Nambucca Shire Council
RELOCATED DWELLINGS

REQUIREMENTS FOR LODGEMENT OF DEVELOPMENT APPLICATIONS

Note:

Buildings are not to be relocated or taken off a site prior to planning approvals being obtained from Council. Fines will be incurred where buildings are relocated or stored on properties prior to Council's approvals being obtained.

1 **Plans/application**

The following details must accompany an application to relocate a dwelling within the Nambucca Shire Council area. ***Buildings located within urban areas of the Shire may have plans in Council's archives and copies of plans and previous approvals may be obtained through Council's Administration Centre.***

- Minimum four (4) coloured photos of the building to be relocated. One (1) photo of each elevation.
- Report on the building prepared by a suitably experienced person, detailing whether the building contains any asbestos materials, eg claddings/linings (internal & external), roof sheeting and other fit out materials/fixtures.
- Plans – site plan with setback distances to property boundaries.
  - Floor plan of existing building floor plan showing any alterations or additions,
  - Plan and section indicating the level of fill or cut on the site, with any retaining structures and method of draining the site,
  - Driveway section for buildings being relocated to an urban area.
- Section 68 applications for water, sewer, onsite sewerage management systems, storm water systems and solid fuel heaters. Site assessment reports will be required for on-site sewerage systems on new development site.
- If located in a bushfire prone area a report to comply with the Planning for Bushfire Protection Guidelines.
- A Section 138 application is required if undertaking any work within Council's road reserve, which include placement of equipment on footpath areas or construction of driveways.
- A bond is to be lodged as part of the Development Application (2009/2010 bond is $1,100). This bond is held to ensure any works required to restore the building are undertaken as part of the relocation process.

2 **Building Report**

Buildings being relocated from outside the Shire must be accompanied by a building report by a (Building Surveyor, NSW Licensed Builder or Structural Engineer).

The report must address the following issues:

- Asbestos (where present, any treatment/containment method proposed if material is to be cut or likely to be damaged in relocation process).

- Termite infestation report and details of any proposed protection for the building once relocated to the new site.
- Identify any structural faults/repairs required to be undertaken to ensure the building is in a safe and healthy condition for occupants.

3 **Special considerations*:***

Bush fire prone areas require a self assessment report to be filled out for the site. Documents can be down loaded from Rural Fire Service website http://www.rfs.nsw.gov.au. Sites need to be assessed early in the relocation process as some buildings may not be suitable for relocation into flame zone situations without considerable renovations and a special report from a Bush Fire Consultant.

Flood prone lands building to be located onto flood prone lands will require Structural Engineers reports where the building is within the 1% flood level. The report is to identify any special requirements to address the impacts of flood flows on the structure. Councils Floodplain Risk Management Plan also sets out design standards and materials suitable for flood prone sites.

Special conditions will also apply to services such as sewer connections and onsite sewerage management systems as set out in Council's Onsite Sewerage Management Plan for flood prone lands.

Buildings relocated into urban & rural residential areas of the shire are to have sub floor screening to the building once relocated. Generally this will be to the street frontage of the building; however other sides may also be required to be screened to improve the visual amenity from the street or road/access depending of the buildings orientation on the site.

Design standards for residential buildings are set down in Development Control Plan (DCP) 3 which may be viewed on Council's website.

Transport routes when relocating buildings need to be approved by Council's Engineering Department. ***See attached guidelines***.

Whilst a BASIX Certificate is not required for the relocation of buildings consideration of the following design features is encouraged:

- Use of water saving devices to all plumbing fixtures,
- Installation of rainwater tanks, subsidies may apply,
- Upgrade insulation, grants may apply,
- Good solar access when positioning buildings on new sites,
- Energy efficient hot water systems grants may apply.

Approval times, between 21 to 28 days provided all documents and plans are lodged with the application. As part of the assessment process your application will be notified to property owners for comment for a period of 14 days. This notification process is more extensive for relocated buildings. Following the conclusions of the notification period submissions will be assessed as part of the approval process.

Sites within bush fire prone areas will be referred to the Rural Fire Service for assessment and comment during the 14 day notification period.

USE OF COUNCIL CONTROLLED ROADS BY OVERSIZE AND OVERMASS VEHICLES AND/OR LOADS

HOUSE MOVING GUIDELINES

The purpose of these guidelines is to ensure that large vehicles and loads which take up more than the usual space are moved safely and with a minimum of inconvenience to other road users.

Travel is only permitted on Council roads after the person responsible for moving the load has provided Council with the following information:

a Copy of Relevant Permit (available from the Roads and Traffic Authority)

b Full route details including starting point and destination

c Load size – width and height

d Date and Time of Movement

e List of identified physical restrictions eg road widths, bridge hand rails, signs, and roadside trees.

The movement of oversize and overmass vehicles and/or loads must be strictly in accordance with the requirements of the Roads and Traffic Authority.

The above information is to be submitted at least 10 working days prior to the date of the move to allow assessment of the route by Council.

Council may apply additional restrictions based on local requirements.

By Resolution of Council: Dated 16 August 2001.

PLEASE NOTE: With regards to persons lodging Development Applications for **relocated dwellings**, it is usual practice for the "House Removalist" contractor to provide the above information to Council direct. Please pass this guideline on to your removalist.

Enquiries please contact Manager Traffic at Nambucca Shire Council on 02 6568 0237.