

## **SHIRE OF DENMARK**

### **TOWN PLANNING SCHEME POLICY NO. 12.1**

#### **RELOCATED DWELLING/S**

##### **AIM:**

To provide control over the placement of relocated dwellings within the Shire and ensure that the finished standard of the dwelling/s is compatible to those surrounding.

##### **JUSTIFICATION:**

- (i) The increased use of relocated dwelling/s as a form of housing and the difficulties which are continually encountered in ensuring that they are completed to an acceptable standard.
- (ii) Relocated dwellings are a discretionary (AA) use in the Residential, Professional Offices, Rural and Rural Multiple Occupancy Zones.

##### **POLICY:**

- (1) All proposals for relocated dwellings shall be required to obtain a planning scheme consent under the provisions of Town Planning Scheme No.3. This consent shall be obtained before the house can be relocated onto any property. Any application shall be accompanied by:
  - relevant application fee
  - photographs of the front and rear of the dwelling
  - details of its existing location
  - a proposed site location plan
  - any proposed landscaping or screening of the site
  - any additional information required by the R Codes
- (2)
  - i) A condition shall be placed on the Notice of Approval of Planning Consent requiring the application/owner to enter into an agreement with Council to abide by the conditions of the approval and to provide a bond/bank guarantee as surety for the completion of the relocated dwelling to a standard of presentation acceptable to Council. This shall be a minimum of \$5,000.
  - ii) Council will release the bond/bank guarantee in full upon being satisfied that the building is completed to a suitable standard.
  - iii) A portion of the bond/bank guarantee may be released upon satisfactory installation of the on-site effluent disposal system.
- (3) Planning Consents issued for the relocated dwelling/s will be limited to 12 months maximum duration.
- (4) Where a relocated dwelling is not completed to an acceptable standard within the specified time, the Council may in accordance with Clause 8.3.1 of the Scheme and Section 10 of the Town Planning and Development Act 1928, institute action to require the building to be removed, pulled down, altered or otherwise made to comply with the Scheme and the Notice of Approval of Planning Consent.

This policy supersedes TPS Policy No. 12.

*Adopted on 12<sup>th</sup> November, 2002 in accordance with clause 8.2 of Town Planning Scheme No. 3*

---