



## Development Services

**City of Albany  
Policy**

**RELOCATED  
DWELLINGS**

# RELOCATED DWELLINGS

**Objective:**

***To ensure that relocated (second hand) dwellings are constructed in keeping with the character of existing dwellings in the street.***

**Definition**

***“Relocated Dwelling”*** means a dwelling which has been previously constructed on a building site whether within the district or elsewhere whether occupied or not.

**Policy Provisions**

1. Relocated dwelling is not permitted unless planning consent to it is granted by the City.
2. Relocated dwelling(s) may be considered in the following zones:
  - a. Residential;
  - b. Tourist Residential;
  - c. Central Area;
  - d. Yakamia Creek;
  - e. General Agriculture and Priority Agriculture;
  - f. Future Urban;
  - g. Rural Residential;
  - h. Special Residential;
  - i. Conservation;
  - j. Rural village;
  - k. General Industry; and
  - l. Light Industry.
3. Planning consent shall be obtained before the dwelling can be relocated onto any property. Any application shall be accompanied by:
  - a. relevant application fee;
  - b. photographs of the front, rear and side of the dwelling;
  - c. a proposed site/location plan;
  - d. floor plan; and
  - e. redevelopment details (eg. building materials to be used – wall cladding).
4. The application/owner is 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 \$10,000. Council will release the bond/bank guarantee in full upon being satisfied that the building is completed to a suitable standard.
5. All works required to be undertaken to the relocated dwelling by the terms and conditions of the City’s planning and building approvals must being completed within twenty four (24) months of the dwelling being placed on the new site.
6. Removal of asbestos materials from dwellings is to be carried out prior to relocating the dwelling (refer to Health (Asbestos) Regulations 1992).

The external surfaces of the dwelling shall be re-clad in materials similar to existing dwellings in the neighbourhood. Where existing dwellings are brick developed, the City may support a combination of materials inclusive of brick (eg. brick and/or timber/gyprock horizontal cladding and/or custom orb or trimdeck cladding).