

TITLE

P206 BUILDINGS - RELOCATED DWELLINGS

DEPARTMENT

Planning & Development

POLICY DIRECTIVE

Following a number of recent enquires to Council in relation to the removal and relocation of dwellings within the Municipality, it has become necessary to develop an appropriate Council Policy in relation to this matter.

HISTORY

Council Resolution 359/93 Special Meeting of 29 June 1993.

Council Resolution 176/00 of Ordinary meeting 18 April 2000.

Council Resolution 449/01 of Ordinary meeting 16 October 2001.

POLICY

The following guidelines apply to the relocation of dwellings within the Municipality of King Island.

1. Relocation of a dwelling to be permitted only to the satisfaction of the Council Building Surveyor. The dwelling is then to be renovated to Council requirements or demolished. Transport floats used to transport relocated dwellings are not to remain on site or the street verge but must be returned to the Contractors Depot.
2. Development Application to be submitted to Council, which shall be considered by Council on its merits. Matters such as locality, design, materials, finishes, stability, height and setbacks from boundaries will be considered in individual cases.
3. Council approval to be given prior to removal of dwelling for relocation.
4. Two copies of detailed plans and specifications, including a schedule of finishes will accompany the building application.
5. A bank guarantee of \$2,000.00 to be lodged with Council prior to approval being issued, the bank guarantee to be refunded when dwelling is completed to a satisfactory standard.
6. Building to be erected in strict compliance with Council's Building Approval Conditions as listed on the approval.
7. Septic tank approval (if sewerage service is not available) must be obtained from Council's Health Surveyor prior to building permit being issued.
8. A minimum of seven (7) days notice of the intention to transport the building onto the land shall be given to Council.
9. Permits to be forwarded to Council from relevant authorities including:-
 - Transport Tasmania
 - Hydro Electric Corporation
 - Telstra
10. Attention to be given to ensure adequate temporary securing of the building is carried out until permanent securing is possible.

11. Floors in wet areas to be constructed of a material impervious to moisture, being properly graded and drained. Please note that conventional timber flooring will not comply with this requirement.
12. Builder to replace or repair any defective or unsound materials in respect of the building, taking into consideration the following:
 - building frame and structure, roof coverings, wall linings, gutters, downpipes, flooring or any other building materials considered defective.
 - All must be to the satisfaction of the Council's Building Surveyor or the applicant's qualified consultant registered structural engineer.
13. The building is to be completed within 24 months of the date of commencement of building/relocation.
14. That all existing service connections (Water, Sewerage) are to be properly sealed, when buildings and dwellings are moved off the original building site.

ADDITIONAL INFORMATION