



FACT SHEET

GUIDE TO RELOCATING A PREVIOUSLY USED RESIDENCE

This Fact Sheet has been designed to assist you in the preparation and submission of an Application to relocate a previously used residence. It is designed to help ensure that all relevant information is submitted so that your application can be assessed as quickly as possible.

What is meant by relocating a previously used residence?

A previously used residence is any dwelling which at some time has been occupied. The building is usually a building conventionally constructed on a site with piers and framed or platform floor.

Regardless of how the building was originally constructed, once it has been occupied, the requirements outlined in this Fact Sheet for the building's relocation apply.

Relocation means the physical moving of a residence from one site to another for the purposes of being used as a dwelling house at the new location. The building may be moved in one piece, or broken into several pieces, moved, and reassembled at the new location.

If a building is to be moved, the requirements outlined in this Fact Sheet applies, regardless of whether the move is interstate, or onto the block next door.

Are there restrictions on what type of building can be relocated?

Generally, approval may be granted to relocate most types of buildings, although for practical reasons, the majority of projects involve older timber framed buildings set on piers. Moving brick buildings and slab on ground designs is usually too costly and difficult.

Regardless of the type of building involved, the following must be considered, and allowance made for, when planning to relocate a building:

- The building must be structurally suitable for relocation and able to withstand the stresses involved in transportation;
- The building must be able to withstand the wind loads prevailing at the new location. This may involve the installation of additional bracing and tie-down fittings;
- The building must meet the requirements of the National Construction Code (NCC) when completed. This may involve significant renovation work, depending on the original condition of the building;
- All materials containing asbestos are to be removed and disposed of in accordance with the requirements of the WorkCover Authority. This *must* be done prior to the building being moved;

- External finishes must be compatible or complementary with the surrounding development and established character of the area. It may be necessary to add to the building or change the design to achieve this. For example, a verandah or awning may be needed to provide architectural relief to an otherwise bland façade;
- Any defective, deteriorated or otherwise damaged materials, structural components or cladding are to be replaced;
- Where there is an existing concrete slab within the building, the slab is to be demolished or methods of support developed in consultation with a structural engineer;
- Existing water supply pipes, drainage pipes and fittings may be re-used provided the system complies with current standards, all defective pipes and fittings are to be replaced, and the system subjected to a pressure test by a licensed plumber, prior to connection to the sewer and water service;
- Within village or urban areas, sub-floor construction must be screened along the street frontage and a minimum return of 1.8 metres along each side with battens, slats or a brick fender wall;
- All existing services are to be capped.

What approvals do I need?

Relocation of a previously used residence and establishment of the building on a different lot cannot occur until Development Consent has been obtained and a Construction Certificate issued.

An approval to install stormwater drainage and connect to the sewer and water supply will also be necessary in sewered areas. If the building is to be placed on a lot with no sewer service, an approval to install and operate an on-site sewage system will be needed instead.

Note: On-Site Sewage Management Plans must be designed by a Geotechnical Engineer/Engineer/Hydrological Consultant & copy must be attached to the OSSM Application.

Works within the Road Reserve (Section 138) may include (but is not limited to) driveway access crossing, construction of kerb and gutter, footpath/cycle path, drainage works, shoulder widening, etc. A separate application form must be lodged to enable Council to consider the works applied for.

NOTE: Approvals from other authorities such as Roads & Maritime Service, Police and Electricity Supply Authority may also be necessary.

What information is needed to accompany the application?

Always required:

- Application via NSW Planning Portal;
- Photographs of each elevation of the building at its current address;
- Site plan showing location of proposed dwelling, existing structures, easements and distances to all boundaries;
- Working drawings, including fully dimensioned elevations, sections and floor plans. Details and specifications of all new work including footings, repairs, alterations, renovations and installation of services;
- Details of proposed termite protection;
- Structural details endorsed by an approved practising Structural Engineer are required for reinforced concrete slabs and footings;
- Copies of relevant permits. (e.g., Owner Builders permit or Certificate of Insurance under the Home Building Act); and
- Relevant application fee together with applicable refundable bond/s (see Council's current fees and charges or contact Council's Planning & Development Services Department for further information/quote).

Required depending on the project:

- Statement of Environmental Effects (Development Application only);
- Separate Section 68 Local Government Act Application form for On-Site Sewage Management for properties not connected to reticulated sewer, Note: On-Site Sewage Management Plans must be designed by a Geotechnical Engineer/Engineer/Hydrological Consultant & copy must be attached to the OSSM Application;
- Bushfire assessment for bushfire prone properties;
- Details of any proposed solid fuel heaters;
- Other plans and specifications such as soil tests and details of retaining walls may also be required;
- Site survey identifying lot boundaries and proposed dwelling location relevant to boundaries.

When do I need Owner/Builder Permits and how do I obtain them?

If domestic building work is to be undertaken by an owner/builder and the value of the building work is estimated to exceed \$10,000, an owner/builder permit must be obtained and a copy submitted to Council before the Construction Certificate can be released.

If the value of work exceeds \$20,000 an owner/builder course must be completed through an accredited provider prior to obtaining the owner/builder permit. The permit can be obtained from the Department of Fair Trading.

The course can be completed prior to the lodgement of your application to Council. The permit can be applied for once the Development consent has been issued by Council.

When is Certificate of Insurance under the Home Building Act Required?

Certificate of Insurance under the Home Building Act is required if a licensed builder is carrying out the work and the value is over \$20,000. A copy of the Certificate of Insurance under the Home Building Act must be submitted to Council prior to the issue of the Construction Certificate or Complying Development Certificate.

Owner Builder Permit OR Home Owners Warranty Certificate

If the connection of services and the undertaking of residential building work, including specialist work and site preparation work, are involved in the siting of a transportable or manufactured dwelling that to be used as a residence, then Certificate of Insurance under the Home Building Act would be required. Evidence of the existence of a valid Certificate of Insurance under the Home Building Act would be required in the development notice given to Council if the proposed work meets the conditions outlined in Clause 98B of the Environmental Planning and Assessment Regulation 2000. Please note that the Certificate of Insurance under the Home Building Act threshold of \$20,000 includes labour, material supplied by the contractor & GST (in general terms, the total contract price).

Do I need a BASIX Certificate?

If the project is a simple relocation, with no alteration or addition to the original building, a BASIX Certificate is not required.

If alterations and/or additions to the original building are proposed, and these are valued at \$50,000.00 or more, a BASIX Certificate is required for these works only, not for the whole building.

The BASIX Certificate must be submitted with the Development Application.

The BASIX commitment must be indicated on the plans e.g. water tanks, clothes lines etc.

Applicants can generate a BASIX certificate only on the NSW Department of Planning BASIX website: <http://www.basix.nsw.gov.au/information/index.jsp>

For more information, phone the BASIX help line on 1300 650 908.

What if my development is on Bush Fire Prone Land?

All developments on bushfire prone land are assessed in accordance with the NSW Government document titled “Planning for Bushfire Protection” available from www.rfs.nsw.gov.au

Development Applications for relocation of buildings onto bushfire prone land should be accompanied by a bushfire consultant’s report or a completed Bushfire Assessment Report.

This assessment will determine appropriate standards for distances to vegetation (called asset protection zones), construction standards, on site water storage and pump plus a variety of other matters.

Other Specialist Reports?

For certain developments, Council requires other specialist reports for issues such as geotechnical, flood and site contamination. Your consultant, architect or draftsman can advise you if these reports are required.

Who should prepare plans to accompany the application?

In most cases the plans submitted with the application are to be prepared by suitably qualified persons including architects, draftsperson, surveyors and engineers where appropriate. Inaccurate or poorly drawn plans lead to delays in processing of the application and in some instances, may result in refusal of the proposal.

What is the Estimated Cost of Work?

Estimate the value of building works. Provide the value of work as shown on the contract or quote. If an owner builder, the value needs to include an estimate of cost of materials plus a realistic valuation of labour. This estimated value is subject to check by Council.

After my application is determined, how will I be advised?

You will be advised via the NSW Planning Portal of the determination of your application. If your application is granted consent then the Development Consent including conditions of Consent and approved plans will be uploaded to the Planning Portal. Should your application be refused, a refusal notice will be provided advising you of the grounds of refusal.

In summary, your application package should include (but not limited to):

- Application form/s for the proposed development.
- Owner Builder Permit OR Home Owners Warranty Certificate.
- Plans of the development.
- Relevant Structural Engineers Certifications and specifications.
- Section 68 Application for any on-site sewage management system.

Further enquires:

Tenterfield Shire Council

Ph: 02 6736 6002

PLEASE NOTE: Building and engineering design is specialised and complex. Council officers can provide basic guidance and advice on your proposal, however detailed site investigations, research and complex technical advice is beyond the services provided by Council

You may consider employing a consultant who can assist in preparing your application. Council officers cannot recommend consultants.

'The advice provided in this fact sheet in no way fetters the discretion of Council in the provision of any site-specific advice and/or the assessment and determination of any future Development Application for the site. In particular, other issues not identified in this fact sheet may emerge during a detailed assessment of matters relevant to the site, and in the case of a development application, public consultation, submission and consideration of specialist studies/reports, detailed assessment of planning-related matters, and consideration of a complete application'.