

# Dwelling Houses (Second Hand)

## 1. Objectives

The objectives of these controls are to:

- set out Council standards for second hand dwelling houses in the Shire including the relocation of these dwellings
- identify the requirements for applicants proposing to relocate a second hand dwelling house
- protect the visual amenity and character of towns and villages within Temora Shire

## 2. Approval of second hand dwellings

Council encourages applicants to obtain development approval prior to the purchase of a second-hand dwelling house for the purposes of relocating to Temora Shire. The following matters must be addressed prior to the relocation of second hand dwelling houses:

- Applicants are required to submit photographs of each elevation of the dwelling house, for Council's preliminary consideration
- Where Council considers that the dwelling house may be suitable, Council will require an inspection and report by a suitably qualified person of the existing condition of the dwelling.
- Where Council is requested to inspect the building a fee calculated on the basis of estimated costs, including travelling expenses will be payable. Such fee shall be paid prior to the inspection being carried out
- In circumstances where it is impractical for Council's Building Surveyor to carry out such inspection, the applicant shall arrange for the required inspection and report from the Local Authority where the dwelling is located.
- An Engineer's certification shall be provided that the building proposed to be moved meets the Australian Standard and is structurally adequate

### **3. Conditions applying to approval of second hand dwellings**

To ensure the relocation and subsequent construction of a second hand dwelling house is completed to current building standards the following conditions will be applied through conditions of development approval:

- Payment of a bond of \$10,000 shall be submitted with the Construction Certificate. This bond will cover costs incurred by Council to complete the reinstatement or removal of the dwelling house, where the applicant fails to comply with the conditions of approval. The refund of such deposit may be made by progress payments as reinstatement and completion of the dwelling progresses. The full bond will be returned upon the finalisation of the building to Council's satisfaction.
- All external materials must be completed to a satisfactory standard. External reinstatement and painting of the dwelling house shall be completed within six (6) months from the date of approval
- Final reinstatement and completion of the dwelling house shall be completed within nine (9) months from the date of approval.

### **4. Relevant Section C - Development Controls**

The following other parts of *Section C – Development Controls* relevant to Dwelling Houses (Second Hand) include:

- *Development Applications*
- *Engineering Standards*
- *Notification of Development Applications*