

Relocated Dwellings

Objectives

- To provide clear standards as to what constitutes an acceptable type of relocated dwelling.
- To ensure the style, materials, condition, and design of a relocated dwelling is in keeping with the character of the area within which the dwelling is to be sited.
- To provide a process for dealing with relocated dwellings.
- To ensure that Council does not facilitate an increase in asbestos clad dwellings within the Shire.

Definitions

Relocated dwelling means an existing residential building that is proposed to be transported and re-installed on another site and does not include new prefabricated or transportable buildings.

Structural Certification means certification from a qualified structural engineer confirming the building is suitable for transport, lifting, placement, alignment and connection to new foundations and tie downs in new location.

Scope

This policy applies to all proposals involving the relocation of a dwelling (in whole or part) to land within the local government area.

Policy

1. General

1.1 All relocated dwellings require development approval (where applicable under the Local Planning Scheme) and a building permit prior to relocation.

1.2 No commitment is to be made to relocate a dwelling until all approvals have been granted.

1.3 Council will assess each proposal having regard to:

- The age, condition and structural integrity of the building;
- Suitability for transport and installation;
- Compatibility with the streetscape and surrounding development; and
- Impact on the amenity of the locality.

2. Information to be Submitted

2.1 Applications shall include, but are not limited to:

- Site plan showing location, setbacks and existing development;
- Floor plans and elevations;
- Recent photographs of all building elevations;
- Details of external materials, finishes and colours;
- Structural engineer's report or certification confirming suitability for relocation;

- Evidence the building will comply with the National Construction Code, Building Code of Australia (NCC) current additions including amendments, on completion; and
- Confirmation regarding the presence of asbestos if applicable.

3. Consultation

- 3.1. The local government may seek comment from adjoining and affected landowners.
- 3.2. Submissions received will be considered in the assessment of the application.

4. Assessment Criteria

- 4.1. Council may require modification to the design, siting, or external appearance of the dwelling to ensure:
 - Compatibility with surrounding development;
 - Acceptable streetscape presentation; and
 - Maintenance of local amenity.

5. Conditions of Approval (Building Permit)

- 5.1. The following conditions apply to any approval issued for a Building Permit for a relocated dwelling:
 - Compliance with Legislation
- 5.2. The relocated dwelling, upon completion, shall comply with:
 - The National Construction Code (NCC) (including the Building Code of Australia), as applicable at the time of building permit approval;
 - The *Building Act 2011* (WA) and *Building Regulations 2012* (WA), including requirements relating to relocated buildings; and
 - Any other relevant written law applicable to the development.

6. Occupancy and Certification

- 6.1. The building shall not be occupied until:
 - All works have been completed in accordance with the Building Permit; and
 - A Notice of Completion has been submitted, and the local government is satisfied that the building is suitable for occupation.

7. Asbestos Management

- 7.1. Any asbestos-containing materials must be removed prior to transportation of the dwelling, unless otherwise approved in accordance with relevant legislation.
- 7.2. Removal and disposal must be carried out in accordance with the *Work Health and Safety Act 2020* (WA) and associated regulations.
- 7.3. Written certification from a suitably licensed contractor confirming removal and disposal of asbestos is to be provided prior to the building being relocated.

Authorisation Details

References:	<i>Public Health Act 2016</i> <i>Building Act 2011</i> <i>Building Regulations 2012</i>		
Authorised by:	Council		
Date:	27 June 2003	Item No.	9.1.3
Review/Amendment Date	3 July 2026	Minute No.	2026/197
Next Review	Every four years		
Responsible Directorate	Regulatory Services		
Responsible Officer	Manager Strategic & Statutory Planning		
File No.			