

## CITY OF BUNBURY

### LOCAL PLANNING POLICY - *RECYCLED DWELLINGS*

**PURPOSE:** To provide guidance to developers, the community and Development Services staff on the procedures and requirements for the locating of transportable dwellings within the City of Bunbury.

**OBJECTIVE:** To ensure recycled dwellings are of a high standard and quality in keeping with the surrounding area.

**GUIDELINES:**

#### **Application & Assessment Process**

Prior to the dwelling being moved from its existing location, the following information is required to be lodged with Development Services to enable an assessment of the proposal to be undertaken:

- A letter submitted requesting consideration of the relocation of such a dwelling – with details being provided on the current location and the proposed location (including a site plan showing the location of the new dwelling on-site); contact details to gain access to the current location.
- Photograph of the dwelling in its current location.
- Payment of inspection fee – as per Council's Schedule of Fees & Charges (NB: should the structure be unacceptable the fee is not refundable).

Upon receipt of the request, an inspection of the recycled dwelling in its existing location will be undertaken by Development Services to determine the suitability of the dwelling in the context of the proposed site, the ability for transportation to occur and to ensure that the dwelling can comply with the necessary Building and Health requirements.

Should the dwelling be suitable for relocation to the proposed site, the applicant will be advised accordingly and requested to submit a building licence application – normal building fees and application requirements shall apply.

At the same time as lodging the building licence application, the applicant must lodge a \$1,500 bond with the City (in the form of a cash payment or bank guarantee). With regards to the disposal of the bond the bond will be refunded on the following basis:

- 1) The dwelling, when transported to the site, must be stumped, properly joined, and windows internal and external made good, all doors and windows to be in working order - at this stage \$500 will be released;
- 2) When all septic tanks and wells and plumbing are completed, a further \$500 will be released;
- 3) A final refund will be made when the work is completed to the satisfaction of the Manager Development Services and Manager Health, including any upgrading and landscaping requirements, and the site cleared of all debris.

Conditions that may apply include, but are not limited to:

- All asbestos is to be removed in accordance with "Health (Asbestos) Regulations 1992" prior to the moving of the dwelling from its current location.
- The dwelling may be required to be upgraded (eg. painting) to ensure the dwelling is of a high standard and quality in keeping with the surrounding area.
- The site may require to be landscaped to assist with the visual amenity of the dwelling.

<b>COUNCIL DECISION NO/ DATE:</b>	47/03 – 18 February 2003
<b>SOURCE OF POLICY:</b>	Development Services
<b>REVIEW RESPONSIBILITY:</b>	Development Services
<b>REVIEW DATE:</b>	June Annually or As Required

**Disclaimer**

*While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.*

*It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.*