

Policy Title:	AMENITY AND AESTHETICS CONSIDERATIONS FOR THE RELOCATION OF DWELLINGS
Policy Subject:	Building
Policy No:	#2886822v5
Directorate:	Development & Community
Department:	Regulatory Services
Section:	Development Compliance
Responsible Officer:	Executive Manager – Regulatory Services
Authorised by:	Director Development & Community
Adopted Date:	4 March 2015
Review Date:	24 March 2023
Amended Date:	24 March 2021
Risk Assessment:	Medium

OBJECTIVE

To ensure that the *relocation* of a dwelling from one allotment to another does not detract from the *amenity* or *aesthetics* of the area, or likely *amenity* or *aesthetics* of the area.

POLICY**Intent**

In accordance with Council's resolution of 1 August 2012 and under the provisions of the *Planning Regulation 2017*, Schedule 9, Div 2, Table 1 (Amenity and aesthetic impact of particular building work), it is recognised that the relocation of a dwelling from one allotment to another may -

- (i) have an extremely adverse effect on the amenity, or likely amenity of the locality, or
- (ii) be in extreme conflict with the character of the locality.

Council is triggered as a concurrence agency for any such building works applications.

This Policy outlines criteria for Council's determination on the type and amount of security (bonding of works). The conditioning of security is required in accordance with the *Planning Regulation 2017*, Schedule 9, Div 2, Table 1 (Amenity and aesthetic impact of particular building work). The release of security is prescribed by section 93 of the *Building Act 1975*.

Applicability

This Policy is applicable for building works applications for the relocation of any existing Class 1 building (dwelling) within the Fraser Coast Regional Council area.

This Policy is not applicable to a dwelling relocated within the same allotment or to new dwellings, such as new relocatable or manufactured homes.

Information required by application

The following information is required to be submitted with an application –

- A completed application form,
- The fee as per Council's Fees and Charges Schedule on the day of lodgement,
- A scope of works,
- A site plan,
- Elevation plans including overall height of the proposal and works intended to be undertaken,
- Photos of the subject site and building to be relocated including photos of the roof and all external walls, and
- Estimated value of building construction work for external renovations.

Standard conditions

The following standard conditions are to be imposed on an approval, dependent upon the physical state of the building. These conditions may be modified, or specific conditions included as considered necessary by the Assessment Manager. The state of the building is determined by the photographs accompanying the application.

Assessment Criteria	Standard Condition
The building is identified as being constructed of damaged, corroded, or decayed materials.	Replace all damaged, corroded, or decayed material, to the satisfaction of Council and best industry standards.
The building is identified as containing asbestos and is deemed unsafe, posing a risk to public health and safety.	Where material containing asbestos is damaged or not in a stable condition, asbestos is to be removed and replaced by non-asbestos material prior to the building being relocated. <i>An asbestos report from licensed assessor may be required.</i>
The building has flaking paint or requires repainting.	Remove any flaking paint and repaint exterior, to the satisfaction of Council and best industry standards.
The building has a rusty or damaged roof.	Repaint the roof and flashing or replace with new material, to the satisfaction of Council and best industry standards.
The building has RHS steel columns or similar that exceed 2.0 metres in height and are visible from other another allotment.	Screen from ground level to the subfloor of the building using palings or similar.
Timeliness of completion of works.	Complete all external works associated with the relocation within twelve (12) months from the date of the development approval, or as otherwise approved in writing by the Assessment Manager.
Payment of security (bond).	Pay security of the amount determined by the Assessment Manager through utilisation of the bond calculator. The bond is to be paid by bank cheque, unconditional bank guarantee or cash. The bond is to be refunded on satisfactory completion of the conditions of approval by percentage, as calculated by the assessing officer. <i>The Assessment Manager may waiver or reduce</i>

	<i>the bond amount in rural locations, following consideration of the impact to amenity and the aesthetics of the locality.</i>
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Bond Calculator

The below shall be completed by the Assessment Manager during assessment. The maximum value* for each item is subject to annual review by the Development Compliance Manager and is to be calculated based on industry standard in the Region.

Item	Max. value*	Value applicable to application
Roof reinstatement	\$15,000.00	
Repainting exterior	\$ 10,000.00	
Stumps covered by palings >2.0m height	\$ 6,000.00	
Damaged, corroded material	\$ 6,000.00	
10 % Sundry	\$ 3,000.00	
Other defects	No greater than quoted cost	
Total Bond	\$ 40,000.00	

EFFECTIVE FROM

This amended policy is effective from 24 March 2021.

DEFINITION

Relocation means rebuilding an existing dwelling on an allotment after removing it from another allotment.

Amenity means the attractiveness or pleasant quality of a neighbourhood.

Aesthetics means the character of a locality as dictated by the architectural style and features of the buildings in the locality.

RELATED LEGISLATION

Planning Act 2016

Planning Regulation 2017

Building Act 1975

Building Regulation 2006