



Re-sited buildings

Council supports the re-siting of appropriate buildings throughout the Byron Shire. This Fact Sheet provides guidance if you are thinking of moving an existing building into the Byron Shire.

Appropriate Buildings are characterised as lightweight structures that have been previously occupied and are being moved to the property in sections such as an old Queenslander dwellings.

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 all approvals are granted.**

Applicants must familiarise themselves with Council's planning controls, which are available on Council's website. **A Land Use Approval- Development Application and Construction Certificate OR Complying Development Certificate are required to re-site a building.**

What will I need to lodge an application?

The following information/details are required to accompany a **Development Application** to re-site a building:

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 efficiency measures (such as sarking and insulation) are to be indicated on the plans.

2. A Structural Engineer's report/ Certification will be required prior to DA determination, indicating that the building is structurally adequate and capable of meeting the design wind loading for the area in which the building is proposed to be re-site.
3. 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 or lead based paint 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. 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 on residential zoned land or in a village.
4. A licenced pest controller is to provide report on the condition of the building in relation to termites and other borers.

Note: The cost of installation for a resited building nominated on land use application form (excluding any alterations and additions) must be no less than \$70 000.00.

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THE FOLLOWING ADDITIONAL REQUIREMENTS APPLY



Figure 1 - Before

5. Energy Efficiency and Water Conservation

The State Government's Building Sustainability Index (BASIX) does not apply to re-sited buildings. 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 building that is used for long term residential purposes:

- Minimum R 2.5 ceiling insulation to be installed.
- Hot water system must not be an electric storage tank that is connected to mains power.
- Minimum 3 stars taps and fixtures to be installed in all kitchen, laundry and bathrooms.
- Minimum 4 star air conditioning (if proposed).
- Minimum 5000 litre rainwater tank collecting at least 30% of the developments roof water. 1 garden tap connected to rainwater tank.
- Recommended Measures
- 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
- At least 40% of lighting to be LED or fluorescent.

Note: Any alterations and additions to a dwelling that are more than \$50 000 in value will trigger a Basix Alterations and Additions Certificate.

6. Asbestos Removal

Council preference is that no asbestos material is to be transported into or within the Byron Shire Council area on a relocated building. Buildings that contain asbestos should have any asbestos building products removed and disposed of to SafeWork NSW and the EPA requirements. Prior to placement of the re-sited building on the site, an asbestos clearance certificate prepared by an appropriately qualified person should be submitted to Council prior to the building being relocated.

7. Building Code of Australia (BCA) Upgrading

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

- Installation of hard-wired smoke detectors.
- Electrical audit of existing electrical wiring with electrical certification.
- Alterations to balustrading where verandas 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



Figure 2 - After

8. Transport of Buildings

Address: 70-80 Station Street Mullumbimby 2482 | **Postal:** PO Box 219 Mullumbimby NSW 2482

Tel: 02 6626 7009 | **Fax:** 02 6684 3018 | **Email:** council@byron.nsw.gov.au | **www.byron.nsw.gov.au**

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Prior to removal of the building the licensed house mover will need to consult with Council, the RMS and/or the Police and obtain their approval when required. On some routes, the prior approval of Council's Open Space Officer will need to be obtained to prune any trees within Council's roadway.

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

Additional approvals under other legislation may be required for the transport or placement of the resisted building: this may include: Road Transport Permit, s138 Traffic Control Plan, s68 Activity - Crane item over a roadway.

9. Completion of Work

A limit of six (6) months will be imposed for completion of the building, 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 Byron Shire 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 Support Officers on (02) 66267025.

Note: All of the above information is also required when a Complying Development Certificate is being lodged with Council.

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