

What is a resited dwelling?

A resited dwelling is a dwelling that has been removed from one property and relocated to a new property.

What are the benefits of a resited dwelling?

Resited dwellings are a quick way to erect a dwelling and enable the home owner to renovate and add finishing touches to the dwelling, generally in an affordable way.

Where can secondary dwellings be built?

Resited dwellings can be constructed in all zones (R1, R5, RU5 and RU1), if they meet the following criteria.

Are there any specific requirements for a resited dwellings?

Council wishes to facilitate the resiting of appropriate buildings throughout the whole of the Richmond Valley Council area. However, resited buildings must have reasonable architectural merit and must be sited, and be finished in such a manner that places the building in an "as new" or well maintained conditions. In most cases it is likely that roof covering materials will need to be replaced with new materials. Asbestos roofs must be removed prior to dwelling being transported.

All applicants must familiarise themselves with the relevant requirements of the Environmental Planning and Assessment Act and the Environmental Planning and Assessment Regulation (the Regulation) and any relevant Development Control Plans. Information also accompanies the application forms which will assist with your applications.

LINKS

▶ [NSW planning portal](#)

▶ [Richmond Valley Council](#)

CONTACT

council@richmondvalley.nsw.gov.au
(02) 6660 0300

In addition the information required by the Regulation, the following further information/details are required to accompany an application to resite a dwelling.

- A report from a practising Structural Engineer certifying that the building is in a structurally adequate condition and that the structure is capable of meeting the design gust wind speed classification for the area in which it is proposed to resite the building. Full details of all work necessary to upgrade the building, including footings, bracing and tie downs to meet the design gust wind speed classification and other loading requirements must also be submitted.

- A pest inspection report relating to the dwelling prepared by a licensed pest controller or other approved competent person must be submitted with the application.

- Full building plans of the proposed finished state of the resited building, including a site plan, floor level, sections, all elevations, and a complete specification must be submitted. The plan must clearly indicate what section of the building is original and what additions or alterations are proposed.



- A detailed external and room by room report from an approved competent person, such as a Building Surveyor, Licensed Builder, Structural Engineer or Architect. The report is to provide information on the construction and condition of walls, ceiling and flooring/framing of each room and with particular attention to all wet areas, and externally on the walls, roof, guttering, flashings, etc. The report must detail any repairs/works considered necessary to comply with the Building Code of Australia (BCA) and to place the building in an as new as well maintained conditions. Photographs showing all elevations and other relevant features must accompany the report.

- Compliance with DCP 9 Water Sensitive Urban Design and R2.5 Ceiling Insulation is required.

In considering an application to resite a dwelling, Council will take into consideration the architectural merit of the building. Applicants would be mindful that it may be necessary to carry out alterations or embellishments to the building to ensure that the resited dwelling is of suitable architectural merit to be compatible with the area in which it is proposed to be sited.

It should be noted that:

The value of the work must be a true market value, all re-sited dwellings will be assessed on the basis of \$650 per square metre floor area or (minimum \$80,000 total cost of work shall apply) for residential (part 1), awnings and verandah \$250.

- Council will require that all works necessary to fully complete the dwelling in accordance with the relevant consent/approval are to be carried out within 12 months from commencement of any work relating to the development.

- Failure to provide the information required by the Regulation and this guideline, will result in the application not being accepted or processed by Council.

- A building cannot be removed from a site and “temporarily stored” on the new or proposed site. The building must not be resited until written consent/approval has been issued by Council. Failure to comply with this requirement may result in on the spot fines or other enforcement action by Council.

Are there other requirements or costs which may be incurred?

Yes. There may be a variety of costs associated with a particular project due to the specific **design** and individual site conditions. Things to investigate and consider further are requirements for flood prone land, bushfire, the location of services such as water, sewer and electricity, driveways, easements or restrictions on the land, fire hydrant coverage, fire separation between buildings, soil issues such as slope and stability, acid sulphate soils, possible contamination. Council is able to assist identify constraints which may exist on your land, and can provide you a quote for Development and Construction Certificate charges.

CONTACT

council@richmondvalley.nsw.gov.au
(02) 6660 0300

Richmond
Valley
Council

