
NMP 1.6 – REMOVAL HOUSES AND STRUCTURES

Index

Purpose.....	2
Application.....	2
Prior Approvals.....	2
Referral Agency.....	2
Associated Requirements	2
Referenced Standards	3
Definitions.....	3
Protection of infrastructure services	5
Disconnection of on-site sewerage facilities.....	7
Preservation of trees and significant plantings	7
Removal of waste materials	8
Structural stability, safety, health and amenity	8
Temporary vehicular crossings.....	9
Payment of bond	9

Purpose

To provide standards for the removal and relocation of existing *buildings* and *structures*, complementing controls provided through *building* legislation and planning scheme requirements. To facilitate the approval and security bond processes of local government.

Application

This standard may be adopted by *starting councils* and *receiving councils* and be applied in whole or part to –

1. *Buildings* and *structures* which when relocated are used as Class 1 *buildings* or Class 10 *buildings* and *structures* appurtenant to Class 1 *buildings*.
2. *Buildings* and other *structures* repositioned on a site. For example, where the land is to be reconfigured.
3. Demolition of a *building*.

The standard does not apply to –

- (a) Houses raised but remaining in the same location on the same site.
- (b) Relocatable homes in caravan or relocatable home parks.

In addition to meeting the requirements of this standard, *buildings* and *structures* must also be assessed for compliance against the *Building Regulation 2006* as part of a development application for *building* work.

Prior Approvals

Any required planning or other approvals, including amenity and aesthetics considerations, must be obtained from the *starting council*, *receiving council* or other authorities before removal of a *building* or *structure* and before any of the affected services are disconnected.

Referral Agency

There is no referral agency for this code.

Associated Requirements

- *Transport Operations (Road Use Management) Regulation 1995*, Part 2A – Guidelines and permits.
- Queensland Transport, 1999. Performance Guideline for excess Dimension Special Purpose Vehicles and Vehicles carrying indivisible articles requiring pilots/escorts
- Queensland Transport, 1999. *Performance Guideline for Pilot and Escort. Vehicles and Drivers*
- *Building Act 1975*

- *Building Regulation 2006*
- *Plumbing and Drainage Act 2002*
- Building Code of Australia
- Other applicable codes in the Queensland Development Code as amended from time to time.

Referenced Standards

- AS 1289.0. 2000 – Methods of testing soils for engineering purposes – General requirements and list of methods.
- AS 3500 *National Plumbing and Drainage Code*.

Definitions

Note: Italicised words within the body of the text are defined.

Alive - when used in reference to a *combined drain* – means the drain is not sealed or blocked and allows all upstream and downstream properties to discharge to the sanitary sewer.

Building – as defined in the *Building Regulation 2006*.

Combined drain - a sanitary drain serving a number of properties

On-site sewerage facility – as defined in the *Standard Plumbing and Drainage Regulation*.

Permanent damage – damage that cannot be rectified, requiring replacement of damaged parts.

Protected – services and infrastructure *protected* from damage by-

- cushioning or diverting the impact of machinery and vehicles;
- capping pipes to stop ingress of rubbish and dirt, concrete etc;
- staking to identify where capped for future access.

Receiving council - the local government for the area to where the *building* or *structure* is being relocated.

Removal allotment – the allotment from which the removal *structure* is removed.

Safe trees - are trees not exceeding 4m in height when mature that will not interfere with powerlines. Refer to Energex's "Safe trees for a safer neighbourhood" booklet. Telephone 13 12 53 for a copy.

Starting council - local government for the area the *building* or *structure* is being removed from.

Starting allotment – the allotment from which the *building* or *structure* will be removed or demolished.

Structure – as defined in the *Building Regulation 2006*.

Uncontaminated material – means soil that is not contaminated as determined by the National Environmental Protection (Assessment of Site Contamination) Measures 1999 (Cth).

Upstream properties - where a *combined drain* is serving a number of properties, all properties that are upstream of the *removal allotment* served by the *combined drain*.

**PERFORMANCE
CRITERIA**

**ACCEPTABLE
SOLUTIONS**

Protection of infrastructure services

- | | |
|--|---|
| <p>P1 Infrastructure services must be <i>protected</i> prior to the removal of a <i>building</i> or <i>structure</i>.</p> | <p>A1</p> <ul style="list-style-type: none"> (a) Approval is obtained from the relevant authority prior to the disconnection of any services; and (b) all existing infrastructure is <i>protected</i> to the standard required by the regulatory authority. Wires, cables, pipes etc are disconnected, capped or sealed, and meters removed as follows- <ul style="list-style-type: none"> (i) electricity meters are removed and electrical wires disconnected; and (ii) telephone wires are disconnected; and (iii) high speed data cables and television provider boxes are disconnected and removed; and (iv) gas meters are removed and pipes in the ground are sealed; and (v) all open ends of sanitary drains are sealed by- <ul style="list-style-type: none"> (A) a cap; or (B) a plug; or (vi) any sanitary drain is sealed at the sewer connection point by- <ul style="list-style-type: none"> (A) a cap; or (B) a plug, to prevent the entry of vermin; and <ul style="list-style-type: none"> (C) where a sanitary arrangement is part of a <i>combined</i> |
|--|---|

