

POLICY TYPE:	LOCAL PLANNING POLICY
DATE ADOPTED:	

POLICY NO:	5
DATE LAST REVIEWED:	

LEGAL (PARENT):	<i>Shire of Wandering Town Planning Scheme No. 3</i>
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LEGAL (SUBSIDIARY):	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
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DELEGATION OF AUTHORITY APPLICABLE:	Nil
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DELEGATION NO.	
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ADOPTED POLICY	
TITLE:	Second-hand Buildings and Materials
OBJECTIVE:	<ul style="list-style-type: none"> To outline what is required to satisfy “Part 5 – General Development Requirements” contained within the Shire of Wandering Town Planning Scheme No. 3. This policy applies to the whole Shire.

DEFINITIONS

“Second-hand Materials” means any construction materials that have previously been used in the construction of any other structure.

“Second-hand Relocated Dwelling” means a dwelling which has previously been located on another site other than on the lot upon which it is to be placed, has previously been used for human habitation and includes a skid mounted transportable unit, donga and/or a light weight prefabricated building.

“Second-hand building” shall include any building or outbuilding which has previously been located on another site other than on the lot upon which it is to be placed, and may include a second-hand relocated dwelling.

POLICY STATEMENT

SECOND-HAND BUILDINGS

- All proposals for the relocation of second-hand buildings to the Shire of Wandering shall be subject to Council approval.
- All second-hand buildings shall be subject to engineering certification confirming that the building is capable of retaining its structural integrity during the course of relocation. Obtaining the certification is the responsibility of the applicant.
- All second-hand buildings, if separated into sections, shall include the following engineering details:
 - The manner in which the building is to be separated including the line of separation.
 - Additional bracing details confirming that the separated sections will retain their structural integrity during the course of the relocation.
 - Re-joining details particularly with respect to structural framing members including plating and fixing details.
- All applications shall be forwarded to the Shire of Wandering on the appropriate forms with three (3) recent photos of the second-hand building and may include lodgement of a bond to be determined by Council, refundable on completion of the project to the satisfaction of the Shire.
- All health and building legislative requirements will be applicable to all second-hand buildings even though those requirements may not be stipulated on the approved plans.
- Any buildings containing asbestos will not be approved for relocation into the Shire of Wandering.

COMPLIANCE STAGES

Stage One - within 6 months of the date of planning approval being issued (25% Bond refund):

- (a) The dwelling is correctly positioned on site as depicted on the approved plan;
- (b) The dwelling is correctly stumped or suitably affixed to the ground and the site is filled and/or drained satisfactorily, such that it is structurally adequate in accordance with the engineer's certification; and
- (c) The dwelling is up to lock up stage (all external windows, doors and fittings/fixtures installed/repaired).

Stage Two - within 9 months of the date of planning approval being issued (25% Bond refund):

- (d) All gutters, fascia and downpipe work completed to the satisfaction of the Shire;
- (e) All roof end/roofing work is completed (flashings on ridge and gable ends installed); and
- (f) All external surfaces are painted or reclad in accordance with the painting and building approvals (including wall, doors, windows surrounds, sills etc).

Stage Three- within 12 months of the planning approval being issued (50% Bond refund):

- (g) Compliance with planning conditions has taken place;
- (h) An approved effluent disposal system has been installed. The system has been inspected by the Environmental Health Officer and a permit to use has been issued;
- (i) Completion and certification of all electrical work;
- (j) Completion and certification of all plumbing work;
- (k) All wet area tiling completed in accordance with the Building Code of Australia;
- (l) Kitchen fit-out completed (cupboards/benches and stove/hotplate installed etc);
- (m) Building has reached practical completion stage; and
- (n) All debris removed from building site and site to be kept neat and tidy to the satisfaction of the Shire.

SECONDHAND MATERIALS

Written permission shall be obtained from Council before the use of second-hand materials for the construction of fences and outbuildings.

ADOPTION

Adopted by Council at its meeting of the _____ 2020