



RESITING OF DWELLINGS POLICY 1.7

RESITING OF DWELLINGS

DIVISION: DEVELOPMENT & HEALTH

PILLAR: MANAGING URBAN GROWTH

FILE / BINDER: Policy Manual

OBJECTIVE:

To establish criteria to allow consideration of applications for the resiting of a dwelling to a property within the Camden Council area.

BACKGROUND:

Refer to Council Report on 10 July, 1989 – 335/89.

POLICY STATEMENT:

In order to obtain Council's approval for the resiting of a dwelling to a property within the Camden Council Area, the following procedures are to be followed:

1. Submission of an application for inspection (see attached) of the dwelling at its present location and payment of appropriate fees.
2. If the above inspection discloses that the dwelling is suitable for resiting, a development application, plans and specifications for the dwelling as it is to be completed on the new site, to be submitted to Council with the appropriate fees. N.B. The dwelling is not to be moved into the Camden Area until formal development consent has been obtained.
3. Payment of two security deposits totalling \$7000, at the time of submission of the development application. The bonds consist of a \$2000 security deposit against damage to the Camden Council area's roads etc. and a \$5000 security deposit for the satisfactory completion of the dwelling within six (6) months placement on the site.

The following is a list of the general conditions which apply to resited dwellings:

- (a) The dwelling shall be completed within six (6) months of the date of commencement of the building work (that is removal of the building to the new site) and the dwelling shall not be occupied until it has been completed to the satisfaction of the Principal Certifying Authority.
- (b) The external wall cladding may be required to be upgraded or replaced so as to enhance the final appearance of the dwelling.
- (c) A brick fender wall shall be provided along the front of the building with a minimum return of 2 metres along each side.
- (d) Any defective or damaged material to be replaced with new sound materials.

- (e) Electrical installation to be inspected and approved by the local supply authority.
- (f) The premises shall be painted internally and externally.
- (g) Internal linings of the walls or ceilings which have sagged or are defective to be replaced with new sound material.
- (h) Laundry, bathroom and toilet to be provided.
- (i) Approved flashing to be provided to all windows.
- (j) Algae growth must be removed from the roof by wire-brushing or replaced with new tiles where applicable.
- (k) An application in respect of disposal of all soil and sullage wastes to be submitted to Council.
- (l) All internal and external plumbing and drainage shall be renewed, where applicable.
- (m) All work undertaken in connection with the re-erection or resiting of the structure is to be by licensed builders.

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RELEVANT LEGISLATION:	EP&A Act
RELATED POLICIES:	Council's On-Site Sewage Management Strategy
DELEGATIONS:	No
SUSTAINABILITY ELEMENT:	No
STAFF TRAINING REQUIRED?	No

NEXT REVIEW DATE: 31 March 2013

PREVIOUS POLICY
ADOPTED:
MINUTE: