



# Relocation of buildings

## FACT SHEET

Council wishes to facilitate the re-siting of appropriate buildings throughout the Clarence Valley Council area. Re-sited buildings must have reasonable architectural merit and be finished to a standard that complies with the current Building Code of Australia and places it in an 'as new' or well maintained condition.

Council will assess each application on its merits, having regard to design, aesthetic value, compatibility with adjoining development and any submissions from neighbours. **It should not be assumed that any application will be automatically approved and applicants should refrain from making commitments to remove buildings by a certain date until approval is granted.**

Applicants must familiarise themselves with Council's Development Control Plans (DCP's) which may contain additional requirements. For example, in flood liable areas minimum floor heights apply. Council's DCP's are available at [www.clarence.nsw.gov.au](http://www.clarence.nsw.gov.au).

A Development Application and Construction Certificate are required to re-site a building. The following information/details are required to accompany an application to re-site a dwelling:

1. Three copies of fully dimensioned and scaled building plans of the proposed finished state of the re-sited building, including a site plan, floor plan of each floor level, sections and all elevations. The finish of the proposed building should be clearly indicated, including painting and exterior treatment, replacement of materials and any proposed extensions to the original building highlighted. Energy efficient measures (such as sarking and insulation) are to be indicated on the plans.
2. One copy of the site plan and elevations to A4 or A3 size for notification purposes if the land is located within a town, village or on land zoned R5 Large Lot Residential.
3. Photographs of the existing building showing all elevations and street development on either side of the new location is necessary if the new location will be in a town or village.
4. A detailed external and room by room report from an approved competent person, such as a Building Surveyor, Licensed Builder, Building Consultant, Structural Engineer or Architect. The report is to provide information on the construction and condition of walls, ceiling and flooring of each room. Particular attention is to be given to all wet areas, external walls, roof and guttering, etc. The report must detail whether asbestos is present in the building, any repairs/works considered necessary to comply with the Building Code of Australia (BCA) and to place the building in an as new and well-maintained condition. Alternatively, Council's Building Surveyors can carry out this inspection of the building in its current location to determine the above matters. A fee in accordance with Council's current fees and charges will apply.
5. An application for an on-site sewage system or Section 68 application to connect to the sewerage system/carry out water plumbing work.
6. A **Waste Management Plan** outlining measures used to minimise and manage waste generated during construction, demolition and the ongoing operational use of the premises. Refer to Council's Waste Not Development Control Policy Fact Sheet.

The following additional requirements apply:

### Energy Efficiency and Water Conservation

The State Government's Building Sustainability Index (BASIX) does not apply to re-sited dwellings. Nevertheless, Council is obliged to ensure all new development is ecologically sustainable.

Generally, the following energy and water conservation requirements will apply to a re-sited dwelling:

- Minimum R 2.5 ceiling insulation to be installed
- For tiled roofs, sarking is required if tiles are to be removed/replaced
- If a metal roof is to be replaced, anticon insulation blanket or sarking is required, otherwise roof ventilators and eave vents will be needed
- If any internal or external linings are to be replaced, wall insulation or sarking is required
- Additional shading may be required to east and west facing windows via an awning or canopy
- Hot water system is to be gas, solar or heat pump
- All toilets to have minimum 3 star dual flush cisterns
- All basins and shower heads to have minimum 3 star rating
- A minimum 4000 litre rainwater tank for garden and car washing purposes
- At least 40% of lighting to be LED or fluorescent.

### Asbestos Removal

No asbestos material is to be transported into or within the Clarence Valley Council area on a relocated building. Buildings that contain asbestos will need to have any asbestos building products removed and disposed of to WorkCover and EPA requirements prior to transport and occupation of the re-sited dwelling. An asbestos clearance certificate prepared by an appropriately qualified person will need to be submitted to Council prior to the building being relocated.

See [www.clarence.nsw.gov.au](http://www.clarence.nsw.gov.au) for further information on asbestos.

### Engineer's Details

A dwelling moved from a town location to a rural property may not meet the higher wind loading for a rural location. A Structural Engineer's report will be required prior to placement of the building on the site, indicating that the building is capable of meeting the design wind loading for the area in which it is proposed to re-site the building. Structural details of all work necessary to upgrade the building (including footings and sub-floor bracing) to meet the design wind speed and other loading requirements must also be submitted.

### Sub-Floor Enclosure

Council will require a sub-floor wall to any elevation facing the street or a public place and to the first pier return on either side.

### Building Code of Australia (BCA) Upgrading

Upgrading of the building to meet current BCA requirements may include:

- Installation of hard-wired smoke detectors
- Alterations to balustrading where verandahs exceed 1m above ground level.
- Upgrading of some glazing and shower screens to meet the current human impact requirements of the BCA
- Slip resistance to stairs

## Bushfire Prone Land

Re-sited dwellings to be located on bushfire prone land will be assessed in accordance with State Government document titled 'Planning for Bushfire Protection'. Applicants will need to complete a document titled 'Guidelines for Single Dwelling Development Applications'. Both of these documents are available from [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au). You can check if a property is bushfire prone on Council's online mapping available at [www.clarence.nsw.gov.au](http://www.clarence.nsw.gov.au).

## Transport of Buildings

Prior to removal of the building to the new site, approval must be obtained from Council's Civil Services for the proposed route. The applicant shall lodge with Council an application showing the proposed removal route, date and time of the removal for approval Council's Civil Services Section.

Generally, the dimensions of the loaded truck shall not exceed 5.02 metres high, 5.48 metres wide and 17.68 metres long.

In some situations, the route will also require the approval of the RMS and/or the Police (e.g. crossing Grafton Bridge). The licensed house mover will need to consult with these authorities and obtain their approval.

On some routes, Council's tree foreman will need to accompany the removal truck to assess the need for any street tree trimming. The house mover is responsible for carrying out any tree trimming authorised by Council's Foreman and immediate disposal of tree limbs. An additional fee will apply in this situation.

Any damage to roads, bridges, guttering, footpaths, roadside furnishings, underground services, etc. during transport of buildings must be repaired at no cost to Council.

## Completion of Work

A limit of six (6) months will be imposed for completion of the dwelling, in accordance with the Development Approval, from the date on which the building is re-sited.

## Development Application for Demolition/Removal

If the building is originating from within the Clarence Valley Council area, a separate Development Application will be required for removal from the current site. This enables Council to assess any heritage significance, capping of water and sewer services, need for sediment control devices and any rehabilitation of the existing site.

Further information is available from Council's Environment, Development and Regulated Services section on (02) 6643 0200.