

LUP 12 – Demountable Buildings Policy

1 Policy

1.1 Introduction

For the purpose of this Policy a ‘Demountable Building’ includes a skid mounted transportable unit, single men’s quarters, donga and light weight pre-fabricated buildings.

Council believes that the relocation of demountable buildings often results in substandard buildings being produced and that they can be detrimental to the amenity of the area in which it is located.

Buildings should only be permitted in locations which are not easily visible from adjoining property (including the road) and also from frequented vantage points of a reasonably visible distance without effective screening.

It is believed that any demountable building within the Residential, Special Residential, Residential Development, Community/Public Purpose, Special Rural and Rural (TPS3) zones would be visible from adjoining properties due to the relatively small nature of these properties and thus should be prohibited. The relocation of the subject buildings within the Rural 1, 2, 3 and 4 zones, Commercial zone and Industrial zones shall be permitted with Shire approval. In granting approval to a relocation Shire should ensure that the dwelling is not visually intrusive on surrounding properties.

1.2 Statement]

The relocation of demountable buildings is not encouraged by Shire and are prohibited in the Residential, Special Residential, Residential Development, Community, Special Rural and Rural (TPS 3) zoned areas. The Shire shall consider permitting demountable buildings in the Rural 1, 2, 3 and 4 zones, Commercial zone and Industrial zones if the proposed building is not visually intrusive on surrounding properties. In considering whether a proposed building would be appropriate the Shire shall consider:

- whether adequate screening (vegetation etc.) exists to screen the proposed dwelling from adjacent properties.
- whether the appearance of the proposed dwelling is adequate.

1.3 Exception to Policy

The Shire will not require approval in an instance where the structure is being used for the amenity (not accommodation) of persons working on a building site where a building licence is current and construction is taking place.

2 Applicable Legislation and Documents

Act	Part 5 <i>Planning and Development Act 2005</i> – Local planning schemes s.6.7.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 3 and s 7.6.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 4 – In order to assist in the implementation of the Scheme, the Council may make Town Planning Scheme Policies relating to one or more of the aspects of the control of development and land use.
Regulation	N/A
Local Law	N/A
Shire Policies	LUP 2 – Relocated Dwellings Policy LUP 5 – Building Envelopes Policy LUP 6 – Ancillary Accommodation Policy
Related Documents	N/A
Related Procedure	N/A

3 Administration

Original Adoption Date	20 December 2001
Last Reviewed	26 November 2020
Scheduled Reviewed Date	30 June 2023