



1. POLICY AREA

This Policy applies to all areas covered by the Shire of Gingin Local Planning Scheme.

2. POLICY OBJECTIVE

- 2.1 To provide guidelines for the location and development of second-hand relocated and transportable dwellings.
- 2.2 To ensure that the location and development of second-hand relocated and transportable dwellings within the Shire only occurs in a manner that is consistent with the objectives of the Local Planning Scheme and relevant zoning.

3. POLICY STATEMENT

3.1 Overview

In assessing applications/proposals in respect of second-hand relocated and transportable dwellings, the following table shall apply:

Dwelling Type	Second-hand relocated houses which are not purpose-built for transportation	Second-hand transportable dwelling
Area of Locality		
Townsites – Urban Areas	X ⁽¹⁾	D
Rural Living Areas and Industrial	X	P
Rural Area	P	P

- X Not Permitted
- D Council Discretion
- P Permitted for officers to approve

(1) Notwithstanding the above, Council would be prepared to consider applications where all external materials of the dwelling are to be replaced with new materials (i.e. cladding of roof/walls).

3.2 Application Procedure

All Applications for Planning Consent to transport and use a second-hand relocated/transportable dwelling must be accompanied by the following:

- 3.2.1 photographs clearly showing four (4) cardinal elevations of the building;
- 3.2.2 floor plans, elevations, cross sections, site plan and specifications;
- 3.2.3 a septic tank application form;
- 3.2.4 certification from a practicing structural engineer that the design of the building is suitable for transportation and re-erection; and
- 3.2.5 certification from a registered pest control company that the building is free from termites.

3.3 Asbestos Roofing

Second-hand relocated/transportable dwellings with asbestos roofing are required to have the asbestos cladding removed prior to relocation and replaced with new material.

3.4 Inspection Fee

Second-hand relocated/transportable dwellings intended for re-erection within the Shire shall be subjected to an inspection by a Building Surveyor for an inspection fee of \$150.00. The amount paid will not be refunded in the event of a Planning Consent or a Building License being refused.

3.5 Amenity

When giving consideration to an application for planning consent, Council shall give consideration to:

- 3.5.1 The building in its relocated position being rendered visually acceptable by the use of verandahs, screening or planting;
- 3.5.2 The design, scale and bulk of the proposed building being compatible with the type of buildings that exist in the locality in which it is to be erected.

3.6 Bond

As a condition of planning consent for a second-hand relocated/transportable dwelling a \$5,000 bond is to be lodged with the Shire. Bank or other guarantees are not acceptable. This money will be refunded when the following requirements have been satisfied:

- 3.6.1 The second-hand relocated/transportable dwelling is transported to the site and stumped, joined, all walls internal and external made good, all doors and windows in working order and all external surfaces repainted to the satisfaction of the Shire's Building surveyor, and the house complies with the Building Codes of Australia.

3.6.2 All drains and plumbing are completed and the site cleared of all debris including any broken wall cladding.

3.6.3 The time for completion of work is 6 months from the issue of Building License but where the external paint work or appearance of the building is considered by the Building Surveyor/Environmental Health Officer to require attention within one calendar month of the arrival of the dwelling on the site.

3.7 Forfeiture of Bond

Failure to comply with all conditions will result in forfeiture of the bond and removal of the building unless otherwise determined by Council.

[Adopted 15 January 2013]