PRE-USED TRANSPORTABLE BUILDINGS

Wakefield Regional Council generally does not encourage the introduction of pre-used buildings into the Council's Residential, Settlement and Rural Living areas. If proposed there are often stringent additional requirements for these types of buildings.

Development Application Requirements

The following details are required to be lodged for all Pre-Used Transportable Dwelling applications:

- A detailed site plan (to scale) showing all relevant information such as setbacks, contours, floor levels, easements, existing and proposed buildings and structures.
- Comprehensive plans and specifications of both structural and visual elements including siting arrangements, energy efficiency, landscaping and wastewater disposal.
- An inspection report from a suitably qualified person indicating the structural adequacy of the building and any asbestos materials within the building. (Asbestos must be removed prior to transport)
- Photographs of the building indicating the appearance and condition of all external materials.
- Full details of the base infill showing its location, supporting footing, ventilation and other relevant building detail.
- Soil classification for the proposed development site to ensure supporting footings are appropriate and to enable the effluent disposal system to be assessed where on site disposal is required.
- If the structure is to be split into sections, full details are required of where and what members are to be cut, any temporary strutting and/or blocking that will be required to ensure stability of the building and details of how members are to be rejoined (Note: Engineering details may be required).
- A written statement from a qualified Electrical Contractor certifying that the electrical wiring and installations meet current regulations.

Note:

The transportation of any building that is constructed with materials containing asbestos to any allotment, either from outside or within the Wakefield Regional Council area, is not permitted. In order to transport a building with fibre cement cladding and constructed prior to 1990, evidence of testing confirming that no materials in the building contain asbestos must be provided. Samples for testing must be collected and analysed by an independent laboratory that is approved by Safe Work SA.

Assessment

Applications for Pre-used Transportable Buildings need to comply with the Planning, Development and Infrastructure Act 2016 and and the Building Code of Australia.

In the Council area development in the nature of second-hand transportable dwellings and other second-hand buildings should:

- Be reclad, where required, with new materials which match the materials used elsewhere on the dwelling and/or building;
- Be sited in accordance with the front, side and rear set-back standards applicable to dwellings, sheds, garages and other outbuildings;
- Ensure that the space between the base of the exterior walls and the ground is enclosed with fire resistant material which matches
- the external wall cladding;
- Be connected to a suitably designed and constructed wastewater disposal system; and
- Be sited, painted and landscaped to complement and enhance the character and amenity of the locality.

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the Planning and Design Code - Plan SA www.plan.sa.gov.au or Council's Development and Regulatory staff where necessary.

Want to know more?

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