NMP 1.6 – REMOVAL HOUSES AND STRUCTURES

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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

- 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*. 
Protection of infrastructure services

P1 Infrastructure services must be protected prior to the removal of a building or structure.

A1 (a) Approval is obtained from the relevant authority prior to the disconnection of any services; and

(b) all existing infrastructure is protected to the standard required by the regulatory authority. Wires, cables, pipes etc are disconnected, capped or sealed, and meters removed as follows-

(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-

(A) a cap; or

(B) a plug; or

(vi) any sanitary drain is sealed at the sewer connection point by-

(A) a cap; or

(B) a plug, to prevent the entry of vermin; and

(C) where a sanitary arrangement is part of a combined
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.

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.

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.

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
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 (e.g., 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.