**PERFORMANCE
CRITERIA**

**ACCEPTABLE
SOLUTIONS**

drain, the sanitary drain for the subject property only is sealed. The *combined drain* is kept *alive* for all upstream and downstream properties; and

- (vii) A water service pipe is sealed at the outlet of the water meter by-
 - (A) a cap; or
 - (B) a plug.

Disconnection of on-site sewerage facilities

- P2** Disconnection of on-site sewerage facilities must avoid unhealthy and unsafe conditions including-
- (a) contamination of soil and groundwater; and
 - (b) entry of vermin; and
 - (c) ponding of water in drains and tank.
- A2**
- (a) An on-site sewerage treatment plant, if provided, is disconnected and removed; and
 - (b) drain ends are sealed with-
 - (A) a cap; or
 - (B) a plug; and
 - (c) a septic tank or a holding tank -
 - (i) is pumped out by a licensed liquid waste contractor; and
 - (ii) is cleaned out by hosing with water; and
 - (iii) has holes punched in the bottom and sides; and
 - (iv) has a 20kg bag of lime spread throughout the inside of the tank; and
 - (v) is demolished to 300mm below finished ground surface level; and
 - (vi) filled with *uncontaminated material*. Where a *building* is to be constructed, compact fill material to AS 1289.

Preservation of trees and significant plantings

- P3** The relocation of *removal structures* must avoid removal or damage to trees and significant plantings within the property and on the road reserve.
- A3**
- (a) Trees within properties which obstruct the passage of a *removal structure*, are trimmed only sufficiently to allow the safe passage of such *structures*; and
 - (b) Local government approval is

obtained before trees on the road reserve are trimmed or removed and replaced with *safe trees*.

Removal of waste materials

- P4** Waste materials resulting from the removal works must be removed from the site to avoid causing unhealthy and hazardous conditions including:
- (a) potential fire hazard;
 - (b) ponding of water;
 - (c) breeding of vermin.
- A4** Waste materials are removed from the *starting allotment* and no waste hazard remains after the completion date nominated on the *building* approval in accordance with section 30 of the *SBR*.

Structural stability, safety, health and amenity

- P5** Following the relocation of a *removal structure* and prior to occupation or use, the *removal structure* must provide an acceptable standard of-
- (a) structural sufficiency; and
 - (b) safety; and
 - (c) safety from fire; and
 - (d) health and amenity.
- A5**
- (a) After relocation, a report certifying the *building* or *structure* meets the BCA performance requirements for structural adequacy is submitted to the approving authority; and
 - (b) all elements severely affected by termite attack, borers, dry rot or severe weathering are repaired or replaced by new material; and
 - (c) the *building* complies with Parts 3.2 to 3.6 and 3.9 of the Building Code of Australia, Volume 2; and
 - (d) The *building* complies with Part 3.7 – Fire Safety of the Building Code of Australia, Volume 2; and
 - (e) The *building* complies with Part 3.8 – Health and Amenity of the Building Code of Australia, Volume 2.

Temporary vehicular crossings

- P6** Relocation of the *removal structure* must not cause *permanent damage* to adjoining road infrastructure. **A6**
- (a) A timber board crossing is provided to protect the road reserve infrastructure; and
- (b) the affected road surfaces, kerb and channel and other road reserve infrastructure are reinstated to at least pre-existing condition.

Payment of bond

- P7** Certainty is provided for the timely reinstatement or upgrading of any *removal structure*, **A7**
- Payment of any security bonds required by the *receiving council* is made prior to the development approval for *building* work, including removal, is given.

Notes:

1. Various approvals and permits may be required prior to removing a *building* or *structure* from a site including permits from the Department of Transport (DOT), Energex, Q-Rail, Police, Optus, Telstra, Main Roads Department, *Starting council*, *Delivery council* and Gas Authority.
2. Disconnection work on services must be carried out by appropriately qualified persons or by the relevant authority (eg removal of gas meters, water meters, electricity meters, television cable boxes etc).
3. *Starting council* may inspect survey pegs, damage to road infrastructure, manholes, disconnection of services, etc.
4. *Receiving council* may inspect survey pegs, damage to road infrastructure, manholes, reconnection of services, standard of reinstatement of *structure*, and compliance with any conditions imposed.