

○ 1.3 Buildings – Relocatable Dwellings: Conditions of Approval Policy

OBJECTIVE

- To protect the visual amenity of the Residential, Rural Residential or Rural zoned areas of the Shire of Williams by ensuring that an acceptable standard of building is maintained.
 - To specify the circumstances under which Council may allow the relocation of a second-hand transportable dwelling into a Residential, Rural Residential or Rural zoned land.
 - To outline the requirements and standards that are necessary to obtain development (planning) and building approvals to relocate a second-hand dwelling into a Residential, Rural Residential and Rural zoned area.
-

STATEMENT

The transportation to the Shire of Williams, especially in the gazetted townsite, of a second hand transportable dwelling house has the potential to have a negative impact upon the visual amenity of areas in which they are located.

In order to guard against potential negative impact of such dwellings, the Shire requires that all proposals of this type be submitted to Council for planning approval.

GUIDELINES

The transportation into a Residential, Rural Residential or Rural zoned area of the Shire of Williams of a second-hand transportable dwelling (relocatable dwelling) may be permitted, subject to the following:

1. Applications are subject to the proponent submitting a Development Application.
2. All applications to relocate a dwelling into a Residential or Rural Residential or Rural zoned area are required to be presented to Council prior to approval being granted.
3. No dwelling containing asbestos is permitted to be relocated into or within the Shire unless all asbestos is removed and replaced with suitable alternative materials prior to its transportation.
4. All relocatable dwellings are to be inspected by the Environmental Health Officer/Building Surveyor prior to transport into the Shire at the proponent's cost.
5. Building plans as per the requirements of the *Building Regulations 2012*, plus certification from a structural engineer as to structural soundness and stumping requirements are required to be submitted.
6. All stumps and sole plates (if applicable) are to be new materials
7. Any damaged or rusted building materials to be replaced to the satisfaction of the EHO/BS.
8. If deemed necessary by the EHO/BS, all external portions of the dwelling to be painted to the Shire's satisfaction.
9. If deemed necessary by Council, to improve the appearance of the dwelling, a veranda to the Shire's satisfaction may be required to be erected.
10. All exposed portions of the dwelling between ground level and the underside of the floors to be screened, by the use of new materials such as Colorbond, fibro cement, termite resistant lattice or bird boards.
11. No occupation of the dwelling is to occur until a final inspection of the dwelling by the EHO/BS has taken place and those conditions necessary for habitation have been cleared.

Responsible Officer	Chief Executive Officer Environmental Health Officer and Building Inspector
History	Adopted 18 June 2008 (Resolution 300/08) Minor update – revised language 21 April 2021 (Resolution 97/21) Review and update October 2025 (Resolution 172/25)
Delegation	BLD 1 - Building Matters Permits, Certificates and Orders BLD 4 – Building Licences PLN 1 – Planning Matters
Relevant Legislation	Planning and Development Act 2005 Building Act 2011
Related Documentation	Shire of Williams Town Planning Scheme No 2