



Shire of Wyndham East Kimberley
Council Policy Manual
LPP7

POLICY NO:	LPP7
DIVISION:	Development Services
SUBJECT:	Relocated and Transportable Buildings
REPORTING OFFICER:	Executive Manager of Development
ENABLING LEGISLATION:	Town Planning Scheme No 7 - Kununurra & Environs Town Planning Scheme No.6 - Wyndham

OBJECTIVE:

This policy is intended to:

- Ensure an acceptable quality of development is achieved that does not detrimentally affect the amenity and streetscape of a locality.
- Establish clear guidelines for the assessment of proposals to transport or relocate new and 'second-hand' buildings to land within the Shire.

POLICY:

1.0 Introduction

This Policy seeks to provide a level of clarity as to the requirements for relocation of previously used buildings and the transportation of purpose built new or near new pre-fabricated buildings.

In many circumstances relocated buildings are 20 – 40 years of age and are often clad with asbestos, which when transported can present a significant health risk. Additionally, the structural integrity of the building needs to be considered, particularly with the use of 'second hand' materials, and design and placement of the building requires due consideration to its presentation and harmony with surrounding environs.

To the contrary transportable buildings are usually designed and pre-fabricated for transportation with a specific purpose, and therefore do not require the same level consideration and assessment.

2.0 Definitions

2.1 **“Relocated Building”** (previously used) *means a building that was originally designed, constructed for purpose and is capable of being relocated and re-used on another site for the same purpose.*

2.2 **“Transportable Building”** (new or near new) *means a new prefabricated building that is designed & constructed for transport to a site on a design for purpose basis.*

3.0 Policy Statements

3.1 An application for transportable building shall be accompanied by a relevant building licence application inclusive of site plan, floor plan, elevations, working drawings and specification, engineering certification, and energy efficiency assessment.

3.2 The application for a Relocated Building (previously used) shall be accompanied by:

- a) A floor plan of the re-located building drawn to scale of no less than 1:100;
- b) A series of photographs of each elevation of the relocated building prior to it being dismantled showing its standard of presentation;
- c) A site plan of the property where the building is being relocated too showing the proposed location of the relocated building (and effluent disposal system if applicable) in relation to boundary setbacks, natural features, and existing buildings;
- d) A detail report on the structural integrity of the relocated building prepared by a certified Building Surveyor or practicing structural engineer;
- e) An energy efficient assessment should the intended use of the building be for residential habitation;
- f) A written submission from the proponent detailing the proposed works to be undertaken to the relocated building to improve its visual presentation and ensure it complies with the relevant building and health standards as required under the *Building Code of Australia* and the *Health Act 1911*.

3.3 The Local Government may not support the placement of a transportable or relocated building on a particular property should there be concern regarding design and aesthetic presentation of the building that could have an adverse affect on the quality of housing stock in a specific area or locality.

- 3.4 A relocated or transportable building shall not be sited on a property within the Shire without planning consent and a building licence being first obtained from the Local Government.
- 3.5 Any dwelling containing or suspected of containing asbestos must be considered by Shire's Environmental Health Department prior to relocation. If asbestos is determined as present, it shall be removed prior to the building it being transported in the Shire. Any removal of asbestos must comply with WorkSafe WA Asbestos Handling Guidelines.
- 3.6 The Local Government at its discretion may impose conditions requiring the relocated building to be re-roofed, re-clad and/or re-painted within a specified time frame to ensure the building presentation is of an acceptable standard to the Council.
- 3.7 The Local Government at its discretion may impose a bond or bank guarantee to a minimum value of \$7,500 to ensure that any condition on the approval is observed and met to the satisfaction of the Local Government.

ADOPTED: 15 December 2009

AMENDED:

REVIEWED: