




Procedure for the Removal and Re-erection of Buildings Policy

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Policy Purpose

The purpose of this Policy is to provide procedures for removal and re-erection of buildings within the Shire.

Policy

Buildings may be removed into and re-erection within the Shire subject to the following conditions:-

1. No building irrespective of age, shall be allowed for removal unless it complies with the provisions of the Queensland Building Act 1975, or can reasonably be restored to comply with such Act.
 2. A removal dwelling within the terms of this Policy will be regarded as building work and the normal procedure for the issue of a building permit will apply. A building application is to be submitted with full detailed plans of the building as it will appear on the new site.
 3. Buildings which are otherwise eligible for removal into the Shire when erected must not have an extremely adverse effect on the amenity or likely amenity of the building's neighbourhood and the aesthetics of the building when erected must not be in extreme conflict with the character of the building's neighbourhood.
 4. Buildings which are so eligible for removal will be subject to inspection and assessment at their present site upon the prior payment of an inspection fee. A minimum of seven (7) days notice is required for an inspection to be carried out.
 5. No refund of the inspection fee will be made, whether the building is considered suitable or not.
 6. The building surveyor may agree to accept an Engineer's report on a removal building in lieu of Council itself inspecting the building. A fee shall be payable for the assessment of such report.
 7. After the inspection or assessment of the Engineer's report, the applicant will be advised of the conditions (including details of all rectification work) that the Council would attach to the building removal approval, as well as the amount of the security bond that would be required to be lodged with the Council to ensure compliance with these conditions. The bond may be either in cash or an irrevocable bank guarantee.
 8. If the building application complies with the Standard Building Law, a building approval may be issued. **No removal into the Shire shall occur until this approval is issued.**
 9. All the required conditions of approval must be completed to the satisfaction of the Building Surveyor within six (6) months from the date of issue of the building
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approval. If this work is not performed within this time, the Council may carry out the work at the owner's expense.

10. A proportion of the security bond may be refunded progressively at the discretion of Council's Building Surveyor, depending on the amount of rectification work completed, and shall be totally refunded following satisfactory completion of all conditions of approval.
 11. A building which has been approved for removal shall not be occupied on the new site until all renovations, alterations, etc., are completed to the satisfaction of the Building Surveyor.
 12. A removal dwelling relocated to an urban area is to be sited with a setback from the road frontage consistent with that of existing neighbouring dwellings.
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Signage Guidelines for Heritage Buildings Policy

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Policy Purpose

The purpose of this Policy is to outline conditions for applying signs to National or Queensland Heritage Register, or on buildings on the Register of Heritage Places.

Policy

All new signs proposed to be applied to buildings on the National or Queensland Heritage Register or on buildings on the Register of Heritage Places listed in Planning Scheme Policy No 1 which are subject to a development application, shall be referred to the Heritage Adviser for assessment of compliance with these guidelines as part of the processing of the application.

General Guidance

The aim of the guidelines is to ensure that signs should always avoid dominating a building and should not detract from the appreciation of the building or townscape and landscape. Architectural characteristics of a building should always dominate [*Australia ICOMOS, The Illustrated Burra Charter 1992*].

Signs should not normally be fixed above the roofline of a building and should not be seen to be silhouetted against the sky.

A sign not ancillary to the lawful use of the premises on which it is located requires impact assessment in accordance with Council's Planning Scheme.

Painted signs should not be applied to previously unpainted surfaces and generally signs when removed should leave the building in its original condition and undamaged.

Illumination when used should be discreet and the light source should not be visible from eye level or from windows of adjoining buildings. No illumination should cause dazzle or distraction to passers-by. Signs generally should not have internal illumination.

Where submissions are made to Warwick Shire Council they should be submitted with adequate detail showing size, location, style, colouring, fixings and construction.

Detailed Guidance

Surviving original signs should generally not be removed.


Neon and illuminated signs are only recommended on buildings built after 1915.

Where space allows, free standing signs placed away from buildings are preferred.

Projecting signs should generally not be fixed above awning level.

Signs should reflect the style of the building and avoid brashness; only rarely should individual letter size be above 500 mm high.

Signs should be restricted to traditional locations and never cover existing architectural features.

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Signs should not damage building fabric when being installed, ie where possible fixings should be into mortar joints not the building elements themselves.

Signs should be constructed to avoid future deterioration and marking of adjoining surfaces. Use non-rusting metal and fixings and avoid exposed timber sections.

Corporate image signs should be adapted to suit the individual colour, size and location of the building.
