



## **Policy 4.2.9 – Housing Standards and Re-located Dwellings**

### 1. Policy

#### **Housing Standards**

It is Council's policy that the Principal Building Surveyor highlights in a report to Council any building application that, if approved, in the opinion of the Principal Building Surveyor, may be out of harmony with the existing buildings in the locality. The applicant for any such building is to be advised that Council may not approve the application under the provisions of clause 9.8 of Town Planning Scheme No. 1, however, the applicant will have a right of appeal.

#### **Re-located Dwellings**

It is Council's general policy to decline to support applications for approval to erect re-located dwellings within any townsite boundary because of the usual undesirable aesthetics associated with such a building's construction. However, the Council will consider each application on its merits.

In considering whether or not to grant approval for a re-located dwelling within any townsite, the Council will have regard to:

- the appearance and external materials of the dwelling, and any proposed alterations thereto;
- the amenity of the locality;
- the visual prominence of the site; and
- all applicable statutes, local laws and regulations relating to dwelling houses applicable both to the relocated dwelling and the lot upon which it is to be located following transportation.

In granting approval for a re-located dwelling, the Council may impose conditions including conditions which:



- require the applicant or owner to obtain a special building permit in accordance with building regulations 2012 i.e. 6 months' renewable.
- require the applicant or owner to provide a bond or bank guarantee to Council as surety for the completion of the re-located dwelling to a standard of presentation acceptable to the Principal Building Surveyor within a specified time frame;

The Principal Building Surveyor is authorised to approve applications for re-located dwellings within rural areas (i.e. "intensive farming", "general farming" and "special rural"). The planning consent is to contain a condition that the applicant is to lodge a bank guarantee or performance bond to the value of \$2,000 which will be released in full when any works required (as specified in the building permit by the Principal Building Surveyor) are completed, or released on a pro-rata basis, at the discretion of the Principal Building Surveyor.

It is Council's policy that any building containing asbestos in its cladding or roofing or limpart asbestos used for insulation, etc will not be permitted to be re-located within the Shire District.

## 2. Strategic objective

The policy aligns to the following strategic objective:

	<p>We have a balanced respect for our natural assets and built environment, retaining our lifestyle values and community spirit.</p>
	<p>Strong civic leadership representing the whole of the Shire which engages in effective partnerships and reflects the aspirations of an engaged community.</p>

## 3. Definitions

- Nil.

## 4. Legislation

- Nil.

## 5. Related documents

- Former Council Policy Number 19.6.

Responsible officer	Director Sustainability
Responsible team	Building
Responsible area	Building Department

Version control	Date	Resolution	Number
Version 1	24.03.1997	Resolution	
Version 2	23.09.2008	Resolution	08/416
Version 3	13.11.2013	Resolution	13/363