



INFORMATION SHEET NO. 16

Information to Submit with a Dwelling Application for RELOCATING TRANSPORTABLE BUILDINGS

The relocation of an existing transportable dwelling requires full Development Approval from Council. An application is to be submitted for the consideration of Development Plan Consent and Building Rules Consent.

The application will be processed pursuant to the Development Act and Regulations, Development Plan and the Building Code of Australia.

Applicants are advised that they should not purchase a second hand dwelling on the assumption that Council approval will automatically be granted. Sufficient time should be provided to allow for Council and staff to consider the proposal under the provisions of the Development Act.

Currently Council's Development Plan requires that:-

Transportable dwellings:

- a) *be constructed with external materials of consistently good appearance;*
- b) *incorporate verandahs, porches, pergolas and similar features which enhance the style of the dwelling; and*
- c) *have roof pitches steeper than 17 degrees.*

and have the space between the floor level of the dwelling and the natural ground level must be enclosed using:

- i) *the same materials as the external walls of the building; or*
- ii) *masonry brickwork or stonework.*

It should be noted that transportable dwellings are not encouraged within the Council's Historic Conservation Policy Areas.

With any applications submitted for approval, Council will be seeking a high standard of restoration and renovation to ensure the structure preserves the character and amenity of the proposed location.

Minimum renovation requirements may include but are not limited to:-

- Complete repainting both internally and externally with replacement of external cladding if necessary;
- The replacement / repair of any damaged or defective building components;
- The upgrading of all plumbing fittings, fixtures and pipe work; and
- Inspection and if necessary, the repair/upgrading of the electrical system, including the installation of hard wired smoke alarms and circuit breakers.

Depending on the size, shape and style of the dwelling and its overall appearance, Council may require that a verandah and accompanying decking or paving be incorporated into the design of the building to improve its overall aesthetics, along with landscaping of the front setback area, with the planting of trees, shrubs and ground covers.

Information that must be submitted with a Development Application

1. A completed application form signed and dated.
2. Payment of relevant fees.
3. Declaration of Applicant (in relation to power lines).
4. A current copy of the Certificate of Title for the property (not more than 12 months old). Please check your Certificate of Title for easements and registered encumbrances.
5. A copy of the builders Indemnity Insurance Certificate (if valued \$12,000 or more).
6. Proof of payment of the Construction Industry Training Board Levy (if over \$15,000).

Plans and Documentation (3 copies with at least one copy being A3 or smaller)

7. Site Plan:-
 - Drawn to scale of not less than 1:200;
 - Outlining all structures existing on the site;
 - Outlining the location of the proposed structure in relation to the existing structures, septic tanks, boundaries etc (show distance of the proposed structure to other structures and the boundaries);
 - Indicating location of all boundaries, setbacks, roads and easements;
 - Indicating existing street trees, stobie poles, side entry pits (SEP's) or other obstructions. Detail which trees are to be removed and which trees are to remain; and
 - North point.
8. Plan View:-
 - Drawn at a scale of not less than 1:100;
 - Indicating the use of all rooms;
 - Indicating the location of the proposed hard wired smoke alarm(s) complying with AS3786; and
 - Fully dimensioned.
9. A full report on the structural integrity of the building, including comprehensive photographic evidence, prepared by a qualified structural engineer. The report is to certify the building will be suitable to be transported and will be suitable for its intended purpose at the intended location.
10. Design calculations and structural details for the tie downs.
11. Photographs of the exterior of the dwelling including, front, side and rear elevations.
12. Certificate of compliance that the dwelling will meet the energy efficiency provisions of the Building Code of Australia or the South Australian Housing Code.
13. A certificate of analysis from an analytical laboratory to indicate that there was no asbestos detected, or a copy of the certificate of completion of works by a licensed asbestos removal contractor where asbestos was detected and subsequently removed.
14. Details of alterations and external finishes.
15. A renovation / restoration programme including specifications and time frame for completion of works.
16. All relevant specifications, details and information enabling assessment against the provisions of the Development Act and Building Code of Australia.
17. Soil classification for the proposed development site to ensure supporting footings will be adequate.
18. A waste water control application (with separate forms, fees and documentation).

*Please note the information contained herein is intended as a guide only.
Further clarification may be obtained by contacting the Council on 8525 3200.*

The building is not be arranged to be moved until approval has been granted and should not be occupied until all conditions of the approval have been complied with or met.

Prospective purchasers need to be aware that existing transportable dwellings may have been constructed from building materials that would contain some form of mineral fibre asbestos. The Department of Administrative and Information Services (DAIS) have advised that any transportable building containing asbestos fibres within the building materials is not allowed to be moved whilst the asbestos fibres are present in the building. The applicant should also be aware of their obligations and requirements due to other legislation such as Occupational Health, Safety and Welfare Act and Regulations, Code of practice for the safe removal of asbestos and the Code of Practice for asbestos work. Transport SA and the Police should also be contacted in relation to the transportation of large structures.

For information on the transportation and disposal of waste Asbestos products contact the EPA on (08) 8204 2000 or Department of Administrative and Information Services – Workplace Services, GPO Box 465 Adelaide SA 5001, or 1300 365 255 or (08) 8303 0400. Alternatively visit www.eric.sa.gov.au.

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