

Fact Sheet – Relocation of buildings

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 should 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.

What information will I need to supply?

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. 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. Notification plan comprising the site plan and elevations.
3. Photographs of the existing building showing all elevations.
4. A detailed external and room by room report from a 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.

5. An application for an on-site sewage system (in unsewered areas) and a Section 68 application to carry out sewerage work/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.
7. Other documents as outlined in the Development Application Matrix on Council's website.

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 equivalent is required, otherwise roof ventilators and eave vents will be needed
- If any internal or external linings are to be replaced, minimum R1.5 wall insulation is required
- Additional shading may be required to north, 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
- All lighting to be LED or fluorescent.

Note: Should alterations and additions to the dwelling exceeding \$50,000 in value be proposed, a basix certificate must be submitted with the development application.

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 SafeWork NSW 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 for further information on asbestos.

Engineer's Details

A Structural Engineer's report will be required with the construction certificate application 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

A sub-floor wall or screening will be required 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
- Falls prevention to bedroom windows if floor level exceeds 2.0m above ground level
- 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 submit a bushfire consultants report or complete the RFS document titled 'Guidelines for Single Dwelling Development Applications'. Both of these documents are available from 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.

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 by 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 Transport for NSW 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 Development and Land Use Planning section on (02) 6643 0200.

Need more information?

Further information is available from Council's Development and Land Use Planning section:

 **Call:** 02 6643 0200

 **Email:** council@clarence.nsw.gov.au

 **Visit:** clarence.nsw.gov.au/building-and-planning

Disclaimer: This information is provided in good faith as a guide. The relevant legislation and planning documents take precedent over the information in this fact sheet.