked for additional information such as external building materials/ finishes, a landscaping plan, photographs of the building and a works schedule with expected timeframes.

To make sure a relocated house is finished to an appropriate standard the Shire may require certain works to be subject to payment of a bond. A bond will be released upon completion of those works.

## Building Permit Requirements

When relocating a building you may need to make improvements so that it meets the standards of the current *Building Code of Australia*. If the use of the building before and after relocation are the same, improvements may be limited to life and safety requirements (such as structural and fire safety provisions of the Code).

If the new location for the building is within a designated bushfire prone area you will also need a Bushfire Attack Level (BAL) assessment and to make improvements to meet the relevant construction standard.

Asbestos is required to be removed before relocating a building.

Speak to a registered builder or building surveyor for more advice.

## Traffic management requirements

Please contact your transport company or Main Roads WA for advice and assistance with permits for oversize loads.

