

Removal Dwelling Amenity and Aesthetics Applications

- Brand new relocatable or transportable dwellings from the factory will be considered as new dwellings and can avoid the procedures herein outlined but must follow the requirements for new dwellings. All other 'used' dwellings must follow the procedures as outlined below.
- Bringing an existing house onto your property requires a referral application to Council for consideration of the amenity and aesthetics impact of the proposal.
- Removal dwellings are generally not permitted in the new estates or other residential areas where there is perceived to be a conflict relating to the standard of housing already established in the locality.
- The Council's building section perform the pre-inspection of proposed removal dwellings at the current location then will issue a report setting out conditions associated with the specific proposal. The building is not to be moved on site until all relevant approvals are in place.
- Buildings constructed with fibro will not be considered for relocation to and within the region. All removal dwellings must be inspected by a licensed asbestos assessor or competent person; and all fibro removed from the building and disposed of in an appropriate manner; and an asbestos clearance certificate provided prior to the issuing of a building approval and re-establishment in the region.
- As of 1 July 2019, performance bonds on the removal of dwellings are no longer required, but this decision does not remove the need for an inspection to be conducted.

Preliminary and Inspection

- Initially, phone (07) 5424 4000 for the Council's building section and talk over the proposals to gain an initial response and further advice.
- Subsequently, an application for removal house inspection is to be presented together with photos of the house. The admin staff will send a payment reference number to be used for the inspection fee required.
- The principal reasons for this inspection are:
 - To make a decision about the proposal under the amenity and aesthetics provisions and make a determination as to the likely effect or conflict that the proposed re-erection will have in the proposed neighbourhood.
 - To ascertain any other matters which are relevant to the Council's jurisdiction.

Local Government's Amenity and Aesthetics Referral Response Conditions

- Following the inspection of the existing building and the proposed site by a Council officer, a response is then sent to the applicant outlining the Council's requirements if the house is approved for re-erection.
- As a guide for applicants the typical conditions contained in the response may include some of the following:
 - Obtaining a report by a structural engineer commenting upon the structural adequacy of the building and detailing any modifications to be carried out to ensure that the building is structurally adequate to withstand the forces resulting from the wind speed assessed for the proposed site.
 - To provide soil test results and footing design from the engineer.
 - That the building shall be inspected and sprayed for household pests before being removed and a certificate supplied to Council from a licensed pest control company certifying that there is no active infestation of termites or borers.
 - That an asbestos clearance certificate be provided prior to the issuing of a building approval and re-establishment in the region.
 - Submitting to Council an application and obtaining approval of a plumbing and drainage design complying with the requirements of the *Plumbing and Drainage Act 2018* and all other relevant acts, laws, regulations and codes.

- Obtaining private certifiers approval of building work by the submission of a development application and building plans complying with the requirements of the *Planning Act 2016*, the *Building Act 1975* and all other relevant acts, laws and regulations including the Building Code of Australia – Volume 2.
- To fulfil the requirements of the Queensland Building and Construction Commission (QBCC) by:
 - a) Provision of an owner builders number, or
 - b) Providing a copy of the 'confirmation of insurance cover'.
- To fulfil the requirements of the Q Leave and of Work Health and Safety Queensland by presentation of the post office stamped notification and payment form.
- That the floor level of the building shall be 300mm above the highest known flood level and minimum stump height shall be 450mm above ground level.
- To pay applicable fees. (Fees available on web site.)
- To connect to sewerage where provided, otherwise a septic or household treatment package may be used. An effluent disposal design is required to be prepared for approval.
- To connect to town water where provided, otherwise rainwater storage is required. Volumes required are as listed in the plumbing and drainage info sheet.
- That all rotted, decayed, defective and damaged material shall be replaced to the satisfaction of the Council. This includes reglazing and resealing windows where necessary.
- To provide full tie-down to match the wind rating of the proposed site in accordance with the engineer's assessment.
- To waterproof wet areas in kitchen, bathroom, laundry and toilet. This includes impervious floor coverings, impervious splashbacks and the lining of bathroom fixtures.
- In reference to roofing, the preferred option would be for the replacement of the roof with new approved material. In circumstances where the existing sheet roof is constructed of single length sheet metal without defect then it may be considered for replacement with new screwed fasteners. Tile roofs in good condition may be able to be left in place with repairs to breakages and repointing to be done on site. It should be considered that new tile roofs would be sarked as routine good building practice. Fibro roofs containing asbestos will be required to be disposed of before moving and replaced with new materials.
- To provide insulation to the roof/ceiling of the living areas is required.
- Fascias need to be inspected for soundness and replaced as necessary.
- Guttering and downpipes invariably need replacement. Roof water needs to be handled by systems complying with AS/NZS 3500.3.2-2018 and taken to tanks, kerb and channel, field risers or rubble ultimately discharging without effecting buildings or causing nuisance.
- To paint internally and externally.
- That hardwired interconnected smoke alarms are required to be fitted and installation certificate to be provided.
- That the ceiling heights and light/ventilation requirements must comply.
- Provisions relating to sustainable buildings be incorporated where possible.
- Accessible housing provisions be considered in the design.
- To enclose the base of the building for the full perimeter. Batten maximum spacing is 75mm and may be a hardwood batten, treated or painted or colour bond sheeting.
- Development covenants on residential estates can mean that owners may have contractual obligations to fulfil i.e. some estates will not allow the use of second hand materials or removal dwellings. While Council or certifiers may not be a party to such agreements, you should ensure that the intent of such agreements is maintained.

- That all works are to comply with the *Planning Act 2016*, *Building Act 1975*, *Building Regulation 2021*, and all other relevant Standards and manufacturers literature.

Somerset Region Planning Scheme

Planning scheme overlays may affect the land where a house is proposed and therefore may change the level of assessment and therefore trigger a planning application. Each proposal requires individual assessment and enquiries should be made to the Planning Section.

The Planning Scheme, maps and overlays are available on the Council's web site under eServices.

Building Application

- If the applicant and their private certifier wish to proceed with the building application for the removal, the development application DA Form 2 must be accompanied by documentation as per the conditions outlined above.
- The Council's consent will not be provided for the Department of Transport usage until all the documents referenced in the conditions are presented.

Information Requests

- Information about specific sites and requests about the services available on specific sites can be made by phone or email to Council. The seeking of correct services information is vital to the correct applications and fees being made and paid. Questions like, 'Where is the site in relation to the planning scheme mapping?', and 'Is the Council likely to object to a removal dwelling being placed on this site?' are appropriate.
- Form 19 - development information requests are required to be made using the prescribed Form 19 and the Council's property search application.

Disclaimer

The information contained in this handout has been prepared with due care. This handout is offered only for the purpose of providing useful information to assist those interested in lodging a building application. Whilst every effort has been made to ensure that this handout is in accordance with the current regulations, it is not included as an exhaustive statement of all relevant data, and no responsibility is accepted for errors in, or omissions from this handout.

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