



SHIRE OF MOORA TOWN PLANNING POLICY
for
RELOCATED BUILDINGS

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Local Planning Policy

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1.0 PURPOSE:

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

2.0 SCOPE:

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 OBJECTIVE:

- 3.1 To ensure the relocated building presentation is of an acceptable standard to that of the locality.
- 3.2 To ensure that any relocated buildings does not detract from an existing (or reasonably desired) streetscape.
- 3.3 To enable the local government to retain such monies (bonds) to ensure the desired standard of development is achieved.

4.0 POLICY STATEMENT:

4.1 Definitions

- 4.1.1 For the purposes of this policy a “Relocated Building” means a dwelling or outbuilding that has been previously constructed/located on a different property yet has the ability to be dismantled in whole (or in part) for the purpose of being transported and sited on another property.
- 4.1.2 A purpose designed, new transportable building (e.g. a “kit home”) is not considered a relocated building when first being located on a lot. Subsequent moving of the building is subject to this policy.

4.2 Location

In general, relocated buildings are not considered appropriate in the “Urban Precinct” areas of the Town Planning Scheme as they would be contrary to the objectives of those areas. In addition, in newly created subdivisions, it is often the case that design guidelines are attached to the sale of the land which may prohibit the placement of a relocated building on the property. The onus is on the applicant to source this information if this is the case, as the local government does not administer these types of guidelines.

4.3 Cladding

All external asbestos cladding shall be removed from the relocated building prior to it being transported, and (unless specific approval is given otherwise) be replaced with new material.

4.4 Conditions

Buildings that are relocated are often in poor condition and as such the local government may impose conditions to ensure the building presentation is of an acceptable standard to enhance the streetscape appearance. Such conditions may include (but are not limited to) the following:

- a. need for additional setbacks over and above the prescribed minimum and the need for screening/landscaping;
- b. a bond/bank guarantee and legal agreement to ensure the external appearance of the relocated building has completed to the approval of the local government;
- c. the space between the ground level and the floor level being suitably enclosed; and
- d. the roof and/or walls being clad of non-reflective materials and be consistent or complimentary in colour with the surrounding natural landscape features or desired streetscape.

4.5 Bonds/Guarantees

Prior to the issue of any building licence for a relocated building the local government shall require the lodging of

- a. a bond amount equivalent to 20% of the estimated value of the approved works to be undertaken to ensure the building presentation is of an acceptable standard, with a minimum amount of \$5,000 for residential houses;
- b. a bond amount equivalent to 10% of the estimated value of the approved works to be undertaken to ensure the building presentation is of an acceptable standard, with a minimum amount of \$1,000 for other buildings (such as sheds or the like); and
- c. a legal agreement stating that the bond will be forfeited if the approved works are not carried out within the approved timeframe.

4.6 Application Requirements

- 4.6.1 Photographs will need to be submitted that clearly illustrate the in-situ condition and appearance of the entire building (all sides and roof).
- 4.6.2 Clear and concise details of proposed works to be undertaken to ensure the relocated building presentation is of an acceptable standard to that of the locality. This will generally include elevations of the proposed finished works.
- 4.6.3 A clear timeframe for the completion of the above works, with such time frame to be as short as practicable and a maximum of 12 months.
- 4.6.4 Any other additional information required to demonstrate that the building will be aesthetically acceptable and comply with the objectives of this policy.

4.7 Consultation

The local government may choose to advertise an application should it be concerned at the appearance or proposed location of the relocated dwelling.

5.0 REFERENCE:

The Shire of Moora Town Planning Scheme(s) and the Planning & Development Act 2005.

6.0 RESPONSIBILITIES:

The Town Planning Department as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer to advertise any application (Clause 4.7).

7.0 ADOPTION:

Version 1 (draft for advertising) 21ST November 2012 (final – no submissions received)

Version 2