



COUNCIL POLICY

Amenity and Aesthetics Considerations for the Relocation of Dwellings Policy

Policy Number	CP034
Directorate	Strategy, Development & Community
Owner	Executive Manager – Regulatory Services
Last Approved	29 January 2025
Review Due	29 January 2028

1. PURPOSE

This policy is to ensure that the relocation of a dwelling from one allotment to another does not detract from the amenity or aesthetics of the area, or likely amenity or aesthetics of the area.

2. SCOPE

The scope of this policy is applicable for building works applications for the relocation of any existing Class 1 building (dwelling) within the Fraser Coast Regional Council area.

This Policy is not applicable to a dwelling relocated within the same allotment or to new dwellings, such as new relocatable or manufactured homes.

3. HEAD OF POWER

Planning Act 2016
Planning Regulation 2017
Building Act 1975
Building Regulation 2006

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

Relocation means rebuilding an existing dwelling on an allotment after removing it from another allotment.

Amenity means the attractiveness or pleasant quality of a neighbourhood.

Aesthetics means the character of a locality as dictated by the architectural style and features of the buildings in the locality.

5. POLICY STATEMENT

5.1. Heading

In accordance with Council's resolution of 1 August 2012 and under the provisions of the Planning Regulation 2017, Schedule 9, Div 2, Table 1 (Amenity and aesthetic impact of particular building work), it is recognised that the relocation of a dwelling from one allotment to another may –

- (i) have an extremely adverse effect on the amenity, or likely amenity of the locality, or

- (ii) be in extreme conflict with the character of the locality.

Council is triggered as a concurrence agency for any such building works applications.

Information required by application

The following information is required to be submitted with an application –

- A completed application form,
- The fee as per Council’s Fees and Charges Schedule on the day of lodgement,
- A scope of works,
- A site plan,
- Elevation plans including overall height of the proposal and works intended to be undertaken,
- Photos of the subject site and building to be relocated including photos of the roof and all external walls, and
- Estimated value of building construction work for external renovations.

Standard conditions

The following standard conditions are to be imposed on an approval, dependent upon the physical state of the building. These conditions may be modified, or specific conditions included as considered necessary by the Assessment Manager. The state of the building is determined by the photographs accompanying the application.

Assessment Criteria	Standard Condition
The building is identified as being constructed of damaged, corroded, or decayed materials.	Replace all damaged, corroded, or decayed material, to the satisfaction of relevant development codes and approval of the Assessment Manager.
The building is identified as containing asbestos and is deemed unsafe, posing a risk to public health and safety.	Where a building has asbestos products, asbestos is to be removed and replaced by non-asbestos material prior to the building being relocated. <i>An asbestos report from licensed assessor may be required.</i>
The building has flaking paint or requires repainting.	Remove any flaking paint and repaint exterior, to the AS/NZS 2311 standards..
The building has a rusty or damaged roof.	Repaint the roof and flashing to the AS/NZS 2311 standards or replace with new material..
The building has RHS steel columns or similar that exceed 2.0 metres in height and are visible from another allotment.	Screen from ground level to the subfloor of the building using palings or similar.
Timeliness of completion of works.	All conditioned works associated with the relocation be finalised and approved within twelve (12) months from the date of the development approval, or as otherwise approved in writing by the Assessment Manager.

The following Advice Notes are also included in the Referral Response.

Advice Notes

- 1. This concurrence agency referral response does not constitute a Development Permit for Building Work. An application for a building permit must be lodged with a Building Certifier.***
- 2. The applicant must obtain any relevant approval to remove vegetation from the site from the Department of Environment and Resource Management pursuant to any requirements of the Vegetation Management Act 1999, and from Council under its Local Laws or Planning Scheme applicable to the development site.***
- 3. This concurrence agency referral response does not grant any approval for transporting the building. Where access to private property or Council land is required for siting the building, separate approvals and permits are required.***

6. ASSOCIATED DOCUMENTS

Nil

7. REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than three years.

Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	04/03/2015	#2886822
7	Amended Policy	Council	29/01/2025	#2886822